COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street

September 6, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY (IS 21-51)
MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST FORM

1. Project Title:	Lemon Glow Cannabis Cultivation Project
2. Permits:	Initial Study, IS 21-51 for the following: • Major Use Permit (UP 21-49)
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:	006-005-04 (321.47 acres) 006-005-15 (318.84 acres)
7. Project Sponsor's Name/Address:	Jimmy Chan and Ryan Santiago Lemon Glow Corp. 8845 & 8895 High Valley Road Clearlake Oaks, CA 95423
8. General Plan Designation:	Rural Lands (RL)
9. Zoning:	Rural Lands (RL) – Waterway Combining (WW) – Scenic Combining (SC)
10. Flood Zone:	"D" – Area of Undetermined Flood Hazard and "X" – Area of Minimal Flood Hazard
11. Slope:	Slopes in the cultivation areas range from 0% to 20%
12. Natural Hazards:	Fire Hazard Severity Zone (Moderate, High, and Very High)
13. Waterways:	Several Class III Watercourses and several Class IV drainage ditches
14. Fire District:	State Responsibility Area (CALFire)
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).

Project Summary

Lemon Glow Corp. (Applicant) is seeking a Major Use Permit (UP 21-49) to obtain twenty (20) A-Type 3 "Outdoor" Licenses and one (1) Type 13 Self-Transportation Distribution License from the County of Lake Community Development Department to allow a total of 871,200 square feet (20 acres) of commercial cannabis canopy area at 8845 and 8895 High Valley Road on Lake County APNs: 006-005-04 and 006-005-15 (Property).

Property Description

The Property is located approximately 2.9 miles southeast of Lucerne. 5.0 miles northwest of Clearlake Oaks, and 9.0 miles east of Lakeport (see Figure 1, below). Access to the Property is via a private access driveway from High Valley Road (SR 220). High Valley Road crosses through the northeastern corner of the Property through APN 006-005-15. The total acreage of the Property is 640.31 acres; however, all Project activities would occur within a 32.01-acre area of the eastern portion of the Property (Project Site). For the purposes of this Initial Study analysis, the "Property" refers to the total of both Project parcels, while the "Project Site" refers to the total area the Project would disturb.

The Property is zoned Rural Lands (see Figure 2, below). No portions of the Property are located within the Commercial Cannabis Cultivation Exclusion Area. The Property is not located within the Community Growth Boundaries. There are no residences located on or within 200 feet of the Property. The nearest off-site residence to the Property is located approximately 3,100 feet to the north. There are 5 existing water wells located in APN 006-005-15, with Wells 1-4 located north of High Valley Road, and Well 5 located south of High Valley Road where it crosses through the Property (see Figure 3, below). The Property does not overlie a medium- or -high-priority groundwater basin as designated by the California Department of Water Resources.

Topography of the Property is moderately to steeply sloped with grades between 10 percent in the eastern portion of the Property where cultivation is proposed and 60 percent in the western portion. The maximum elevation of the Property is 3,915 feet above sea level in the northeast corner near the intersection of High Valley Road and Forest Road 14N03. The minimum elevation is 2,169 feet above sea level along the central portion of the western Property line near Pierce Canyon. The Property contains numerous Class III watercourses that drain off all sides of the ridge top, and that coalesce in the southwestern portion of the Property into Pierce Canyon and another unnamed canyon before flowing offsite to the south (see Figure 4, below). There are also several, man-made, Class IV drainage ditches in the northeastern portion of the Property parallel to High Valley Road.

Project Components

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

- Twenty (20) A-Type 3 "Outdoor"[1] commercial cannabis cultivation license; and
- One (1) Type 13 "Self-Transport Distribution"[2] license.

---

[1] A-Type 3: "Outdoor" license defined as: outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one acre, inclusive, of total canopy size on one premises.

[2] Type 13 "Self-Transport Distribution" license defined as: the transport of medicinal cannabis goods between entities licensed pursuant to California Code.

The Project proposes an 871,200-square-foot (20-acre) outdoor cannabis canopy area comprised of three separate canopy areas: Canopy Area 1 – 217,800 square-feet (5 acres); Canopy Area 2 – 348,480 square-feet (8 acres); and Canopy Area 3 – 304,920 square-feet (7 acres); within four total Site Areas (Site Areas A through D). Proposed ancillary facilities include:

- Two (2) 20,000-square-foot processing facilities;
- Twenty-three (23) 12-foot by 10-foot storage sheds totaling 2,760 square feet; and
- Twenty-one (21) 2,500-gallon water tanks, one of which would be constructed of steel/fiberglass for State Responsibility Area fire suppression.

All proposed Site Areas, canopy areas, and ancillary facilities can be seen on Figures 8 through 11, below. The totality of the Project described above would not occur at one time. The Project planting and facility installation would be staged over a 5-year period as detailed below. However, due to the highly variable nature of the cannabis license processing time, all timing estimates below would be fully contingent on the specific processing times of the Project's licenses. Accordingly, the timing of the Project components described below are estimates and would be subject to change at the discretion of the Lake County Planning Department.

Year One

- Site Area A: 174,240 square-feet (4 acres) of outdoor canopy area
- Site Area C: 108,900 square-feet (2.5 acres) of outdoor canopy area

Year Two

- Site Area A: An additional 43,560 square-feet (1 acre) of outdoor canopy area
- Site Area B: One 20,000-square-foot processing building
- Site Area C: An additional 108,900 square-feet (2.5 acres) of outdoor canopy area

Year Three

- Site Area B: An additional 20,000-square-foot processing building
- Site Area C: An additional 130,680 square-feet (3 acres) of outdoor canopy area

Year Four

- No development is anticipated for any site area during year four.

Year Five

- Site Area D: 304,920 square-feet (7 acres) of outdoor canopy area

This Initial Study analyzes the impacts of full buildout of the Project associated with the Major Use Permit. However, each stage of development described above would require separate County grading and building permits as applicable.

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 considered components of the Proposed Project.

Construction

Construction of the first stage of the Project would take approximately 2 to 4 weeks and would require a total of 10 to 15 truck trips during the duration of construction activities. Although the specific construction details of later stages are not currently known, it is assumed that each subsequent stage of construction would occur over a similar time period and require a similar number of truck trips. The exception would be construction occurring during the Year Two stage, which would involve installation of the processing facilities and is assumed to take approximately 5 to 7 weeks and would approximately 150 truck trips. Therefore, construction of all stages of the Project is conservatively estimated to be up to 16 weeks and would require up to 195 truck trips.

Construction activities during all stages would be limited to the hours of 9 A.M. to 6 P.M. Monday through Saturday. Construction would involve; clearing of low-lying shrubs and trees as necessary; delivery and installation of the water tanks; installation of bathrooms in proposed storage sheds; and installation of security system, including fence, cameras, and monitoring/recording station. Construction would require standard-type pick-up trucks, hand tools, and general equipment.

Based on the Project components detailed above, in total, the Project would disturb 1,394,315.93 square-feet (32.01 acres) and require 173,915 cubic yards of cut and 171,880 cubic yards of fill.

Cultivation Operations

The Project's hours of operation would take place between 8:00 AM and 6:00 PM with deliveries and pickups restricted to between 9:00 AM and 7:00 PM Monday through Saturday as well as Sunday between 12:00 PM and 5:00 PM. A Community Liaison/Emergency Contact would be available 24-hours a day, 7-days a week, including holidays, to respond to any concerns or complaints. Employees would only be required during certain times during the cultivation season, at which point up to 8 employees would work on-site.

Access and Deliveries/Pickup

The Property is accessed directly through High Valley Road. The existing roadway would be used to access the Property and the private driveways connecting to the cultivation areas. The driveways would be resurfaced with 6-inches of gravel. There are 15 parking stalls (one ADA) proposed along the access roadway. The access driveway to the cultivation areas would have a security gate at the entrance. The gate entrance would be at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance.

The applicant is applying for a Type-13 Self-Transport Distribution license and there would be a dedicated loading zone in front of the proposed processing facilities once constructed. The Project would utilize unmarked transport vans to transport products off premises and would comply with all California Cannabis Track and Trace requirements throughout the distribution process. A maximum of one daily delivery and one daily pick-up would be required.

Security

All future employees would undergo a criminal background check prior to starting employment. Visitors and staff would be required to sign-in and sign-out each day and note the areas/tasks in which they worked that day. Project operations would adhere to the inventory tracking and recording requirements of the California Cannabis Track-and-Trace (CCTT) system. All staff members would be trained in the procedures of the CCTT system, and any cannabis movement would be reported through the CCTT system. At least two members of LG's managerial staff would be designated to supervise all tasks with high potential for diversion/theft and would document which staff member took part in each of the roles. In the event of any diversion/theft, law enforcement and the appropriate licensing authority would be notified within 24 hours of discovery.

The access road gate 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 24/7 access for emergency services. Only approved managerial staff and emergency service providers would be able to unlock the gates. The entire cultivation area would be surrounded by a 6-foot tall chain link fences with privacy mesh screening and would be mounted with security cameras at intervals not exceeding 10 feet. A security feed monitoring, recording, and security room would be temporarily installed within one of the storage sheds until construction of the proposed processing facilities is completed; at which time it would be relocated to one of the processing facilities. The proposed closed-circuit television (CCTV) security system would be installed and would cover: entryways to the property, cultivation areas, and storage sheds; the perimeter of the cultivation/canopy areas; a monitoring, recording station, and security room; interior of the storage sheds; and the processing facilities. All cameras would include motion sensors and thermal technology. 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 cultivation areas and at the main entrance to the Property. Video management software would integrate the CCTV cameras to door alarms and would be equipped with a failure notification system that immediately notifies staff of any interruptions or failures. The 100-foot defensible space cleared of vegetation for fire safety would also improve visibility for security monitoring.

Water Uses

The Hydrology Report prepared by Vanderwall Engineering, dated June 1, 2022, states the Proposed Project has five wells at the Site with all wells being proposed for cannabis irrigation. Wells #1-4 are located at the northeast corner of APN 006-005-15 on the northeast side of High Valley Road. Well #5 is on the southeast side of High Valley Road. Well #1 is at a depth of 410 feet with a capacity of 6 gallons per minute (gpm). Well #2 is at a depth of 308 feet with a capacity of 33 gpm. Well #3 is at a depth of 365 feet with a capacity of 10 gpm. Well #4 is at a depth of 310 feet with a capacity of 18 gpm. Lastly, well #5 is at a depth of 420 feet with a capacity of 36 gpm. Additionally, the Applicant has prepared a Water Use Management Plan in the Property Management Plan. The Applicant proposes to use 10,861,600 gallons of water a year.

Water Quality Protection

The cannabis cultivation area would be setback a minimum of 100 feet from the top of the bank of any water bodies. There would be no surface water diversions as part of the Project. Operations are proposed to be fully organic with regard to both dry and liquid fertilizer. All pesticides/fertilizers would be from a list of those approved by California Department of Food and Agriculture. All fertilizers and pesticides would only be purchased and delivered to the property as needed and would be stored separately in the secure storage shed, in their original containers and used as directed by the manufacturer. All organic pesticides and fertilizers would be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies.

All vegetative waste 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. All organic waste would be placed in the designated composting area adjacent to the cultivation area and all solid waste, including empty fertilizer/pesticide containers, 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 cultivation season. In accordance with the requirements of the State Water Resource Control Board's Cannabis General Order, at no time would fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year. Water soluble organic fertilizers/nutrients would be delivered via the drip and micro-spray irrigation system(s) 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 within the processing facility in containers approved by the State of California with secondary containment separate from pesticides and fertilizers.

Existing native vegetation around the proposed cultivation operation would be maintained as needed between all project activities areas and the existing on-site waterways. In addition, straw wattles and/or cover crops are proposed around the cultivation areas and would be maintained/exchanged as needed each year in order to prevent sediment runoff and a native grass seed mixture and certified weed-free straw mulch would be applied to all areas of exposed soil.

Utilities

The Project's electrical demand would be supplied entirely from ground-installed, solar-energy systems in each Site Area. A backup generator would be available; however, in accordance with Article 27 subsection (at), the generator would not be used "as a primary source of power" and would only be utilized "for temporary use in the event of a power outage or emergency that is beyond the permittee's control."

To conserve water resources, the cultivation operation would utilize drip irrigation systems. The existing well located on the northern parcel would be pumped to the aboveground water storage tanks. Consistent with the requirements of the SWRCB Cannabis General Order, water conservation measures would be implemented by the Project to reduce water use and would include highly-efficient drip irrigation, float valves within the water storage tanks to prevent overflow, and safety valves on supply lines for emergency shutoff. A meter compliant with Title 23, Division 3, Chapter 2.7 of the California Code of Regulations would be installed and attached to the water system in order to record continuous water use monitoring. Water wells would also include totalizing well meters that continuously measure the total water output and continuous water level monitors.

