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

Dated: **March 17, 2021**

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-26

1. Project Title:	Vann Ranch / Omar Malfavon
2. Permit Number:	Major Use Permit, UP 20-23 Initial Study, IS 20-26
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport CA 95453
4. Contact Person:	Eric Porter, Associate Planner (707) 263-2221
5. Project Location(s):	15365, 15095, 15187, & 15263 Elk Mountain Road Upper Lake, California APNs: Cultivation/ Project Parcels: 002-021-15, 16, 17 Collocation/Clustering parcels: 002-021-04 &
6. Project Sponsor's Name/Address:	Vann Ranch P.O. Box 361 Ukiah, CA 95423
7. General Plan Designation:	Rural Lands (RL) / Resource Conservation (RC)
8. Zoning:	"APZ – SC– WW– FF"; Agricultural Preserve – Scenic Combining – Waterway Combining – Floodway Fringe Combining
9. Supervisor District:	District Three (3)
10. Flood Zone:	Zone X and Zone A. Proposed cultivation in Zone X.
11. Slope:	Varied; cultivation sites are mostly less than 10%
12. Fire Hazard Severity Zone:	SRA – High Fire Risk
13. Earthquake Fault Zone:	None
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Sizes:	±228.61 acres (combined)

16. Environmental Setting and Existing Conditions

The proposed Vann Ranch cannabis project is located approximately 7 miles northwest of Upper Lake, within the unincorporated community of Vann (Sections 3, 4, 10, 32, 33 Townships 16N, 17N, Range 10W, Mount Diablo Base and Meridian). The project is in the West Fork Middle Creek Watershed within the Upper Lake – Nice Planning Area. West Fork Middle Creek and its tributaries flow through the property, and the vegetation in the area is mainly oaks, pine, native understory, and grassland. The site is accessed by two private driveways off of Elk Mountain Road, a county-maintained road. The project site is currently developed with a residence and a historic orchard.

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

Vann Ranch is seeking discretionary approval from Lake County for a Major Use Permit, UP 20-23, for commercial cannabis cultivation and self-distribution operations at 15365, 15095, 15187, and 15525 Elk Mountain Road in Upper Lake, as follows:

(4) A-Type 3B: "mixed light" licenses: Greenhouse cultivation for adult-use cannabis without the use of artificial lighting in the canopy area at any point in time from 10,001 square feet to 22,000 sq. ft., inclusive, of total canopy size on one premises per license. Applicant proposes 73,600 sq. ft. of commercial cannabis canopy area, with a total of 106,000 sq. ft. of cultivation area. Cultivation will only be occurring on APN's 002-021-15, 16, and 17. The project proposes (32) 23' x 100' greenhouses as the primary cultivation areas.

(1) A-Type 13 Self Distribution license

The project also proposes:

- (9) 32' x 100' immature plant greenhouses
- (12) 7' x 40' metal storage containers, with fans and carbon filters, for curing cannabis
- (1) 120 sq. ft. shed for fertilizer and pesticide storage
- (20) 5,000-gallon water tanks (one being steel/fiberglass specifically for SRA fire suppression)
- Two existing on-site wells (on APN 002-021-17)
- ADA Bathroom located on APN 002-021-16
- 15 employee parking spaces will be added, including 1 ADA space
- Graveled access roads and loading zones

Cultivation activities would occur in three main areas across the parcel: Area 'B', Area 'C', and Area 'D'. Area B is located on APN 002-021-17 and would include 57,500 sq. ft. of mixed-light canopy area in (25) 23' x 100 greenhouses, water tanks, and pesticide storage containers. Area C, located in the western area of APN 002-021-17, would include 16,100 sq. ft. of mixed-light canopy area in (7) 23' x 100' greenhouses, water tanks, and pesticide storage containers. Area D is located on 021-002-15 and would include 28,800 sq. ft. of immature plant area in the (9) 32' x 100' greenhouses and water tanks. Organic plant waste would be composted onsite; all solid waste would be stored in enclosed bins and disposed of at a licensed facility weekly.

Water for cultivation activities would be supplied from two existing permitted groundwater wells. Well #1 (DWR Well Completion Report 2020-003720) is located at latitude 39.2520417, longitude -122.9580667 on APN 002-021-17 and is approximately 230 feet in depth. Well #1 has an estimated yield of 10 gallons per minute. Well #2 (DWR Well Completion Report 2020-003719) is located at latitude 39.2516028, longitude -122.9635556 on APN 002-021-17 and is approximately 196 feet in depth. Well #2 has an estimated yield of 15 gallons per minute. Both wells were drilled in 2020 by Weeks Drilling and Pump Co.