Required Permits

Implementation of the Proposed Project would require approvals from the County of Lake, including building and grading permits and a Major Use Permit. The County's issuance of the required permits triggers the need for compliance with the California Environmental Quality Act (CEQA) and the preparation of this Initial Study (IS 21-51).

Figure 1: Property Location

Figure 2: Property Zoning

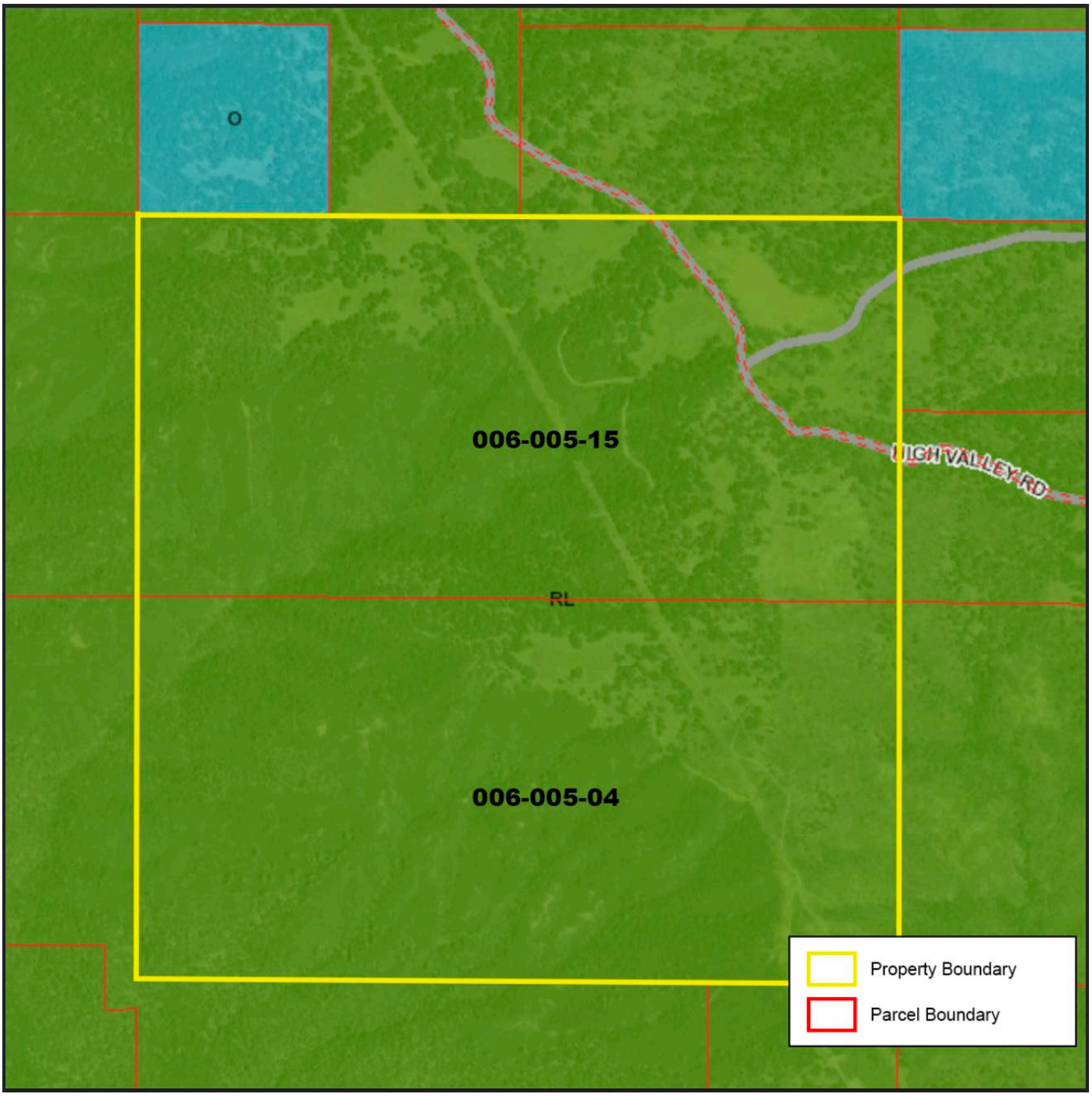

Figure 3: Well Locations

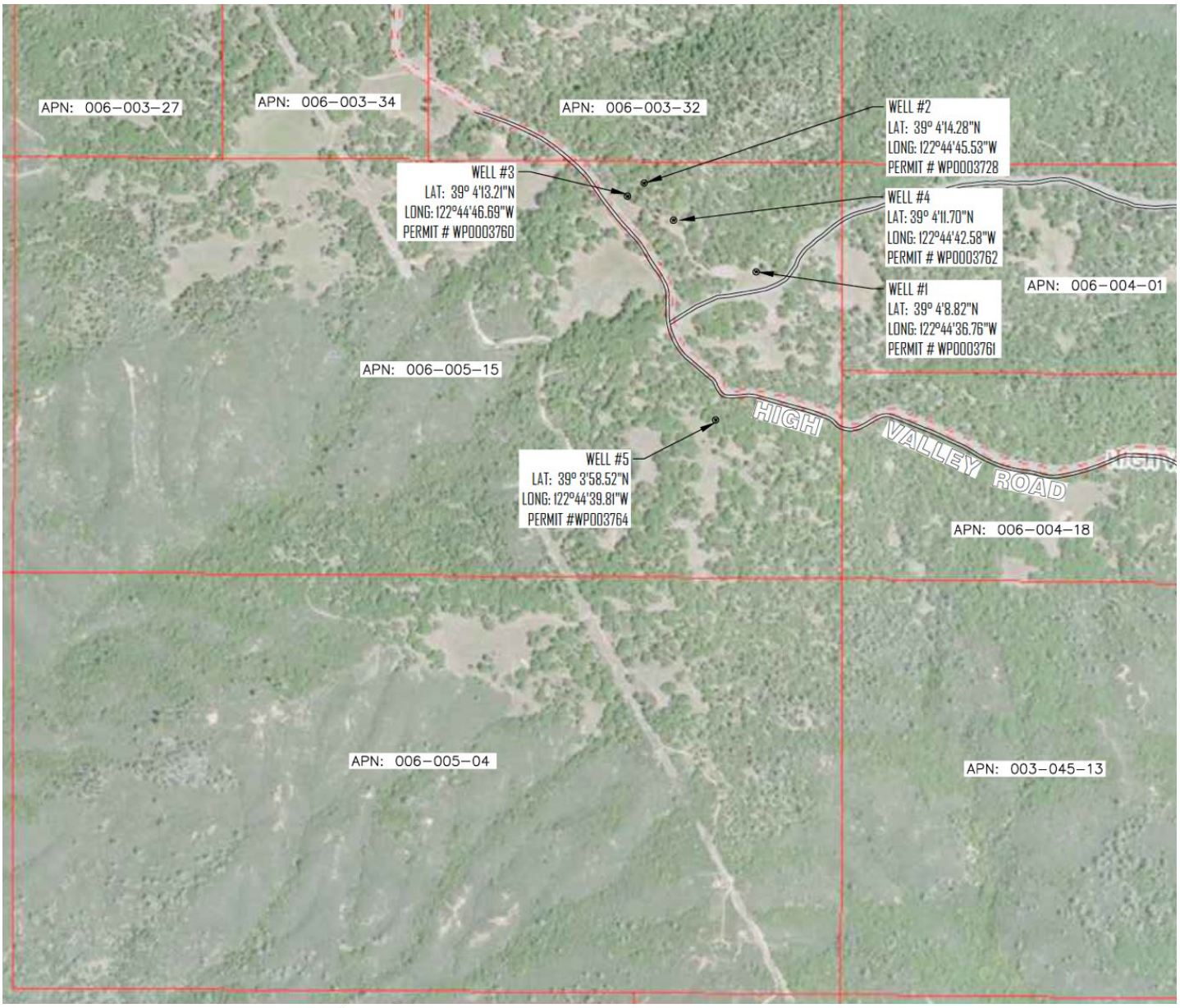

Figure 4: Watercourse Locations

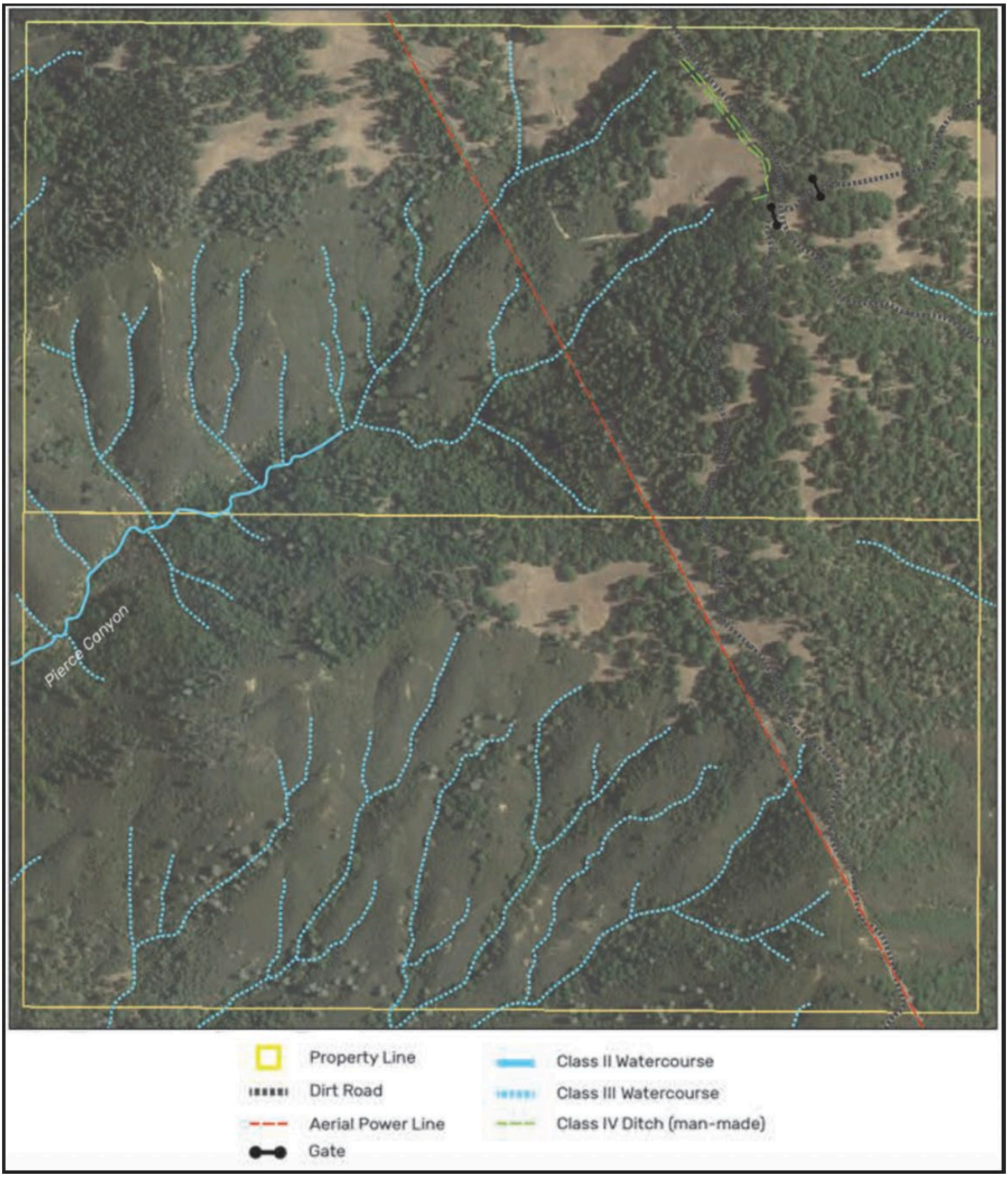

Figure 5: Site Area A Plan

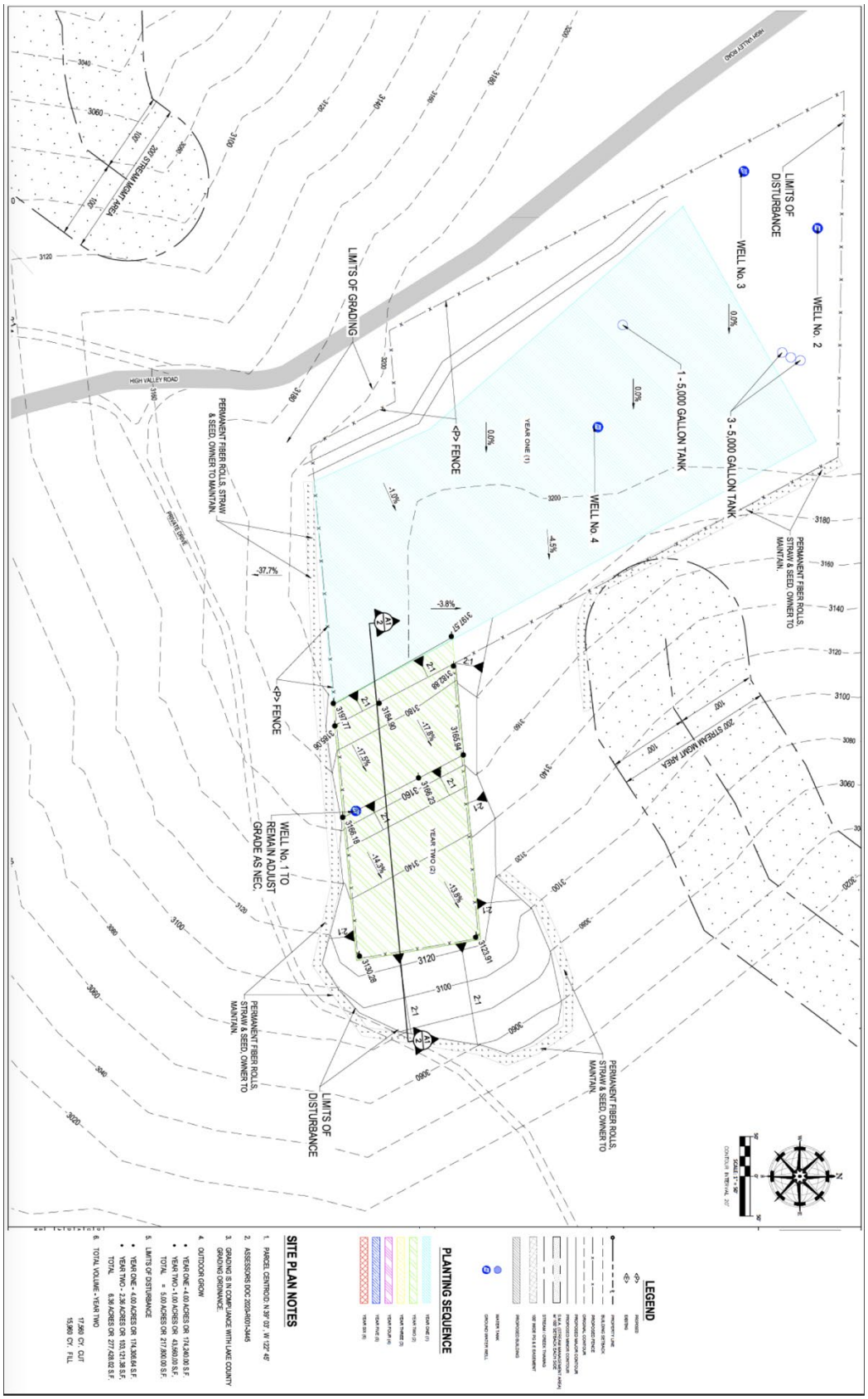

Figure 6: Site Area B Plan

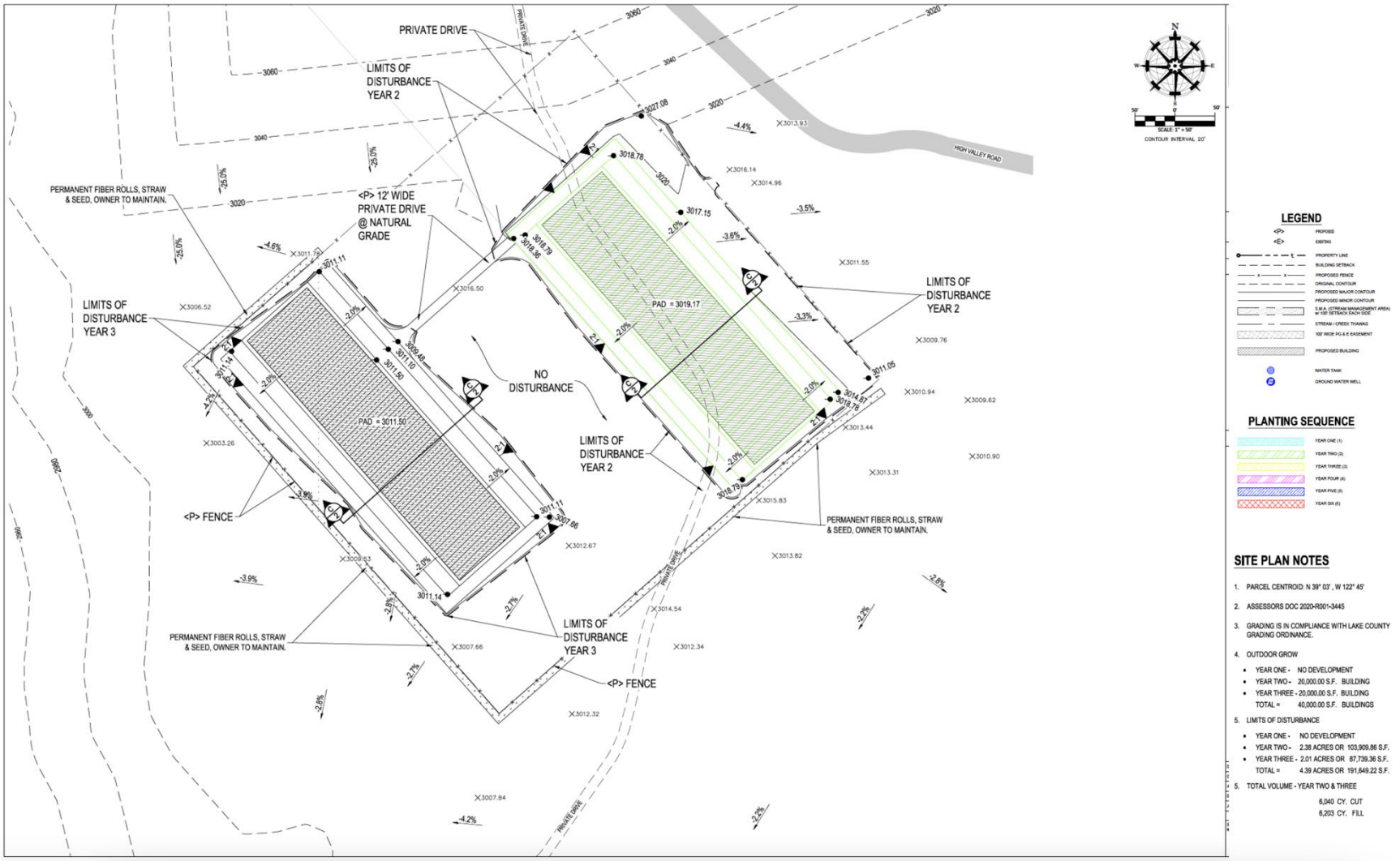

Figure 7: Site Area C Plan

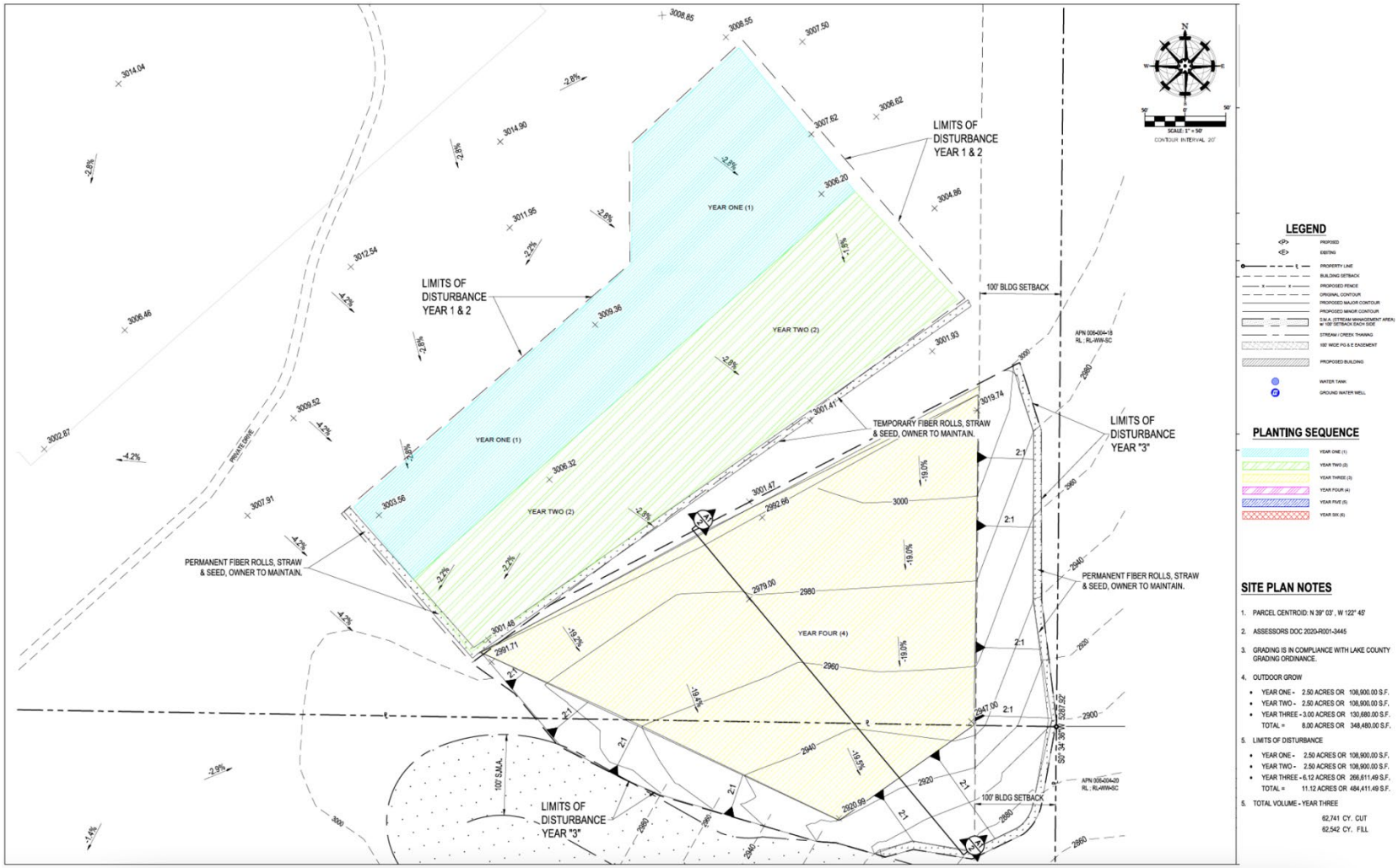

Figure 8: Site Area D Plan

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

    - North: Parcels to the north are zoned RL (Rural Lands) and O (Open Space). These parcels are undeveloped.
    - South: Parcels to the south are zoned RL (Rural Lands) and PDR (Planned Development Residential). These parcels are undeveloped.
    - West: Parcels to the west are zoned RL (Rural Lands). These parcels are undeveloped.
    - East: Parcels to the east are zoned RL (Rural Lands) and PDR (Planned Development Residential). These parcels are undeveloped.

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
    - 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 Wolf Creek Archaeology during preparation of the Cultural Resource Evaluation, which included a review of the Sacred Lands File by the Native American Heritage Commission. Dr. John Parker of Wolf Creek Archaeology contacted the Elem Indian Colony Tribal Historic Preservation Officer asking for information on the Project area; 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. on December 20, 2022. No request for consultation was received.

ATTACHMENTS

Attachment 1 – Property Management Plan
Attachment 2 – Grading Plans
Attachment 3 – Biological Resources Assessment
Attachment 4 – Cultural Resource Evaluation
Attachment 5 – Hydrology Report