Water would be pumped from the wells to the 5,000-gallon water tanks and then delivered to the plants utilizing drip irrigation techniques. According to the Water Use Management section of the Property Management Plan for the project, the projected water use for the proposed 73,600 s.f. of canopy area would range between 2.81 acre-feet (917,606 gallons) and 4.93 acre-feet (1,605,811 gallons), with a projected average of 3.52 acre-feet (1,147,008 gallons) annually.

Power for the proposed activities would come from an existing Pacific Gas and Electric (P.G.&E.) service located onsite. A backup generator would be kept onsite for power outages.

Approximately 15 employees are proposed to run the activities during peak seasonal activities. One delivery/pickup per day is estimated. Hours of operation for the proposed activities would typically be between 8 am and 6 pm daily, with deliveries and pickups restricted to 9 am -7pm Monday through Saturday and Sunday from 12 pm to 5 pm.

Fifteen parking spots, including three ADA-compliant parking spots, are proposed in addition to an open loading zone in the front entrance of each cultivation site.

Security for the site includes locked gates at each of the three cultivation areas, secured with chains, industrial padlocks, and a Knox Box to allow emergency services access to the site in the event of an emergency. A 6-ft. tall perimeter fence would surround the cultivation areas, and security cameras would be mounted at strategic locations. See the Vann Ranch Security Plan for further details.

A Biological Assessment for the proposed project was conducted by Jacobszoon & Associates (2020). A Cultural Resources Evaluation for the proposed activities was conducted by Dr. Jay Flaherty, FCRS (2019).

Construction

According to the applicant, the following is in regards to the site preparation and construction of the proposed project:

- Ground disturbance and structure construction activities will take place over a 5-to-7-week period.
- The proposed cultivation areas are relatively flat and require minor grading. Grading of about 1 cubic yard of surface smoothing for each greenhouse.
- Roadway gravel and widening in some spots.
- Materials and equipment will only be staged on previously disturbed areas (the site had been previously used for crop production). No areas will be disturbed for the purpose of staging materials or equipment.
- Water from the two existing onsite wells will be used to mitigate the generation of dust during construction.
- All construction activities, including engine warm-up, will be limited to Monday through Saturday, between the hours of 9:00 AM to 6:00 PM.

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

Post - Construction

- Hours of operation will be 8:00 AM to 6:00 PM
- Up to 15 employees per day would occupy the site
- Trips per day estimated at 15 to 30 Average Daily Trips (ADT)
- Chemicals, fuel and fertilizer to be stored in on-site shipping containers
- On-grid power is proposed
- Existing wells will be used for irrigation in combination with (19) 5,000-gallon storage tanks. One (1) 5,000-gallon tank will be use for fire suppression water storage.
- Vegetative waste to be composted on site

Vann Ranch is enrolled with the State Water Resources Control Board (SWRCB), for coverage under Order No. WQ 2019-001-DWQ (General Order). The site was assigned WDID No. 5S17CC414604. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities.

Since, during construction, the cultivation would disturb more than one acre of the site to construct greenhouses and ancillary facility, the project would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP). The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs), and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Obtainment of a CGP is also a BPTC Measure for compliance with the SWRCB General Order.

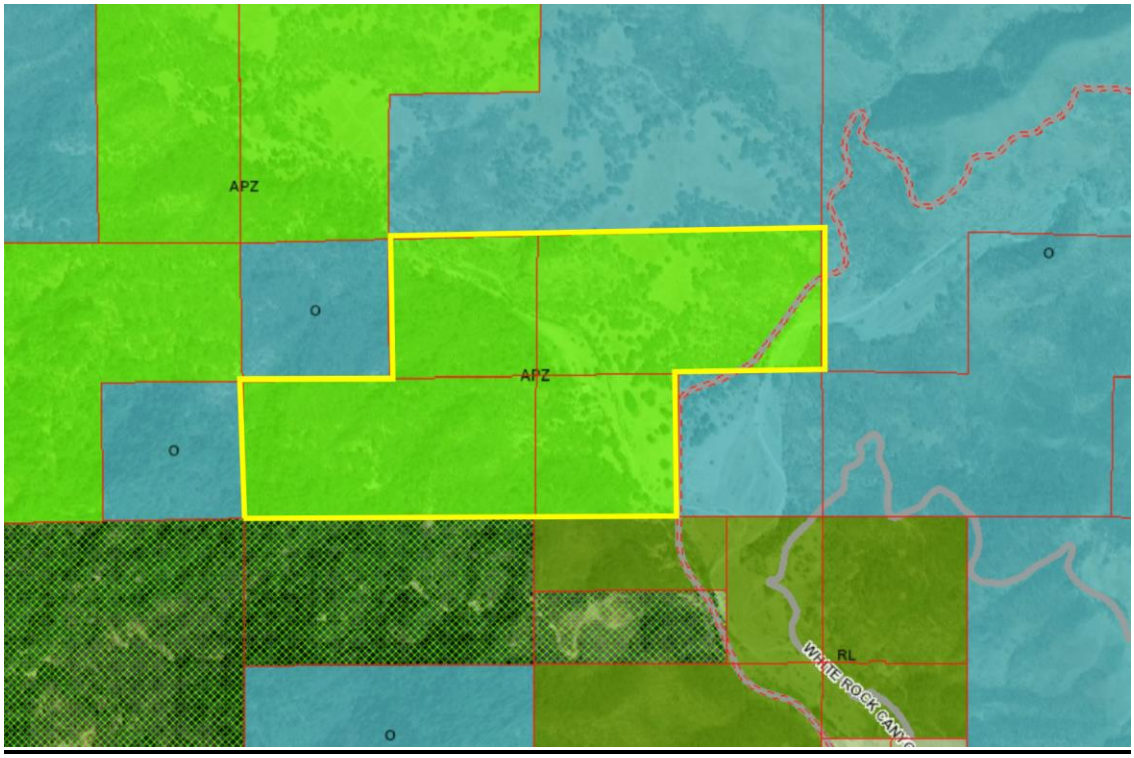
18. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