Attachment 6 – RWQCB Notice of Applicability
Attachment 7 – Drought Management Plan
Attachment 8 – Solar Quotation

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.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☒ Hazards & Hazardous Materials	☐ Recreation
☒ Air Quality	☒ Hydrology / Water Quality	☐ Transportation
☒ Biological Resources	☐ Land Use / Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Energy	☒ Noise	☒ Wildfire
☒ Geology / Soils	☐ Population / Housing	☒ 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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find 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 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: Katrina Hardt-Holoch, Sr. Project Manager, EcoTierra Consulting
Reviewed By: LACO Associates & Max Stockton, Assistant Planner, Community Development Department

SIGNATURE

9.6.2023

DATE

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?	☐	☐	☒	☐	1, 2, 3, 5, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐	6, 7, 8
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?	☐	☐	☒	☐	1, 2, 3, 5, 6
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	4, 5, 9

Discussion:

a) The Lake County General Plan and the Shoreline Communities Area Plan Policy 5.1.3d includes strategies to preserve views of Clear Lake, ridgelines, and other unique geologic features. In addition, the northern parcel of the Property has a Scenic Combining (SC) overlay zoning designation indicating that it contains scenic characteristics or is within a scenic area that is viewable from the County's scenic highways and roadways, in this case State Route 20. However, due to existing topography/elevation change and surrounding vegetation, the Property, including the cultivation areas cannot be seen from off-site, including from State Route 20. Additionally, the cultivation areas would be surrounded by fencing with privacy screening. All proposed uses would comply with the County's regulations for the SC combining district. Therefore, the Project is not anticipated to impact any scenic vistas in this location.

Less than Significant Impact

b) 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, which is located approximately 2 miles to the west at its closest. Due to existing topography/elevation change and surrounding vegetation, the Property, including the cultivation areas cannot be seen from off-site, including from State Route 20. The Project would require grading and leveling in the areas proposed for the processing facilities and storage shed structures; however, there are no scenic resources located within these areas. Additionally, the cultivation areas would be surrounded by fencing with privacy screening. All proposed uses would comply with the County's regulations for the "SC" combining district. Therefore, the Project would not damage scenic resources within a State scenic highway.

AES-1: The cultivation area shall be screened from the public view. Methods of screening may include, but are not limited to, topographic barriers, vegetation, or 6' tall solid (opaque) fences.

Less Than Significant Impact with Mitigation Incorporated

c) The Proposed Project is located in a non-urbanized, rural area with infrequent public use. As stated above, the northern parcel of the Property has an SC overlay zoning designation indicating that it contains scenic characteristics or is within a scenic area that is viewable from the County's scenic highways and roadways, in this case State Route 20. However, due to existing topography/elevation change and surrounding vegetation, the Property, including the cultivation areas cannot be seen from off-site, including from State Route 20. Additionally, the cultivation areas would be surrounded by fencing with privacy screening. All proposed uses would comply with the County's regulations for the SC combining district. Therefore, the Project would not substantially degrade the existing visual character and/or quality of public views.

Less Than Significant Impact

d) New sources of light created by the Project would not be substantial as the proposed canopy areas would utilize direct sunlight and lighting would be limited to lighting around the front access gate, parking area, and surrounding the cultivation area. pursuant to the Property Management Plan, all proposed lighting would be fully shielded, downward casting, and would not spill over onto other properties or the night sky. Furthermore, proposed lighting would be primarily installed for security purposes and security lights at the external corners of the cultivation areas would be motion-sensing, designed to turn on temporarily upon detecting motion and would not be on for extended periods of time or permanently throughout the night. Therefore, project lighting would comply with the County's Dark Sky Initiative for outdoor lighting. As such, the project would not result in substantial light or glare.

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?	☐	☐	☐	☒	2, 4, 5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	2, 4, 5
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))?	☐	☐	☐	☒	2, 4, 11
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	6, 11

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?	☐	☐	☐	☒	2, 4, 5, 6, 11

Discussion:

a) The Property is classified by the Farmland Mapping and Monitoring Program as "Grazing Land" and is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, the Proposed Project involves agricultural uses that would be consistent with the underlying zoning and the Lake County Cannabis Cultivation Ordinance. Therefore, the Proposed Project would not result in the conversion of Farmland to a non-agricultural use.

No Impact

b) The Project Site is not under a Williamson Act contract. The base zoning of the cultivation site is Rural Lands (RL), which allows the project's proposed uses with a Major Use Permit for Commercial Cannabis Cultivation pursuant to Article 27, Table B and subsection (at) of the Lake County Zoning Ordinance. Therefore, the project would not conflict with existing zoning or a Williamson Act contract.

No Impact

c) Parcels reserved for timberland within the county are zoned "TPZ" Timberland Preserve District. The Project parcels have a base zoning RL and no forest land was identified on the Property by the Project's Biological Assessment (Attachment 3). As previously discussed, the proposed uses under the Project are allowed with a Major Use Permit for Commercial Cannabis Cultivation pursuant to Article 27 Table B and subsection (at) of the Lake County Zoning Ordinance. No re-zoning of the Project Site is proposed or required. Therefore, the project would not conflict with existing zoning or cause the rezoning of forest land or timberland.

No Impact

d) No forest land exists on the Property. Accordingly, the Proposed Project would not result in the loss or conversion of forest land to a non-forest use.

No Impact

e) As discussed in Sections II(a) and II(c) above, given the agricultural nature of the Project it would not involve other changes in the existing environment that could result in the conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use.

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?	☐	☐	☐	☒	6, 12
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?	☐	☐	☐	☒	12
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐	6
d)	Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☐	☒	☐	6

Discussion:

a) The Project Site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards. Consequently, there are no adopted air quality plans or thresholds for the County. Furthermore, the Proposed Project would be required to comply with all Lake County Community Development Department and Air Quality Management District rules and regulations for construction. As such, the Project would not conflict with or obstruct implementation of an air quality plan, as none exists.

No 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) 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. Additionally, during operation, the project would generate small amounts of carbon dioxide from the use of small gasoline and/or diesel engines (tillers, weed eaters, lawnmowers, generators, etc.) and from vehicular traffic associated with staff commuting; generate fugitive dust emissions through ground-disturbing activities, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads; and cultivate cannabis outdoors, which can generate objectionable odors, particularly when the plants are mature/flowering.

However, with the nearest off-site residence located approximately 3,100 feet away, it is highly unlikely that sensitive receptors would have the potential to be exposed to pollutants from the Project. Furthermore, the Lemon Glow Property Management Plan contains an Air Quality Management Plan. In accordance with the provisions of the Project's Air Quality Management Plan, the Project would prevent fugitive dust during construction through wetting soils and/or delaying ground disturbing activities until site conditions are not windy. Any soil stockpiles would be covered with a tarp while not in use to maintain sediment control and reduce dust migration. Additionally, as required by the California Air Resource Board (CARB)'s In-Use Off-Road, Diesel Fueled Fleets Regulation, all off-road vehicles of 25 horsepower or greater would be limited to no more than 5 minutes of idling time. The

regulation would apply to construction equipment and is intended to reduce impacts from diesel emissions.

During operation, the use of gasoline- and diesel-powered equipment would be occasional and consistent with the allowed agricultural use of the site and would be partially offset by the cultivation of plants, which remove carbon dioxide in the air for photosynthesis. Additionally, the Project's electrical demand would be supplied by solar panels. A backup diesel generator would be available; however, in accordance with Article 27 subsection (at), the generator would not be used "as a primary source of power" and would only be utilized "for temporary use in the event of a power outage or emergency that is beyond the permittee's control."

Additionally, the increase in vehicular traffic as a result of the Project would not be substantial, resulting in a maximum increase of 32 employee trips per day plus 1 daily delivery and 1 daily pickup according to the Project's Property Management Plan. (Attachment 1). Additionally, there would be a temporary increase during construction to a maximum of 210 truck trips for all stages of the Project. As such, the increase in tailpipe emissions within the Project area as a result of increased vehicular traffic would also not be substantial. All commercial vehicles over 10,000 pounds that would visit the site, such as delivery and pickup trucks, would be subject to CARB's Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (Title 13 California Code of Regulations Section 2485), which limits commercial vehicle idling to a maximum of five minutes at any given location. All access driveways would be graveled to prevent fugitive dust.

In order to prevent fugitive dust/erosion of exposed soil or compost piles, a native grass seed mixture and certified weed-free straw mulch would be applied to all areas of exposed soil and compost would be buried within the designated compost containment area.

Odors generated by the plants, particularly during harvest season, would be reduced through passive means (separation distance and retention of native vegetation on the property to mask off-site odor drift), and active means (carbon filters in the processing facilities and storage sheds). As established in the Property Management Plan, the Project would maintain existing vegetative coverage at the Project Site to mask cannabis odors from migrating offsite. In addition, all air filtration and odor mitigation equipment would be inspected biannually by a supervisor to ensure each one is running as efficiently as possible. Lemon Glow management would review all documentation pertaining to the performance of the equipment and all data and information would be made available to Lake County and/or Lake County Air Quality Management District officials upon request. Furthermore, the Project would provide a Community Liaison/Emergency Contact for notification and immediate action to eliminate any reported odors complaint.

In addition to the Project features established in the Property Management Plan and described above, mitigation measures AQ-1 and AQ-2 are included below. 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 incorporation of the mitigation measures below, impacts to sensitive receptors would be reduced to less than significant.

Mitigation Measures:

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

- 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.

- 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.

- 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).

- 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.

- All haul trucks transporting soil, sand, or other loose material offsite shall be covered.

- All vehicle speeds on unpaved roads shall be limited to 25 mph.

- 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.

- 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.

Less Than Significant Impact with Mitigation Incorporated

d) Odors and fumes may be released as a result of construction activities, particularly the operation of diesel-powered machinery and equipment. During operation, cannabis cultivation could generate objectionable odors, particularly when the plants are mature/flowering.

Odors generated by the plants, particularly during harvest season, would be reduced through passive means (separation distance and retention of native vegetation on the property to mask off-site odor drift), and active means (carbon filters in the processing facilities and storage sheds). As established in the Property Management Plan, the Project would maintain existing vegetative coverage at the Project Site to mask cannabis odors from migrating offsite. In addition, all air filtration and odor mitigation equipment would be

inspected biannually by a supervisor to ensure each one is running as efficiently as possible. Lemon Glow management would review all documentation pertaining to the performance of the equipment and all data and information would be made available to Lake County and/or Lake County Air Quality Management District officials upon request. Furthermore, the Project would provide a Community Liaison/Emergency Contact for notification and immediate action to eliminate any reported odors complaint.

Furthermore, due to the rural nature of the Project area, the nearest sensitive receptor is a residence located approximately 3,100 feet away. As such, it is not anticipated that odors emanating from the Project Site during construction and operation would have the potential to affect a substantial number of people.

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?	☐	☒	☐	☐	6, 11
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?	☐	☐	☒	☐	6, 11
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?	☐	☐	☒	☐	6, 11
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?	☐	☐	☒	☐	6, 11
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐	6, 11, 13, 14
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?	☐	☐	☐	☒	6, 11

Discussion:

a) A Biological Assessment (Attachment 3) was prepared by Pinecrest Environmental Consulting, Inc., on October 1, 2020, for the Proposed Project. The Biological Assessment reviewed the California Department of Fish & Wildlife (CDFW)'s California Natural Diversity Database (CNDDB) and Habitat Relationships System (HRS); the U.S. Fish and

Wildlife Service (USFWS)'s Environmental Conservation Online System; and the California Native Plants Society (CNPS)'s Inventory of Rare and Endangered Vascular Plants of California. Additional information on sensitive habitats, including wetlands, was obtained from the USFWS's National Wetlands Inventory (NWI) and the County of Lake's Geographic Information System Portal. For the purposes of this Initial Study, special status plants are State or Federally Endangered or Threatened species, and/or considered rare by CDFW, and/or are recognized as special-status species (SSS) by CNPS and/or CDFW; special status animals are designated as State or Federally Endangered or Threatened, and/or CDFW species of special concern (SSC), and/or CDFW fully protected species (FPS). In addition, nests of most native bird species, regardless of their regulatory status, are protected from take or harassment under the U.S. Migratory Bird Treaty Act (MBTA) and relevant sections of the California Fish & Wildlife Code. A wildlife and botanical survey of the Property was also conducted on August 13, 2020.

The onsite communities are divided into the west and south half of the Property which is impenetrable chaparral and not developable, and the western and northern portions of the Property that is flatter and composed of oak woodland and where the cultivation areas are proposed to be located. There are numerous Class III watercourses that drain off all sides of the ridge top, and that coalesce in the southwestern portion of the Property into a Class II reach in Pierce Canyon and another unnamed heavily vegetated canyon, before flowing offsite to the south. There are also several Class IV drainage ditches that run parallel to High Valley Road that do not appear to carry much or any flow and their purpose is not known. The Project areas are all located at a minimum of 100 feet from the top of the bank of any body of water.

Overall, the Property consists of approximately 55% mixed oak-chamisepine chaparral, and 45% oak savannah on the ridge top. Most of the south and eastern portions of the site is dominated by a continuous canopy of chaparral shrubs and isolated oak and pine trees, with higher proportions of trees and hardwoods surrounding the ephemeral watercourses. The north and eastern areas of the parcel contain grassland that intergrades with areas of woodland dominated by oaks. The proposed cultivation areas are primarily annual grassland and lack serpentine, wetland, vernal pool, rock outcrop, or other sensitive habitat types. The areas containing the Class III watercourses are largely inaccessible and not proposed for development. The Class IV drainage ditches do not exhibit any riparian or wetland vegetation and there are no locations on-site in the vicinity of the proposed cultivation areas at the top of the ridge that are likely to qualify as jurisdictional wetlands.

No special-status plant species were observed during the surveys performed at the Property in August 2020, and the Biological Assessment (Attachment 3) stated that no impacts are predicted for any of the special-status plant species considered based on lack of actual sightings, and lack of suitable habitat in the proposed areas of disturbance. However, there are 9 special-status plant species that are known to occur within 5 miles of the Property, including Colusa layia and Glandular Western flax, which is known to occur within chaparral habitat. Clearing of chaparral could remove these special-status plants, which would have a potentially significant impact. Therefore, mitigation measure BIO-1 is included and requires spring-time, pre-construction surveys for special-status plants prior to each stage of development.