North: Open Space (O) zoned properties

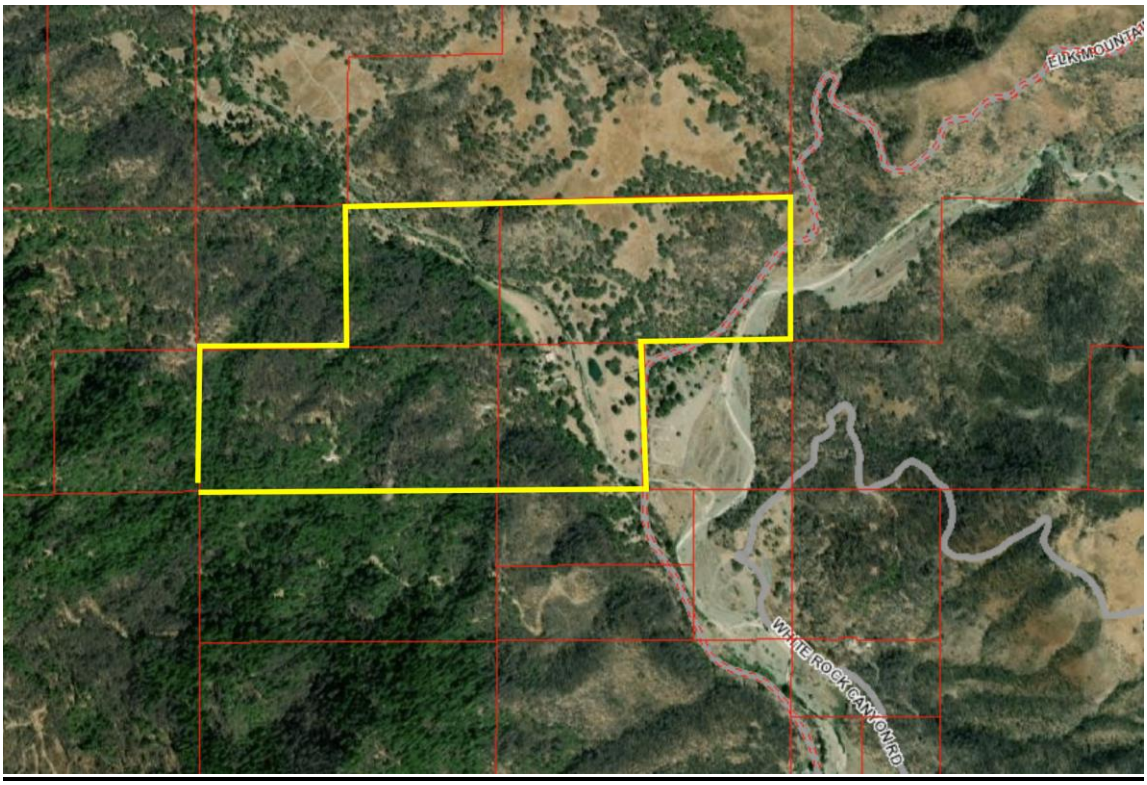
South: Rural Lands (RL) and Timber Preserve (TPZ) zoned properties

East: Open Space (O) zoned properties

West: Open Space (O) and Agriculture Preserve (APZ) zoned properties



Zoning of Site and Surrounding Properties



Aerial Photo of Site and Surrounding Properties

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

Lake County Community Development Department
Lake County Department of Environmental Health
Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Agricultural Commissioner
Lake County Sheriff Department
Upper Lake County Fire Protection District (CalFire)
Central Valley Water Resource Control
California Department of Forestry & Fire Protection (CalFire)
California Department of Food and Agriculture (CalCannabis)
California Department of Pesticides Regulations
California Department of Public Health
California Department of Consumers 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.