No special-status animal species were observed during the surveys performed at the Property in August 2020. However, there are known occurrences of 6 special-status animal species within 5 miles of the Property, including Northern spotted owl, which has occurred within migration distance of the Property. Removal of trees larger than 12-inches diameter at breast height could remove the nests of Northern spotted owls. Additionally,

the nests of most birds, regardless of their special-status, are protected by the MBTA. Removal of trees and other suitable habitat for nesting birds during nesting bird season could remove active nests. Both instances would be potentially significant impacts. Therefore, mitigation measure BIO-2 is included and requires pre-construction nesting bird surveys prior to each stage of development. In addition, mitigation measure BIO-3 is included and requires implementation of avoidance practices for special-status animal species during on-going operations at the Project Site.

With incorporation of the mitigation measures below, impacts to special-status species would be reduced to less than significant.

Mitigation Measures:

BIO-1: Prior to removal of any chapparal habitat, a pre-construction survey for special-status plant species during springtime should be performed by a qualified biologist prior to vegetation clearing or grading to ensure that any special-status plant species are not present. If any listed species or special-status plant species are detected, construction should be delayed, and the appropriate wildlife agency, either the California Department of Fish and Wildlife or the US Fish and Wildlife Service, should be consulted, and Project impacts and mitigation should be reassessed.

BIO-2: Prior to the beginning of any construction activities for all stages of development at the Project Site, 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 of 100 feet 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.

Nesting bird surveys and, if applicable, the above avoidance efforts shall be repeated prior to the issuance of grading permits for any and all stages of development that would require vegetation clearing or tree removal.

BIO-3: During ongoing operational activities, the Project shall implement the following special-status animal species avoidance measures:

- All employees and contractors including one-time contractors and day-laborers shall be distributed cards with visual identifications of all of the special-status animal species identified as occurring within five miles of the Property, including both male and female, and juvenile and adult forms, and be briefed on all of the following avoidance measures:
    - Observation of any of the aforementioned special-status onsite shall result in immediate stoppage of all work and notification of a qualified biologist and/or CDFW.
    - All animals observed onsite shall be allowed to leave the premises voluntarily without being harassed.

- Vehicle speeds shall be limited to 5 miles per hour all year, and 3 miles per hour during amphibian breeding and migration season (October 1 to June 1) and breeding bird season (February 1 to September 15).

- No loud noises, including unmuffled or non-street legal vehicles, heavy machinery, hammering, discharge of firearms, or unmuffled generators shall be allowed during the Northern spotted owl breeding and nesting window from February 1 to September 1).

- Ground disturbance, including trenching, grading, or road scraping to a depth of greater than 10 inches (or greater than 6 inches within 100 feet of any watercourse) shall require prior clearing from a qualified biologist to avoid disturbing estivating amphibians.

- All roadways and culverts shall be inspected once before major rain events and once after to ensure that all erosion control materials are effective and not discharging sediment to any watercourses.

- All containers and other vessels left outside unattended shall be checked before use to ensure that no animals are inside.

- Vessels, including buckets, shall be turned over on their sides to allow animals to escape.

- No holes greater than 6 inches deep shall be left exposed and uncovered to avoid creating “pitfall traps” into which animals can enter by no escape. If holes, such as post holes, must be left for more than 24 hours, they shall be checked daily to ensure no animals are inside.

- Only native woody species shall be planted wherever revegetation is required.

- No aerial wires or lines that may impede the flight path of nesting birds shall be permitted.

- No upward pointed lights shall be permitted at any time during the year and ambient outdoor nighttime lights shall be prohibited during the breeding bird period from February 1 to September 15.

- The use of rodenticides shall not be permitted under any circumstances to prevent secondary ingestion by raptors.

Less Than Significant Impact with Mitigation Incorporated

b) As discussed above, there are numerous Class III watercourses that drain off all sides of the ridge top, and that coalesce in the southwestern portion of the Property into a Class II reach in Pierce Canyon and another unnamed heavily vegetated canyon, before flowing offsite to the south. These areas are largely inaccessible and not proposed for development. There are also several Class IV drainage ditches that run parallel to High Valley Road that do not exhibit any riparian or wetland vegetation. Overall, the Property consists of approximately 55% mixed oak-chamisepine chaparral, and 45% oak savannah on the ridge top and the proposed cultivation areas are primarily annual grassland and lack serpentine, wetland, vernal pool, rock outcrop, or other sensitive habitat types.

As a component of compliance with the State Water Resources Control Board (SWRCB)'s Requirements for Cannabis Cultivation and the County's development standards in Article 27, Section (at), 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 for the Project and includes best management practices to ensure compliance with requirements protecting aquatic resources. As an additional component of the Property Management Plan, a stormwater management plan was included to prevent runoff from impacting surface water resources.

As established in the Property Management Plan, the Project would be setback a minimum of 100 feet from the top of the bank of any water bodies, including all watercourses. Additionally, the Project proposes to install straw wattles around the cultivation site to reduce sediment movement and runoff from the cultivation site to protect watercourses and waterbodies, as well as maintain natural vegetation buffers between the watercourses and the cultivation site, and apply a native grass seed mixture and certified weed-free straw mulch to all areas of exposed soil. All purchased products including chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products would all be kept in their manufactures original containers/packaging and stored a minimum of 100 feet from all designated surface water areas, including the Class III watercourses and Class IV drainage ditches. All fertilizers/nutrients and pesticides, when not in use, would be stored in their manufacturer's original containers/packaging and undercover inside the secure processing facility. Petroleum products would be stored under cover and in State-of-California-approved containers with secondary containment and would be stored within the storage container. Sanitation products would be stored in their manufacturer's original containers/packaging within a secure cabinet inside the existing processing facility. Spill containment and cleanup equipment would be maintained within the processing facility. All employees would be trained to properly use all equipment according to the manufacturer's procedures. All pouring activities of any products would take place on gravel and within a secondary containment. Adherence to these best management practices for the storage, use, and disposal of hazardous materials as established in the Project Management Plan and in accordance with applicable State and local regulations would reduce the chances for spills that could migrate to jurisdictional watercourses.

Less Than Significant Impact

c) According to the Biological Assessment (Attachment 3), roads onsite are generally in good condition, and there were no visible paths for sediment to enter waters of the State at the time of the survey. There are also no isolated wetland features such as ponds, bogs, springs, vernal pools, or wet meadows identified at the time of the survey. Numerous Class III watercourses and several Class IV drainage ditches were observed within the Property during the field survey. However, the Class III watercourses are largely inaccessible and not proposed for development, and the Class IV drainage ditches do not exhibit any riparian or wetland vegetation. As previously shown on the grading plans (Figure 5 through Figure 8), the cultivation areas were designed with a minimum 100-foot buffer from drainages. Therefore, Project implementation would not directly impact any wetlands. Additionally, as detailed above, a Property Management Plan has been prepared for the Project and includes best management practices to ensure compliance with requirements protecting aquatic resources, and a stormwater management plan was included to prevent runoff from impacting surface water resources. Therefore, the Project would not indirectly impact any wetlands.

Less Than Significant Impact

d) No migratory corridors or nursery sites were identified by the Biological Assessment. The watercourses observed at the Property were limited to Class III watercourses and Class IV ditches that do not have features capable of supporting fish. In addition, all Project activities would be setback a minimum of 100 feet from the top of the bank of any water bodies, including all unnamed watercourses and best management practices for the prevention of impacts to such waterways have been included as Project features in the Project's Property Management Plan consistent with State and local regulations. The area proposed for Project cultivation activities does not provide significant wildlife habitat or movement corridors and the Project would not alter or impact wildlife access to or use of surrounding areas that may provide such habitat or corridors. Therefore, the Project would not interfere substantially with the movement of any native or migratory fish or wildlife species, wildlife corridors, or wildlife nurseries.

Less than Significant Impact

e) Applicable setbacks to aquatic habitat have been adhered to through Project design. However, clearing and grading for the proposed cultivation areas may require the removal of oak trees. The removal of oak trees would conflict with the Lake County Oak Woodland Management Policy and the removal of or adverse impacts to healthy oaks exceeding a diameter-at-breast-height of five inches would be a significant impact. Accordingly, mitigation measure BIO-4 has been included and requires the preparation of 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. With incorporation of the mitigation measure below, impacts resulting from conflicts with local policies and ordinances protecting biological resources would be reduced to less than significant.

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, diameter at breast height, overall health of the tree, and demarcating of the critical root zone. For removal of trees in good health with a diameter at breast height greater than five inches, or other adverse impacts related to the Proposed Project, an Oak Mitigation Plan shall be prepared in accordance with Lake County's Oak Woodland Management Policy and the Oak Woodland Impact Decision Matrix. Compensatory planting and monitoring shall be developed in consultation with the County's Board of Supervisors. Replacement at a 3:1 ratio with a similar species propagated from local genotypes, and replanted elsewhere onsite is recommended. Planting shall be monitored annually for the standard 5-year monitoring period and success criterion set at 80% survival rate at year 5. It is recommended that additional trees are planted initially to increase the likelihood that the 80% success criterion is met at the end of the monitoring period.

Less than Significant Impact with Mitigation Incorporated

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 Property. Therefore, the Project would not conflict with an established or proposed conservation plan and 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?	☐	☒	☐	☐	15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☒	☐	☐	15
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	15

Discussion:

a) As part of a Cultural Resource Evaluation prepared for the Project (Attachment 4), a search of cultural resources records was requested from the Northwest Information Center (NWIC) of the California Historical Resource Information System (CHRIS), a search of the Sacred Lands Files (SLF) was requested from the Native American Heritage Commission (NAHC), a request for information was sent to all Native American groups associated with Lake County, and a field inspection was conducted of the Project Site. The NWIC determined that no cultural sites have been previously recorded within one mile of the Project area and that no prior cultural resources surveys have been conducted of the Project area. The NAHC indicated that the results of the SLF search were positive and suggested contacting Native American tribes who may have knowledge of cultural resources in the Project area. No response was received from tribal representatives. Isolated cultural resources, including a prehistoric Borax Lake obsidian flake, a historic Reed Glass Co. beer bottle, and three historic cans were identified during the field inspection. However, isolated materials are not considered significant cultural resources as defined in the California Public Resources Code, and no other cultural resources were observed.

   Due to the lack of significant cultural resources observed at the Project Site, the Cultural Resources Evaluation concluded that the Project would not impact significant cultural resources. The Cultural Resources Evaluation estimated that less than 40 percent of the ground surface was visible and it is possible that isolated historic or prehistoric artifacts were missed during the field inspection; however, any significant historic or prehistoric resources would have been discovered and recorded.

   It is always possible that subsurface cultural resources could be present or human remains could be encountered. As such, and because Lake County is rich in Native American history, it is standard practice of the County to require mitigation to require the proper protection and evaluation of cultural resources, including tribal cultural resources and human remains, in the event of their inadvertent discovery. Accordingly, mitigation measures CUL-1, CUL-2, and CUL-3 are included below and require training of employees to recognize potentially significant cultural resources, as well as the proper notification, assessment, and treatment of any cultural resources unexpectedly encountered by the Project. With incorporation of the mitigation measures below, impacts to historical resources would be reduced to less than significant.

Mitigation Measures:

CUL-1: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Department shall be notified of such finds.

CUL-2: 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.

CUL-3: Should human remains be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find and the County Corner shall be notified immediately. 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.

Less Than Significant Impact with Mitigation Incorporated

b) No archeological resources were identified within the Project area during a search of cultural resources databases or field inspection of the Project Site. As discussed above, mitigation measures CUL-1, CUL-2, and CUL-3 require training of employees to recognize potentially significant cultural resources, as well as the proper notification, assessment, and treatment of any cultural resources unexpectedly encountered by the Project. With incorporation of the mitigation measures above, impacts to archaeological resources would be reduced to less than significant.

Less Than Significant Impact with Mitigation Incorporated

c) No human remains were identified within the Project area during a search of cultural resources databases or field inspection of the Project Site. As discussed above, mitigation measures CUL-1, CUL-2, and CUL-3 require training of employees to recognize potentially significant cultural resources, as well as the proper notification, assessment, and treatment of any cultural resources unexpectedly encountered by the Project. With incorporation of the mitigation measures above, impacts to human remains would be reduced to less than significant.

Less Than Significant Impact with Mitigation 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?	☐	☐	☒	☐ 6
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐ 6

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. 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.