    All 11 Tribes located in Lake County were notified of this proposal on March 16, 2020. The Habematolel Pomo of Upper Lake expressed interest in consulting on this project on March 17, 2020; staff is in the process of coordinating this consultation the week of March 17, 2021.

20. **Attachments:**

- Property Management Plan
- Site Plans (Includes Map of Project Area and Vicinity)
- Supplemental Materials

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☒ **Aesthetics**	☐ Greenhouse Gas Emissions	☐ Population / Housing
☐ Agriculture & Forestry	☐ Hazards & Hazardous Materials	☐ Public Services
☒ **Air Quality**	☒ **Hydrology / Water Quality**	☐ Recreation

☒ **Biological Resources**	☐ Land Use / Planning	☐ Transportation
☒ **Cultural Resources**	☐ Mineral Resources	☒ **Tribal Cultural Resources**
☒ **Geology / Soils**	☒ **Noise**	☐ Utilities / Service Systems
☐ Wildfire	☐ Energy	☒ **Mandatory Findings of Significance**

DETERMINATION: (To be completed by the lead Agency)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Eric Porter, Associate Planner

Eric Porter via electronic signature 3-17-2021
SIGNATURE Date:

Scott DeLeon –Community Development Director
Community Development Department

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS *Would the project:*						
a) Have a substantial adverse effect on a scenic vista?		X			The applicant is proposing a total of (41) greenhouses, (12) shipping containers for crop drying, as well as a small shed for pesticide and fertilizer storage. The project proposes to fence the cultivation areas with a 6 ft. tall chain link fence with privacy mesh screen. The privacy mesh would protect the viewshed from the proposed cultivation areas located closest to public vistas. The proposed structures have the potential of having an adverse impact on the area related to light migration, although the site is large at 228 acres. Visual distance will help with the overall visual impact of the project, and mitigation measures are needed to further reduce potential visual impacts. **Impacts would be Less than Significant with Mitigation Measures AES-1 and AES-2 incorporated.** **AES-1: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.** **AES-2: All shipping containers shall have false siding and roofing (2:12 pitch minimum); or shall be enclosed by a minimum 7 feet tall screening fence.**	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X			Two of the parcels, APN 002-021-15 which includes Area D and APN 002-021-16, which no cultivation is proposed have a Scenic Corridor (SC) combining zone designation. Agricultural facilities such as greenhouses and incidental structures are permitted uses within the SC zone. As discussed above, the project proposes to fence cultivation areas with a 6 ft. tall chain link fence with privacy mesh screen. The privacy mesh would protect the viewshed from the proposed cultivation areas located closest to public vistas. The proposed structures have the potential of having an adverse impact on the area related to light migration, although the site is large at 228 acres. Visual distance will help with the overall visual impact of the project, and mitigation measures are needed to further reduce potential visual impacts. The site is not located along a state scenic highway. State Highway 20, located 8.5 miles south of the proposed project, is eligible to be designated. The project is not visible from State Highway; therefore, no impact would occur. **Impacts would be Less than Significant with Mitigation Measures AES-1 and AES-2 incorporated.**	2, 3, 4, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The site is located in Upper Lake Community and is situated in a manner that makes it difficult or impossible to be seen from Elk Mountain Road. There is dense underbrush between the road and the cultivation areas, and the terrain further conceals the cultivation areas from the road. The project is consistent with the property zoning and general plan land use designations in the area. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to have light or glare impacts on persons enjoying a day or nighttime view in this area. All greenhouses must use blackout screening so that light does not escape the interior of the greenhouses (mitigation measure AES-1). Proposed security lighting as detailed in the Property	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Management Plan, including along the front access gate, parking area, and cultivation area, is required to be downcast and shielded; this is a standard condition of approval for all cannabis cultivation licenses issued by the County. **Impacts would be Less than Significant with Mitigation Measure AES-1 incorporated.**	
II. AGRICULTURE AND FORESTRY RESOURCES ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.*** *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?				X	The properties do not contain Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. Per the farmland Mapping and Monitoring Program for Lake County, the site contains Grazing Land and Other Land only, signifying low-quality soil for agriculture. Therefore, this proposed project would not convert farmland that is high quality farmland to a non-agricultural use. **No Impact**	1, 2, 3, 4, 7, 8, 11, 13, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The site is under a Williamson Act contract. The cultivation portion of the site will not interfere with the ability of the owner or neighbors to use the non-cannabis land for more traditional crop production. The site is zoned Agriculture Preserve (APZ), which is a designated zone for agriculture, including cannabis cultivation. **Less than Significant Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The property is zoned Agriculture Preserve (APZ) does not contain forest land. Therefore, the proposed project will not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g). **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	Please see response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