Operation of the Project would have a minimal energy demand as the majority of Project activities (i.e. cultivation) would occur outdoors under full, direct sunlight. Additionally, pursuant to Building Energy Efficiency Standards established in Title 24, Part 6 of the California Code of Regulations, the processing facilities would utilize LED lights or other high-efficiency lighting. Additionally, the increase in vehicular traffic as a result of the Project would not be substantial, resulting in a maximum increase of 32 employee trips per day plus 1 daily delivery and 1 daily pickup according to the Project's Property Management Plan (Attachment 1). As such, the associated demand for fuel would also not be substantial. All commercial vehicles over 10,000 pounds that would visit the site, such as delivery and pickup trucks, would be subject to CARB's Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (Title 13 California Code of Regulations Section 2485), which limits commercial vehicle idling to a maximum of five minutes at any given location.

Based on the above, neither construction nor operation of the Project would result in the wasteful, inefficient, or unnecessary consumption of energy resources.

Less Than Significant Impact

b) As detailed above, the Project would consume electricity that would be supplied from solar panels and fuel usage would be consistent with emissions standards and anti-idling regulations. The Project would comply with applicable energy efficiency standards and would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, the Project would not conflict with or obstruct an energy plan.

Less than Significant Impact

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special. Publication 42.	☐	☐	☒	☐	5, 7, 16, 17, 18, 19
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐	6, 7, 17
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?	☐	☐	☒	☐	5, 7, 16, 17, 18, 19
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?	☐	☐	☒	☐	17, 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?	☐	☐	☒	☐	6, 17
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐	15

Discussion:

a) (i) Fault Rupture

There are no known earthquake faults with the potential for surface rupture that are mapped within or adjacent to the Project Site. The nearest Alquist-Priolo fault rupture zone is located approximately 5.5 miles south of the Project Site and is associated with the Konocti Bay Fault.

(ii) Seismic Ground Shaking

There are numerous active faults in the region capable of generating strong seismic ground shaking in the County, including at the project site. However, the potential seismic hazard would not be higher than most areas of the County or elsewhere in the region.

(iii) Seismic–Related Ground Failure

The soils within the Clearlake Oaks Quadrangle have not been evaluated by the State of California for seismic-related ground failure hazards, such as liquefaction or landslide, as part of the Seismic Hazards Mapping Act; however, liquefaction typically occurs in areas with loosely-packed surface sediments and a high groundwater table. According to the County's GIS data, the Proposed Project footprint overlies Soil Type 224, which is characterized by well-drained, gravely loam. Groundwater depth at the Project Site was measured by the Project's Hydrology Report (Attachment 5) at depths between 64 and 64.5 feet below the ground surface.

(iv) Landslides

The Property and the surrounding landscape have moderate to steep slopes. In addition, according to the California Geological Survey Landslide Inventory, a landslide scarp has been mapped through the western, central, and southern portions of the Project Site.

Discussion

Based on the above, the risk of surface rupture at the Project Site is low and the subsurface materials at the Project Site are not susceptible to liquefaction. However, the Project Site is likely to experience seismic groundshaking and an existing landslide scarp has been mapped on-site. As stated above, the risk of seismic groundshaking would not be higher for the Project Site than elsewhere in the region. Additionally, the landslide scarp is mapped as located within the steep slopes of Pierce Canyon. The Project would involve grading of the cultivation areas; however, extensive removal of soil would not occur and the processing facilities are proposed for the relatively flat (0%-10% slopes) portion of the Property. Based on the Project's Grading Plans, slopes beneath the processing facility buildings would not exceed 3 percent. Furthermore, all proposed construction is required to be built to current State and County seismic building code standards. As such, impacts related to fault rupture, groundshaking, and seismic-related ground failure, such as liquefaction and landslides, would be less than significant.

Less Than Significant Impact

b) The Property contains soil type 224, 171, 1690, and 178. The cultivation areas have soils Type 224 classified by the USDA Web Soil Survey as well drained, having rapid runoff potential, severe susceptible to erosion, and steep topography. 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. Because the Project would disturb more than 1 acre of soil, the Project would be required to 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 the initiation of construction activities. The SWPPP would specify mandatory best management practices (BMPs) for erosion and sediment control measures.

The Project's Grading Plans (see Attachment 2) have been designed to comply with the Lake County Grading Ordinance. Additionally, the Project's Property Management Plan contains grading and erosion best management practices (BMPs) to prevent erosion during pre-construction, construction, and operation. The BMPs comply with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance, and include resurfacing of the access roads and parking areas with a minimum of 6 inches of gravel and watering exposed soils during construction. The natural existing vegetated buffer would be maintained as needed between all project activities areas and the existing on-site waterways, and a native seed mixture and certified weed-free straw mulch would be applied to all areas of exposed soils, which would help retain soil and prevent erosion. In addition, straw wattles and/or cover crops are proposed around the entire cultivation area in order to reduce sediment erosion. The Property Management Plan would be reviewed by the Central Valley Water Board's Cannabis Cultivation Waste Discharge Regulatory Program prior to cultivation activities.

Furthermore, mitigation measures GEO-1 and GEO-2 are also included and require the preparation and approval of erosion control and sediment plans and require prior approval of soil disturbance occurring during the rainy season. Because each stage of Project development would disturb more than 1 acre of soil, mitigation measure GEO-3 has also been included and requires that each stage of the Project obtain NPDES coverage under an updated approved SWPPP prior to the initiation of that stage's construction activities.

With incorporation of the mitigation measures below, impacts related to erosion and loss of topsoil would be reduced to less than significant.

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.

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.

GEO-3: Prior to the issuance of any grading permit for any and all stages of Project development, the Project permittee shall obtain coverage under an updated Stormwater Pollution Prevention Plan (SWPPP) pursuant to the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. To comply with the NPDES permit, a Notice of Intent shall be filed with the State Water Resources Control Board. The SWPPPs shall be approved prior to the start of each respective stage of construction. The SWPPPs 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 SWPPPs shall be kept on the Project Site.

Less Than Significant Impact with Mitigation Incorporated

c) As detailed above, the subsurface materials at the Project Site are not susceptible to liquefaction; however, an existing landslide scarp has been mapped on-site. The landslide scarp is mapped as located within the steep slopes of Pierce Canyon. The Project would involve grading of the cultivation areas; however, extensive removal of soil would not occur and the processing facilities are proposed for the relatively flat (0%-10% slopes) portion of the Property. Based on the Project's Grading Plans, slopes beneath the processing facility buildings would not exceed 3 percent. Furthermore, all proposed construction is required to be built to current State and County seismic building code standards. Additionally, the Project's Hydrology Report found that recharge within the wells is rapid, with 100 percent recharge occurring within 50 minutes to 2.5 hours and concluded that more than enough water would be available for the Project. Therefore, it is unlikely that subsidence as a result of groundwater withdraw would occur. As such, impacts related to unstable geologic units or soil would be less than significant.

Less Than Significant Impact

d) The soils on the Project Site are classified as having a low shrink-swell potential of 1.5 on the linear expendability index according to the USDA Web Soil Survey of the Project Site. Soil Type 224 consists primarily of gravely loam and the subsurface exploration conducted as part of the Project's Hydrology Report did not encounter clay layers that would be susceptible to expansion near the surface. Furthermore, all proposed construction is required to be built to current State and County seismic building code standards. As such, impacts related to expansive soils would be less than significant.

Less Than Significant Impact

e) The Project would utilize temporary, portable bathrooms until permanent bathrooms are installed within the proposed processing facilities. As discussed above, the soils at the Project Site are well-drained and stable; therefore, a septic system would be feasible at the Site. Furthermore, installation of a new septic system requires a permit from the Lake County Health Services Department, Environmental Health Division. The purpose of the

Septic Permit is to ensure that septic systems are sited and constructed so that human health and the environment are protected. The Project's septic system would be evaluated and approved as part of the building permits for the proposed processing facilities.

Less Than Significant Impact

f) No significant paleontological resources were discovered during the field inspection conducted within the Project Site as part of the Project's Cultural Resource Evaluation. However, because the Project would involve ground disturbance, the potential exists for buried paleontological resources that were not observable during survey of the Site to be encountered, which would be a potentially significant impact. Accordingly, mitigation measure GEO-4 is included below and requires the proper protection of such resources should they be encountered during Project activities. With incorporation of the mitigation measure below, impacts to paleontological resources would be less than significant.

Mitigation Measure:

GEO-4: All employees shall be trained in recognizing potentially significant paleontological resources that may be discovered during ground disturbance. 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.

Less Than Significant Impact with Mitigation Incorporated

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?	☐	☐	☒	☐	6, 7, 12, 20
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	6, 7, 12, 21

Discussion:

a) The Project Site is located within the Lake County Air Basin, which is under jurisdiction of the Lake County Air Quality Management District (LCAQMD). The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for greenhouse gas (GHG) emissions.

In general, GHG emissions can come from construction activities and from post-construction activities. As detailed in the Project Components discussion at the beginning of this Initial Study, construction would conservatively take up to 16 weeks and require up to 195 truck trips. Construction would be staged over an approximately 5-year period with the first stage taking approximately 2 to 4 weeks and requiring a total of 10 to 15 truck trips. Construction equipment would be standard-type trucks and hand tools. Based on

the relatively short total construction period and type of equipment required, GHG emissions related to construction activities are anticipated to be minimal.

There are minimal GHG emissions that could result from cultivation activities. Cultivation activities would not require the use of heavy equipment and the processing facility would be equipped with airborne particulate carbon filters. The Project would receive electricity from solar panels and would not require the continued use of generators. The cultivation operation would generate small amounts of carbon dioxide from equipment and vehicle trips for employees and deliveries. However, Assembly Bill 1346 requires the California Air Resources Board to adopt regulations to prohibit exhaust and emissions from small off-road engines (SORE), such as lawn and garden equipment, and make funding available for rebates or incentives for equipment operators to transition to zero-emission SOREs. Accordingly, it is assumed that GHG emissions from operational equipment would substantially lessen or be eliminated over time. Additionally, the increase in vehicular traffic as a result of the Project would not be substantial, resulting in a maximum increase of 32 employee trips per day plus 1 daily delivery and 1 daily pickup according to the Project's Property Management Plan (Attachment 1) and, a temporary increase during all construction stages with a maximum of 195 truck trips. Therefore, GHG emissions related to operation of the Project would be minimal and the cannabis plants would, to a small degree, help capture carbon dioxide.

Less than Significant Impact

b) The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases. The Project does not conflict with any existing LCAQMD rules or regulations and would. Furthermore, as detailed in Section VI, Energy, of this Initial Study, the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy. As such, the Project would not conflict with GHG emission reduction plans, policies, or regulations.

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
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	2, 6, 22, 23
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?	☐	☐	☒	☐	2, 6, 17, 22, 23
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	

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?	☐	☐	☐	☒	24, 25
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?	☐	☐	☐	☒	26
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	6, 27
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐	6, 28, 29

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 would be maintained within the processing facility as well.

Cannabis vegetative waste would either be 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 would be required to 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 100- or 500-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.

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, approximately 9.6 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, therefore, would not affect emergency access or evacuation and would not interfere with an adopted emergency response or evacuation plan. Furthermore, the Project's roads, driveways, and gates would 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 Moderate, High, and 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 slopes or other factors that would exacerbate wildfire risks.

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 arrestor in good working order. In addition, mitigation measure HAZ-2 prohibits construction activities on Red Flag Warnings. With incorporation of the mitigation measures below, the Project would not expose people or structures to risks associated with wildfire during construction and impacts would be less than significant.

Introducing increased human activity naturally has the potential to increase fire risk. However, during operation, 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 the Project's Property Management Plan (Attachment 1), a 100-foot defensible space of vegetation would be established around the proposed cultivation operation for fire protection. Additionally, the Project would include one 2,500-gallon, steel/fiberglass water tank for fire suppression and irrigation purposes. As such, the Project would not expose people or structures to risks associated with wildfire during operation.

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.

HAZ-2: Construction activities shall not take place during a Red Flag Warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity shall be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.

Less Than Significant Impact with Mitigation Incorporated

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?	☐	☐	☒	☐	6, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐	6, 18
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:					
i) Result in substantial erosion or siltation on-site or off-site;					
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☒	☐	☐	6, 7, 30
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?	☐	☐	☒	☐	5, 6
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐	6, 18, 32, 33

Discussion:

a) The Property contains numerous Class III watercourses that drain off all sides of the ridge top, and that coalesce in the southwestern portion of the Property into Pierce Canyon and another unnamed canyon before flowing offsite to the south (see Figure 4, previously provided in the Property Description discussion at the beginning of this Initial Study). There are also several, man-made, Class IV drainage ditches in the northeastern portion of the Property parallel to High Valley Road. However, construction and operation of the cannabis cultivation areas have been designed in consideration of watercourses and drainages to avoid and minimize potential impacts. The Project's Property Management Plan contains grading and erosion BMPs to prevent erosion during pre-construction, construction, and operation. The BMPs have been taken from the California Stormwater Quality Association BMP Handbook, the California State Water Quality Control Board BMPs, and the Lake County Water Resources Construction & Development BMPs. Most runoff is anticipated to infiltrate into existing soils and cultivation areas would be setback a minimum of 100 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. Furthermore, the 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 GEO-3 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 GEO-3, 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. However, all cannabis processing activities would occur within the proposed processing buildings on impermeable floors. Furthermore, wastewater from the Project would discharge to an existing septic system and the project would be required to adhere to all applicable requirements of the Environmental Health Divisions of the Health Services Department with regard to septic tank connections, use, and servicing/cleanout.