III. AIR QUALITY *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.* *Would the project:*						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			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. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the project area or project vicinity. Since the Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County. Although the Lake County Air Basin is not required to have an air quality plan, the proposed project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed project. Construction impacts, which are limited to minor grading, would be temporary in nature and would occur over a 5 to 7 week period. Ongoing field management is considered an operational, not construction, activity. Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation / construction. Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance), and other measures such as planting native flowering vegetation surrounding the cultivation area. The project includes the use of a gasoline-powered generator for backup use only and gasoline and diesel-powered equipment (tillers, weed-eaters, etc.). Implementation of mitigation measures would reduce air quality impacts to less than significant. Dust during site preparation would be mitigated by wetting the soil with a mobile water tank and hose. The project includes the use of a gasoline-powered generator for backup use only and gasoline and diesel-powered equipment (tillers, weed-eaters, etc.). Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant. **Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-6 incorporated.** **<u>AQ-1:</u> Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.** **<u>AQ-2:</u> All mobile diesel equipment used must be in**	1, 3, 4, 5, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					compliance with State registration requirements. Portable and stationary diesel powered equipment must meet all Federal, State, and local requirements, including the requirements of the State Air Toxic Control Measures for CI engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. **<u>AQ-3:</u> 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.** **<u>AQ-4:</u> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.** **<u>AQ-5:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.** **<u>AQ-6</u>: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.**	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated 5-7 weeks) with minor grading. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards. **Less than Significant Impact**	1, 2, 3, 4, 5, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Expose sensitive receptors to substantial pollutant concentrations?			X		Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The nearest off-site residence appears to be located approximately 1,100 feet southeast of the central cultivation site according to Lake County Web GIS. Pesticide application, including citric acid oil and Sulphur, would only be applied during the growing months and applied carefully to individual plants located within greenhouses. As such, sensitive receptors would likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos and no serpentine soils are mapped onsite. **Less than Significant Impact**	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			Odors generated by the plants, particularly during harvest season, would be mitigated. Storage containers will have fans and carbon filters/air scrubbers installed to prevent odors from leaving the premises during all processing phases. Minimal site disturbance is needed to implement the project as proposed. Additionally, the applicant will be required to submit an Odor Control Plan as a condition of approval. **Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-7 Incorporated.** **<u>AQ-7</u>: Each greenhouse shall contain an air and odor filtration system. Method of filtration shall be provided to the Lake County Planning Department for review prior to any construction occurring on site.**	1, 2, 3, 4, 5, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES *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?		X			A Biological Assessment (BA) was prepared by Jacobszoon and Associates, April 23, 2020. The purpose of the BA was to provide information as to whether the property contains sensitive plants or potentially contains sensitive wildlife requiring mitigation under CEQA. The BA assessed numerous areas not located within the scope of this application; therefore, the term "Study Area" used in the BA applies more broadly than the area used here, where the term "proposed project Study Area" refers only the areas studied on the proposed project parcels, APNs 002-021-15, 16, and 17 as shown in Figure 1: Biological Assessment Map Study Area Aerial Imagery in Appendix D of the BA. West Fork Middle Creek and tributary watercourses flow through the project parcels and provides aquatic/riparian habitat for fish species and invertebrates as well as foraging habitat for some avian and mammalian species. The project area is comprised primarily of mixed oaks, madrone, pine, and fir overstory vegetation. The project areas do not contain mapped wildlife corridors or critical habitat for federal or state-listed species. No change to migratory bird patterns is anticipated from the impacts of this proposed project. The project properties contains watercourses and mapped wetlands, which are considered sensitive biological communities and could provide important habitat for sensitive species. Habitat quality onsite was degraded during the 2018 Mendo	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Complex fire when the western portion of the site was burned. The site is slowly re-vegetating. Although the BA concluded that twenty-one (21) special-status plant and wildlife species have the potential to occur, only seventeen (17) special-status plants and wildlife species could potentially occur within the proposed project Study Area based on three site investigations, available databases, and present habitat (including sixteen (16) wildlife species and one (1) plant species). A summary of the results is as follows: **Plants.** One special-status plant species has the potential to occur within the Study Area. Bolander's horkelia *(Horkelia bolanderi)*, have a moderate potential to occur in the project area, however, there are no meadows or vernal pools that exist onsite. The species was not observed onsite during a site investigation during the blooming period. The BA provided no further recommendations for this species. The BA included four (4) additional special-species plants, Bristly leptosiphon *(Leptosiphon acicularies)*, Broad-lobed leptosiphon (*Leptosiphon latisectus)*, Mayacamas popcornflower (*Plagiobothrys lithocaryus)*, and Bent-flowered fiddleneck *(Amsinckia lunaris)*, as having a moderate potential to occur in "BA Study Area 2", which is located outside the scope of this application. Those species are not further discussed. **Wildlife.