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 (5S17CC429022) (Attachment 6). 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 requires the Applicant to prepare a Site Management Plan and Nitrogen Management Plan and provide these documents to the Central Valley RWQCB. The Site Management Plan would be prepared by a stormwater 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 is required to 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 GEO-3 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 incorporation of these mitigation measures, impacts related to the degradation of water quality would be reduced to less than significant.

See mitigation measures GEO-1 and GEO-3 in Section VII, Geology and Soils, of this Initial Study.

HYD-1: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring began at least three months before the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.

HYD-2: The applicant shall adhere to the measures described in the Drought Management Plan during periods of a declared drought emergency.

Less Than Significant Impact with Mitigation Incorporated

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

As required by County Ordinance 3106, a Hydrology Report was prepared by Vanderwall Engineering, dated June 1, 2022, for the Project by a California licensed civil engineer (Attachment 5). The Hydrology Report calculates that the Project would have an average annual water demand of 11,321,918 gallons. The Proposed Project would obtain water from five existing groundwater supply wells. Wells 1 through 4 are located at the northeast corner of APN 006-005-15 on the northeast side of High Valley Road. Well 5 is on the southeast side of High Valley Road. According to the Hydrology Study, Well 1 is capable of producing 6 gallons per minute (gpm); Well 2 has a capacity of 33 gpm, Well 3 has a capacity of 10 gpm; Well 4 has a capacity of 18 gpm; and Well 5 has a capacity of 36 gpm. Based on the tributary area to the radius on influence of the wells and the annual precipitation under drought conditions, the Hydrology Report concluded that there would be more than adequate water available in the aquifer to supply the Project's anticipated demands even under drought conditions. Additionally, the nearest off-site well is located on APN 060-350-05, approximately 7,123 feet south of Well 5. Based on the area of

influences of the on-site wells, the Hydrology Study determined that the Project's wells do not intersect any off-site wells and pumping of the on-site wells to supply the Project would not have any effect on off-site wells. As such, the Project would not substantially deplete groundwater supplies.

Additionally, the Project would only increase the impermeable surface area at the Project Site by less than 0.01 percent. Well performance tests conducted on Well 1 and Well 2 indicate that 100 percent recharge would occur in Well 1 within 2.5 hours and in Well 2 within 50 minutes. As such, the Project would not interfere with groundwater recharge.

Furthermore, the Project's Property Management Plan (Attachment 1) includes a Water Use Management Plan designed to conserve water resources and to ensure that the Project's water usage would comply with applicable Federal, State, and local regulations. As described in the Property Management Plan's Water Use Management Plan, 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. The Project's Drought Management Plan (Attachment 7) prepared pursuant to the requirements of County Ordinance 3106 also requires that water would only be delivered to the plants through the holding tanks and not directly from the well. The water storage tanks would be equipped with float valves to prevent overflow and runoff of irrigation water when full. Additionally, safety valves would be equipped to supply lines in case the flow of water needs to be stopped in an emergency situation.

Based on the above, the Project would not deplete groundwater, interfere with groundwater recharge, and would implement water use reduction strategies and design features consistent with sustainable groundwater basin management requirements, policies, and practices.

Less Than Significant Impact

c) There are numerous jurisdictional watercourses that occur on the Project Site. The Project would not alter the course of any watercourse; however, grading and the increase in impervious surfaces have the potential to alter drainage patterns, which could result in erosion/siltation, an increased rate or volume of runoff, or the introduce polluted runoff to receiving waters. Any of these scenarios would be a potentially significant impact.

With regard to erosion/siltation, as detailed in Section VII, Geology and Soils, of this Initial Study, implementation of mitigation measures GEO-1, GEO-2, and GEO-3 would ensure that construction and operation of the Project do not result in substantial erosion or loss of topsoil. 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. Mitigation measure GEO-2 requires prior approval of soil disturbance occurring during the rainy season. Furthermore, mitigation measure GEO-3 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.

With regard to increasing the rate and volume of runoff, although the Project would include grading of the proposed cultivation areas, natural slopes would be retained and it would not substantially alter the existing topography to the extent that runoff would be redirected. The Project would only introduce new impervious surfaces as a result of the proposed processing facilities (40,000 square-feet), which would represent less than 0.01 percent of the total area of the Property. As such, the majority of runoff is expected to continue to infiltrate into the soil and no changes to the volume or rate of runoff is expected as a result of the Project.

With regard to creating sources of polluted runoff, 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 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. All Project activities would be setback a minimum of 100 feet from all surface water bodies.

As detailed below, the Project Site is not located within a 100- and 500-year flood hazard area and does not propose or require any structures that would impede or redirect floodwaters.

Based on the above, the Project would not substantially alter the existing drainage pattern of the Site or Area. With incorporation of the mitigation measures below, impacts related to erosion and loss of topsoil would be reduced to less than significant.

Mitigation Measures:

See mitigation measures GEO-1, GEO-2, and GEO-3 in Section VII, Geology and Soils of this Initial Study.

Less Than Significant Impact with Mitigation 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 Project Site is located within the Sacramento River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin

Plan) is the applicable water quality control plan for the Sacramento River Basin, as well as the San Joaquin River Basin. The SWRCB's Cannabis General Order (2019-001-DWQ) adheres to water quality and management standards identified and outlines within the Basin Plan. The Project's required compliance with the Cannabis General Order would ensure that the Project would not conflict with or obstruct implementation of a water quality control plan.

The Project Site does not overlie a medium- or high-priority groundwater basin as designated by the DWR and, accordingly, no sustainable groundwater management plan applies to the Project Site. Furthermore, as previously analyzed, the Project would not substantially deplete groundwater supplies and would not interfere with groundwater recharge. Therefore, the Project would not conflict with sustainable groundwater management.

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?	☐	☐	☐	☒	
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?	☐	☐	☒	☐	1, 2, 3, 4

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 surrounding area consists undeveloped land on or in the vicinity of the Property and would therefore not physically divide an established community.

No Impact

b) The Proposed Project is located within the Shoreline Communities Area Plan and is 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 with a Major Use Permit. 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?	☐	☐	☐	☒	34, 35
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?	☐	☐	☐	☒	1, 34

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. Furthermore, the Project does not propose the extraction of any minerals.

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. Furthermore, the Project does not propose the extraction of any minerals.

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?	☐	☒	☐	☐	2, 6
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐	6
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	26

Discussion:

a) Construction of the Proposed Project may result in short-term increases in the ambient noise environment. The primary source of construction noise would be off-road equipment during site preparation and grading; however, construction of the processing facilities and storage sheds would also generate noise. Operational noise would be generated by stationary equipment, such as well pumps and emergency generators, as well as mobile

sources, such as employee and delivery/service vehicles. Because development of the Project would be staged over approximately five years, some construction activities would overlap with some operations. However, allowed hours of construction are limited through standard conditions of approval and, pursuant to Mitigation Measure NOI-1, would not occur outside of normal business hours (Monday through Saturday: 9:00 AM – 7:00 PM; Sunday: 12:00 PM – 5:00 PM); while noise generated from Project operation would be limited to between 8:00 AM and 6:00 PM, with deliveries and pickups restricted to between 9:00 AM and 7:00 PM Monday through Saturday as well as Sunday between 12:00 PM and 5:00 PM. In addition, mitigation measure NOI-2 has been included and prohibits the Project from generating noise that would exceed the limits established in the Lake County Zoning Ordinance Section 21-41.11 (55 dBA between 7:00 AM to 10:00 PM; 45 dBA between 10:00 PM to 7:00 AM). Furthermore, the nearest sensitive receptor is a residence located 3,100 feet away, a distance that would contribute to noise attenuation. With incorporation of the mitigation measure below, impacts from noise during operation of the Project would be less than significant.

Mitigation Measures:

NOI-1: All construction activities, including engine warm-up, shall be limited to Monday through Friday, between the hours of 9:00 AM and 7:00 PM, and Saturdays from 12:00 PM to 5:00 PM. Back-up beepers shall be adjusted to the lowest allowable levels.

NOI-2: Non-construction activities shall not generate noise that exceeds 55 dBA between the hours of 7:00 AM to 10:00 PM at the property lines of parcels located within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1); nor that exceeds 45 dBA between the hours of 10:00 PM to 7:00 AM.

Less Than Significant Impact with Mitigation Incorporated

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 Property 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)?	☐	☐	☐	☒	

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	

Discussion:

a) The Proposed Project does not involve the construction of homes or facilities that would directly or indirectly induce unplanned population growth. Employees would likely live in the area already and commute to the site daily. No new housing is proposed as part of the Project.

No Impact

b) No residences exist onsite, and none are proposed. No housing will be displaced as a result of the Project.

No Impact

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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:	☐	☐	☒	☐	6
1) Fire Protection?					
2) Police Protection?					
3) Schools?					
4) Parks?					
5) Other Public Facilities?					

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. However, a maximum of 8 employees would only be required during cultivation season, which would represent an insignificant increase in demand and is not expected to result in unacceptable service rations or response times. Impacts to fire or police protection, schools, parks, or other public facilities are not anticipated.

1. Fire Protection

   The Northshore Fire Protection District provides fire protection services to the Proposed Project area. The Proposed Project would be served by the Northshore Fire Protection Station in Clearlake Oaks, an existing station located approximately 7 roadway miles from the Site. Development of the Proposed Project would impact fire protection services by increasing the demand on existing County Fire District resources. To offset the increased demand for fire protection services, the Proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities and installations, including compliance with State and local fire codes, as well as minimum private water supply reserves for emergency fire use. The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. The project includes on-site improvements related to public services, including water storage tanks for fire protection, improved road widths for emergency access, and site address posting. With these measures in place, and with the proposed improvements, the project would have a less than significant impact on fire protection.

2. Police Protection

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

3. Schools

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

4. Parks

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

5. Other Public Facilities

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

Less than Significant Impact

Less Than Significant Impact

XVI. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	
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?	☐	☐	☐	☒	

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?	☐	☐	☒	☐	6
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐	6, 36
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	6, 27
d) Result in inadequate emergency access?	☐	☐	☒	☐	6, 27

Discussion:

a) The Property is accessed directly through High Valley Road. The existing roadway would be used to access the Property and the private driveways connecting to the cultivation areas. There are no pedestrian or bicycle facilities on or in the vicinity of the Project.

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. Operation of the Proposed Project would generate limited traffic from deliveries and employee trips. The maximum potential volume of trips would be 32 employee trips per day plus 1 daily delivery and 1 daily pickup, and would only occur during peak cultivation season. Compared to the annual average daily traffic of 16,000 trips per day on State Route 20 in the vicinity of the Project Site, neither construction nor 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. The Project would not conflict with any program, plan, ordinance, or policy addressing the circulation system.

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 community's 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 34 trips per day with employee trips per day plus 1 daily delivery and 1 daily pickup. 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 Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. It is not anticipated that improvements to the roadway would be required for the Project; however, pursuant to the Project's Property Management Plan (Attachment 1), the Project would implement any and all improvements deemed necessary for the Project Site by the Community Development Department and CALFire in order to comply with applicable requirements for site access and circulation, including Public Resources Code Section 4290. Consistent with Section 4290, the Project's access gate entrance would be at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance.

Less Than Significant Impact

d) The Proposed Project has been designed to allow adequate emergency access. Consistent with Section 4290, the Project's access gate entrance would be at least 2 feet wider than the width of the traffic lane with a minimum of 14 feet of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance and would, therefore, not affect

emergency access or evacuation. 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
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)?	☐	☐	☐	☒	15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the +resource to a California Native American tribe?	☐	☒	☐	☐	15

Discussion:

a) The Cultural Resources Evaluation prepared by Dr. John Parker, dated August 5, 2020, concluded that no significant historic or prehistoric cultural materials were identified within the project areas. Additionally, the Property is not, and does not contain, tribal cultural resources listed or identified as 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).

No Impact

b) The Property is not, and does not contain, tribal cultural resources 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. However, it is always possible that subsurface tribal cultural resources could be present or human remains could be encountered. As such, and because Lake County is rich in Native American history, it is standard practice of the County to require mitigation to require the proper protection and evaluation of cultural resources, including tribal cultural resources and human remains, in the event of their inadvertent discovery. Accordingly, mitigation measures CUL-1, CUL-2, and CUL-3 (see Section V, Cultural Resources, of this Initial Study) require training of employees to recognize potentially significant cultural resources, as well as the proper notification, assessment, and treatment of any cultural resources unexpectedly encountered by the Project. With incorporation of the mitigation measures previously included in Section V, impacts to tribal cultural resources would be reduced to less than significant.

Mitigation Measures:

See mitigation measures CUL-1, CUL-2, and CUL-3 in Section V, Cultural Resources, of this Initial Study.

Less Than Significant Impact with Mitigation Incorporated

XIX. UTILITIES AND SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐	6, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐	6, 18, 30, 31, 33
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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	6, 38, 39
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐	6

Discussion:

a) The Project would not require and does not propose new or expanded stormwater drainage, natural gas, or telecommunications facilities. The Project would install new water facilities consisting of five groundwater wells and associated pumps, twenty-one 2,500-gallon water tanks, and irrigation lines; new wastewater facilities consisting of a septic system to service the bathroom within the processing facilities; and new electrical facilities consisting of a ground-installed, solar-energy system in each Site Area.

   Installation of all utility facilities would be completed under permit where applicable and would be conducted by or under the supervision and instruction of workers trained to do so. Furthermore, the installation and use of all utilities would be required to comply with all applicable State and County building codes.

   Less Than Significant Impact

b) The Project 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 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. Additionally, 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, pursuant to the Project's Property Management Plan (Attachment 1), 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. 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 (Attachment 7).

The Proposed Project would obtain water from five existing groundwater supply wells. Pursuant to the requirements of County Ordinance 3106, a Hydrology Report was prepared by Vanderwall Engineering, dated June 1, 2022, for the Project, which calculated that the Project would have an annual water demand of 11,321,918 gallons. As detailed in Section X, Hydrology and Water Quality, of this Initial Study, based on the tributary area to the radius of influence of the wells and the annual precipitation under drought conditions, the Project's Hydrology Report concluded that there would be more than adequate water available in the aquifer to supply the Project's anticipated demands even under drought conditions. Additionally, the Hydrology Report determined that the Project Site's on-site wells would not have any effect on neighboring off-site wells, the nearest of which is located over 7,000 feet to the south. Therefore, the Project would have sufficient supplies to serve the Project and would not interfere with off-site water supplies.

Less Than Significant Impact

c) The Proposed Project would require minimal wastewater treatment services. Prior to the construction of the proposed processing facilities, portable toilets would be utilized. During subsequent operations, the proposed processing facility would include a permanent bathroom and would require installation of a new septic system. 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. The Project would generate a negligible amount of wastewater requiring treatment.

Less Than Significant Impact

d) The Property Management Plan contains policies to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the Project Site. Depending on the methods of growing done for the year, it is estimated around 2,000 pounds of vegetative waste would be generated annually. In order to reduce waste and recycle nutrients, all vegetative and growth waste would either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed. Non-organic solid waste that cannot be composted 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. Eastlake Landfill is permitted to accept 200 tons of solid

waste per day. The County reports that there have been no exceedances of the permitted daily capacity and currently receives approximately 130 tons of solid waste per day. According to the landfill's most recent solid waste facility permit, after a recent expansion of permitted disposal area, Eastlake Landfill has enough remaining capacity to operate through 2043. As such, the Project would not generate solid waste in excess of standards or disposal capacity.

Less Than Significant Impact

e) The County uses a standard condition of approval regarding compliance with all Federal, State, and local statutes and regulations for the management and reduction of solid waste. The cultivator must chip and spread any vegetative waste on-site. Solid waste would be produced consistent with normal business and 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. According to the Grounds Plan included in the project's Property Management Plan, trash and recycling receptacles would be provided for anyone on-site to properly dispose of waste. The designated grounds manager would visually sweep the parcel and collect any waste that was not properly disposed of at the end of each day. As such, the project would comply with solid waste management statutes and regulations. Furthermore, with regard to solid waste reduction statutes and regulations, the types and amounts of solid waste that would be generated by the project would be consistent with typical business and would be minimal as a result of the low numbers of employees required and as a result of the onsite composting of the largest volume of waste associated with the project (vegetative and growth medium waste). Additionally, as discussed in response to Checklist Question XIX (d), the project would not generate solid waste in excess of standards or disposal capacity. Therefore, the project would comply with all federal, state, and local management and reduction statutes and regulations related to solid waste disposal.

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?	☐	☐	☒	☐	6, 40
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?	☐	☒	☐	☐	2, 6
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?	☐	☐	☒	☐	6

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐	6, 17

Discussion:

a) The 2020 Updated 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) The Property contains slopes up to 60 percent and is surrounded by hilly terrain; however, the Project Site and proposed cultivation areas contain slopes under 10 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 measures HAZ-1 and HAZ-2 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 and prohibiting construction during Red Flag Warning. 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. Additionally, the project would 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. With incorporation of the mitigation measures below, the Project would not exacerbate wildfire risks and the potential to expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire would be less than significant.

Mitigation Measures:

See mitigation measures HAZ-1 and HAZ-2 in Section IX, Hazards and Hazardous Materials, of this Initial Study.

Less Than Significant Impact with Mitigation

c) Project development would be minimal and would not necessitate the construction of additional offsite infrastructure. The Project would be required to install and maintain a 100-foot-wide fuel break and a 2,500-gallon steel or fiberglass water tank for fire suppression. However, such infrastructure improvements would be intended to comply

with applicable fire safety requirements and best practices and would serve to reduce fire risk and assist in suppression of fires and would be required to adhere to Federal, State, and local agency requirements and policies. Installation of the in-ground, solar-energy systems within each Site Area would be conducted under permit and by or under the supervision and direction of workers trained in such work. Onsite infrastructure improvements would not involve any unique elements that would exacerbate fire risk.

WDF-1: Prior to cultivation, the applicant shall provide 100' of defensible space around all buildings. This does not require tree removal, but it does require removal of grasses and brush, and limbing trees up to a height of 8'.

WDF-2: The applicant shall place at least 2,500 gallons of water on site that is designated specifically for use of fire suppression. Water tanks shall have connectors that are able to the used by Fire Protection Districts.

Less Than Significant Impact with Mitigation

d) There is some potential for post-fire runoff or slope instability. However, the Project would not involve activities or changes to the environment that would increase the risk of such events occurring and would not place people or structures downslope or downstream of such events. The Project Site is not located on an unstable geologic unit and does not have a high risk of soil instability. The proposed cultivation area is relatively flat and the Project would not alter existing drainage patterns at the Site. Accordingly, the Project would not expose people or structures to risks associated with post-fire conditions.

Less Than Significant Impact

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	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 analysis above, the Project has the potential to degrade the quality of the environment 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 Project would be reduced to less-than-significant levels with the implementation of the mitigation measures identified in these sections.

Mitigation Measures:

See mitigation measures AES-1 in Section I, Aesthetics; AQ-1 and AQ-2 in Section III, Air Quality; BIO-1, BIO-2, BIO-3, and BIO-4 in Section IV, Biological Resources; CUL-1, CUL-2, and CUL-3 in Section V, Cultural Resources; GEO-1, GEO-2, GEO-3, and GEO-4 in Section VII, Geology and Soils; HAZ-1 and HAZ-2 in Section IX, Hazards and Hazardous Materials; and NOI-1 and NOI-2 in Section XIII, Noise; WDF-1 and WDF-2 in Section XX, Wildfire; of this Initial Study.

Less Than Significant Impact with Mitigation Incorporated

b) Potentially significant impacts have been identified related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of the mitigation measures identified for the Project would reduce the Project's potentially significant impacts to less-than-significant levels. Therefore, the Project's contribution to cumulative effects in these areas would not be cumulatively considerable.

Mitigation Measures:

See mitigation measures AES-1 in Section I, Aesthetics; AQ-1 and AQ-2 in Section III, Air Quality; BIO-1, BIO-2, BIO-3, and BIO-4 in Section IV, Biological Resources; CUL-1, CUL-2, and CUL-3 in Section V, Cultural Resources; GEO-1, GEO-2, GEO-3, and GEO-4 in Section VII, Geology and Soils; HAZ-1 and HAZ-2 in Section IX, Hazards and Hazardous Materials; and NOI-1 and NOI-2 in Section XIII, Noise; WDF-1 and WDF-2 in Section XX, Wildfire; of this Initial Study.

Less Than Significant Impact with Mitigation Incorporated

c) The Project has potential to result in adverse indirect or direct effects on human beings. In particular, Project-related risks associated with air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and wildfire have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings to less-than-significant levels.

Mitigation Measures:

See mitigation measures AES-1 in Section I, Aesthetics; AQ-1 and AQ-2 in Section III, Air Quality; BIO-1, BIO-2, BIO-3, and BIO-4 in Section IV, Biological Resources; CUL-1, CUL-2, and CUL-3 in Section V, Cultural Resources; GEO-1, GEO-2, GEO-3, and GEO-4 in Section VII, Geology and Soils; HAZ-1 and HAZ-2 in Section IX, Hazards and Hazardous Materials; and NOI-1 and NOI-2 in Section XIII, Noise; WDF-1 and WDF-2 in Section XX, Wildfire; of this Initial Study.

Less Than Significant Impact with Mitigation Incorporated

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 Parcel Viewer and GIS Database
6. Lemon Glow Property Management Plan (Attachment 1)
7. Lemon Glow Grading Plans (Attachment 2)
8. California Scenic Highway Program: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways
9. Lake County Board of Supervisors, Dark Sky Proclamation, November 20, 2018
10. California Important Farmland Finder, California Department of Conservation https://maps.conservation.ca.gov/dlrp/ciff/
11. Pinecrest Environmental Consulting, Inc., Biological Assessment, October 1, 2020 (Attachment 3)
12. Lake County Air Quality Management District, https://www.lcaqmd.net/about/
13. Lake County Oak Woodland Management Policy #95-211
14. University of California, Integrated Hardwood Range Management Program, Oak Woodland Impact Decision Matrix, 2008, https://ucanr.edu/sites/oakplanner/files/71734.pdf
15. Wolf Creek Archaeology, Cultural Resource Evaluation of Portions of APNs 006-05-04 and 006-05-15, 8845 and 8895 High Valley Road, Clearlake Oaks, August 5, 2020 (Attachment 4)
16. California Department of Conservation, California Earthquake Hazards Zone Application, https://maps.conservation.ca.gov/cgs/EQZApp/app/
17. United States Department of Agriculture, Soil Conservation Service, Web Soil Survey, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
18. Vanderwall Engineering, Hydrology Report to Determine Area of Influence for Cultivation Irrigation Wells, June 1, 2022 (Attachment 5)
19. California Department of Conservation, California Geological Survey, California Landslide Inventory interactive map, https://maps.conservation.ca.gov/cgs/lsi/app/
20. State of California, Assembly Bill 1346, https://legiscan.com/CA/text/AB1346/id/2436582
21. Lake County Air Quality Management District, Rules and Regulations, August 9, 2006, https://ww2.arb.ca.gov/sites/default/files/classic/technology-clearinghouse/rules/RuleID1548.pdf
22. Lake County Hazardous Waste Management Plan, adopted 1989
23. Lake County Division of Environmental Health, Hazardous Materials Management
24. California Department of Toxic Substances Control, Envirostor Database Search, https://www.envirostor.dtsc.ca.gov/public/
25. California State Water Resources Control Board, GeoTracker Database Search, https://geotracker.waterboards.ca.gov

26. Lake County Public Works Department, Airport Division, https://www.lakecountyca.gov/732/Airport
27. California Public Resource Code Section 4290, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=4290
28. California Office of the State Fire Marshal, Interactive Map of Fire Hazard Severity Zones in SRAs, https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/
29. California Public Resources Code Section 4291 https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=4291
30. Central Valley Regional Water Quality Control Board, Notice of Applicability, Water Quality Order WQ-2019-0001-DWQ, Sam Luu, APNs 006-005-040-000 & 006-005-150-000, Lake County, May 11, 2021 (Attachment 6)
31. Lemon Glow, Drought Management Plan (Attachment 7)
32. California Regional Water Quality Control Board, Central Valley Region, The Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board, Central Valley Region, Revised February 2019
33. California State Water Resources Control Board, Cannabis General Order, https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf
34. Lake County Aggregate Resources Management Plan Map Book http://www.lakecountyca.gov/Assets/Departments/CDD/Aggregate+Resources+Management/Aggregate+Resources+Management+Map+Book.pdf
35. United States Geological Survey, Mineral Resource Data System, https://mrdata.usgs.gov/mrds/
36. State of California, Governor's Office of Planning and Research, Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018, https://opr.ca.gov/ceqa/docs/20190122-743_Technical_Advisory.pdf
37. CleanPower2N, Solar Quotation, Communication from John Vu, SVP of Sales (Attachment 8)
38. County of Lake, Initial Study Checklist / Proposed Mitigated Negative Declaration, Eastlake Sanitary Landfill Expansion, Lake County California, January 2020
39. County of Lake, Division of Environmental Health, Solid Waste Facility Permit, Eastlake Sanitary Landfill, Facility Number: 17-AA-0001, December 13, 2021
40. County of Lake, 2020 Updated Lake County Emergency Operations Plan, July 2020