** Sixteen (16) special-status plant species have the potential to occur within the Study Area: - **Amphibians (1):** Foothill yellow-legged frog *(Rana boylii)* has moderate potential to occur within the Study Area in West Fork Middle Creek and tributary watercourses on the properties. No work is proposed within any riparian areas, and the BA did not recommend any further actions to protect this species. - **Birds (4):** American peregrine falcon *(Falco peregrinus anatum)* has moderate potential to forage within the grasslands of the Study Area, and the onsite mixed oak and conifer forests provides marginal nesting habitat. However, no cliffs or ledges used for breeding exist within the project properties. The BA states that impacts to breeding would occur if tree removal was proposed, however, no trees are proposed to be removed as a part of this project. No further recommendations were noted. - Purple martin *(Progne subis)* has moderate potential to forage in West Fork Middle Creek and inhabit the coniferous forested stands located in the Study Area. However, no trees are proposed to be removed and riparian vegetation near West Fork Middle Creek is not proposed to be impacted. No further recommendations were noted in the BA for this species. - Yellow warbler *(Setophaga petechia)* and Yellow-breasted chat *(Icteria virens)* both have moderate potential to inhabit riparian habitats of willows located within West Fork Middle Creek on the property. No work is proposed that would impact West Fork Middle Creek or the	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					surrounding riparian habitat, and the BA provided no further recommendations for this species. - Additionally, activities within the proposed project Study Area may result in the indirect visual and acoustic disturbance to avian species and has the potential to result in nest abandonment. Any development activities which occur between March 1st and August 31st of any year, require predevelopment nesting bird surveys prior to the commencement of any groundbreaking activities. This recommendation has been included as **Mitigation Measure BIO-1** to reduce impacts to less than significant. - **Fish (2):** Pacific lamprey *(Entosphenus tridentatus)*, and Klamath crayfish *(Pacifastacus leniusculus klamathensis)* both have moderate potential to inhabit West Fork Middle Creek, located within the Study Area. No work is proposed to impact riparian vegetation or onsite watercourses, and no further recommendations were noted in the BA for these species. - **Insects (2):** Obscure bumble bee *(Bombus caliginosus)* and Western bumble bee *(Bombus occidentalis)* both have moderate potential to nest or forage in the open grasslands and mixed oak stands within Study Area. No bee nests were observed during site inspections within the proposed areas of development. The BA notes that development of the cultivation areas would impact species due to the amount of foraging area available on the parcels and did not provide further recommendations for these species. - **Mammals (5):** Pallid bat *(Antrozous pallidus)*, western red bat *(Lasiurus blossevillii)*, fringed myotis *(Myotis thysanodes)*, and Yuma myotis *(Myotis yumanesis)* all have moderate potential to utilize onsite tree, shrub, riparian, and grassland habitat within the Study Area. According to the California Wildlife Habitat Relationships Predicted Habitat Suitability (CWHR 2016) described in the BA, the Study Areas provide Low to High suitable habitat for all of the bat species. No indications of bat presence were observed onsite during the site investigation. No trees are proposed to be removed. The BA does not expect that the proposed project would have a significant impact on these species and provided no further recommendations. - American badger *(Taxidea taxus)* has moderate potential to nest, hunt, and breed in grassland and the friable soils located within the Study Area. The CWHR Predicted Habitat Suitability states that the Study Area provides Low to High habitat suitability. The BA recommends badger surveys prior to any groundbreaking activities, performed to CDFW protocol. This has been included as **Mitigation Measure BIO-2** to reduce impacts to American badgers from the proposed project are reduced to less than significant. - **Mollusk (1):** Western ridged mussel *(Gonidea*	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					angulate) has moderate potential to occur in West Fork Middle Creek in the Study Area. However, no work is proposed that would impact West Fork Middle Creek and no further recommendations for this species were denoted in the BA. - **Reptiles (1):** Western pond turtle *(Emys marmorata)* have high potential to occur in the Study Area, as western pond turtles were observed basking in the pond during a site assessment. The pond is located 300 feet south of the nearest cultivation activities. The BA recommends pre-development surveys performed to CDFW protocol prior to any groundmoving activities in the cultivation area located closest to the pond. This has been included as **Mitigation Measure BIO-3** to reduce impacts to less than significant. **Impacts would be Less than Significant with Mitigation Measures BIO-1 through BIO-3 incorporated.** **<u>BIO-1</u>: If project activities occur during the nesting season (March 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to project activities to determine if any special-status birds are nesting in trees on or adjacent to the study area.** **If the qualified biologist determines that the active nests of any special-status species are found close enough to result in nest abandonment, the qualified biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers.** **<u>BIO-2</u>: Prior to the commencement of groundbreaking activities (including vegetation removal, earthmoving, grading, and/or excavation) within grassland habitat, surveys for American badgers *(Taxidea taxus)* shall be conducted following the CDFW American Badger Survey Protocol. Per protocol, surveys should occur no less than 14 days and no more than 30 days prior to the construction activities.** **<u>BIO-3</u>: Prior to commencement of ground-moving activities within 500 meters of the onsite pond, surveys for western pond turtles *(Emys marmorata)* shall be conducted following CDFW protocol. Surveys shall be conducted by a qualified biologist 14 days before and 24 hours before the start of disturbance activities. This Mitigation Measure applies to any disturbance in the two cultivation areas located nearest the pond (denoted as 'C' and 'D' on the Site Map), as well as any earth movement near the ADA bathroom and existing shed, all of which are located within 500 meters of the onsite pond.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			Refer to Section IV(a). The site contains a year-round stream that is somewhat near the easternmost cultivation site. The maps submitted show this stream to be 100' from top of bank to the edge of the cultivation site, which is consistent with Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation. The applicant has provided an Erosion Control Plan, which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks. There are no other sensitive natural communities within the project area. Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan. Erosion control measures include swales, stockpile management, road and parking lot management, and sediment management. Since, during construction, the proposed project would disturb more than one acre, and would be subject to the requirements State Water Resources Control Board (SWRCB) Construction General Permit (CGP) Order 2009-0009-DWQ. The SWRCB CGP would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) which documents the stormwater dynamics at the site, the Best Management Practices (BMPs) and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project. In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for coverage under Order No. WQ 2019-001-DWQ (General Order). The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities. Impacts would be **Less Than Significant with Mitigation Measures BIO-4 Incorporated.** **<u>BIO-4</u>: All work should incorporate erosion control measures consistent with Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ. Prior to construction, the project shall obtain coverage under State Water Resources Control Board Construction General Permit (CGP) Order 2009-0009-DWQ and prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project site.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			Refer to Section IV(a). The National Wetlands Inventory shows mapped wetlands located in the area surrounding West Fork Middle Creek within the Study Area. All proposed disturbance would be located over 100 feet from the mapped wetlands. No development would occur within the mapped wetlands or within 100 feet from the wetlands. Therefore, project implementation would not directly impact any channels or wetlands. Soil disturbance from project implementation could increase erosion and sedimentation. Regulations at both the County and State levels require creation and implementation of an erosion control plan / stormwater management plan. Potential adverse impacts to water resources could occur during operation of cultivation activities resources by discharge of sediment or other pollutants (fertilizers, pesticides, human waste, etc.) into receiving waterbodies. However, the project proponent must file a Notice of Intent and enroll in Cannabis Cultivation Order WQ 2017-0023-DWQ. Compliance with this Order would ensure that cultivation operations would not significantly impact water resources by using a combination of Best Management Practices (BMPs), buffer zones, sediment and erosion controls, site management plans, inspections and reporting, and regulatory oversight. Implementation of these plans, BMPs, compliance with Water Board, and Mitigation Measure BIO-4 would ensure that the impacts are less than significant. Impacts would be **Less Than Significant with Mitigation Measures BIO-4 Incorporated.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		Refer to Section IV(a). The BA submitted stated that there were no observed native resident or migratory fish or wildlife species within the study area and recognized that no mapped wildlife corridors exist within the BA Study Area. **Less than Significant Impact**	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		Refer to Section IV(a). This project does not conflict with any local policies or ordinances protecting biological resources. The trees on site are primarily introduced / non-native. There are no mapped sensitive species on the site. **Less than Significant Impact**	1, 2, 3, 4, 5, 11, 12, 13
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	No special conservation plans have been adopted for this site and no impacts are anticipated. **No Impact**	1, 2, 3, 4, 5, 13
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A Cultural Resources Evaluation was conducted for the subject parcel involved with this proposal by Jay Flaherty dated April 30, 2020. Mr. Flaherty mentions that a prior Archeological Study was done by Jacobszoon and Associates related to logging that occurred on the site following a prior forest fire; the Jacobszoon study also yielded no results regarding	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					significant artifacts or sensitive cultural sites or remains. The Cultural Resources Evaluation assessed the cultivation areas proposed consisting of an approximate 15 acre survey, and stated that no significant historic or prehistoric cultural materials were encountered during the field inspection, and the study determined that no significant cultural sites exist on the parcel. According to the Study, it is possible, but unlikely, that significant artifacts or human remains will be discovered during project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the local overseeing tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered. **Impacts would be than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated:** **<u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.** **<u>CUL-2:</u> 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 local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.**	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			Please see response to Section V(a). **Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.**	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Please see response to Section V(a). The Cultural Study stated that it was unlikely that any significant findings, including human remains, appear likely on this site. The amount of new site disturbance that would occur is minimal. **Impacts would be Less than Significant with Mitigation Measure CUL-2 Incorporated.**	1, 3, 4, 5, 11, 14, 15
VI. ENERGY *Would the project:*						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy			X		On-grid power, supplied by PG&E, is the proposed primary energy source for this project. The mixed light cultivation areas will have some need for power. The likely power sources include the interior lighting and ventilation systems, security system, the well pump, and any outdoor security	5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
resources, during project construction or operation?					lighting that might be needed in the future. **Less than Significant Impact**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance unless the applicant proposes 'indoor cultivation' (not proposed with this application). **Less than Significant Impact.**	1, 3, 4, 5
VII. GEOLOGY AND SOILS *Would the project:*						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>Earthquake Faults</u> Lake County contains numerous known active faults, however, there are no mapped earthquake faults on or adjacent to the subject site. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with current California Building Code construction standards. <u>Seismic Ground Shaking and Seismic–Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable. **Less Than Significant Impact**	1, 2, 3, 4, 5, 18, 19,
b) Result in substantial soil erosion or the loss of topsoil?			X		Major grading is not proposed for this project, however minimal scraping and flattening would occur. The applicant would need to import soil for the cultivation activity; however this would not have any effect on the potential for erosion or the loss of topsoil. The applicant may be required to apply for a grading permit prior to construction of any building; this would be determined at the time of building permit review. The proposed project would also be subject to the requirements of the SWRCB CGP and would require the preparation of a SWPPP which documents the stormwater dynamics at the site, the BMPs and water quality protection measures that are used, and the frequency of inspections. In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for coverage under Order No. WQ 2019-001-DWQ (General Order). The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required	1, 3, 4, 5, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					prior to commencing cultivation activities. **Less than Significant Impact**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		The project site is not identified as containing landslides or other unstable geologic conditions. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the proposed project. **Less Than Significant Impact**	1, 3, 4, 5, 6, 7, 10, 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?			X		The Uniform Building Code is a set of rules that specify standards for structures. Structures proposed are greenhouses, metal storage containers, storage shed, and ADA bathroom. Expansive soils possess a "shrink-swell" characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils. Cultivation activities proposed in the application would occur on two types of soils: Yorktree-Hopland-SquawRock Complex (Map Unit Symbol 252) and Sanhedrin-Kekawaka-Speaker Complex Soils (Map Unit Symbol 202), according to the Soil Survey of Lake County and the USDA Web Soil Survey website. Soil Type 252 is comprised of clay loam, loam, gravely clay, clay loam, and clay and would have a moderate to high shrink-swell potential. Type 202 is comprised of gravely clay, clay loam, and clay and would have a low to moderate shrink-swell potential a high shrink-swell rating and Soil Type 252 has a moderate shrink-swell rating. Soil Type 249 is unrated. The applicant would use existing flat areas to construct greenhouses. The mapped soil on the cultivation portion of the site has varying levels of shrink-swell potential. All the soils have gravel in their compositions and are well drained. At Site D, the soil is subject to rare periods of flooding or ponding during prolonged, high-intensity storms. Any new construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils. **Less Than Significant Impact**	5, 7, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project site will be served by a proposed ADA compliant restroom that would rely on the existing septic system or require the need for new onsite wastewater treatment septic system if the existing system does not have the capacity. State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. Prior to applying for a permit, Lake County Division of Environmental Health requires a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. The proposed system would be located in an area of Type 202 soils. According to the USDA Soil Survey, this soil has a moderately high infiltration rate that could support a septic system. Therefore, the Proposed Project would not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater. In addition, the system would be reviewed and approved by the County Division of Environmental Health. **Less than Significant Impact**	39, 43, 44
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is possible but not anticipated. **Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.**	1, 2, 3, 4, 5, 14, 15
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions. The primary GHGs that are of concern for development projects include Carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). CO_2, CH_4, and N_2O occur naturally, and through human activity. Emissions of CO_2 are largely by-products of fossil fuel combustion and CH_4 results from off-gassing associated with agricultural practices and landfills. CO_2 is the most common GHG emitted by human activities. In general, greenhouse gas emissions come from construction activities (vehicles) and from post-construction activities	1, 3, 4, 5, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					(vehicles primarily). Construction activities on this site will be minimal. Burning plant material is prohibited in Lake County, and projected trips generated will be between 8 and 30 per day during and after construction. The mixed-light cultivation areas would not have specific greenhouse gas-producing elements and the cannabis plants would, to a small degree, help capture CO_2. **Less than Significant Impact**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	Lake County has not adopted any specific GHG reduction strategies or climate action plans. Therefore, this project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions**.** **No Impact.**	1, 3, 4, 5, 36
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Materials associated with the proposed Cultivation of Commercial Cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals will be stored and locked in a secured building on site. This proposal will use organic pest control and fertilizers. This will significantly limit potential environmental hazards that would otherwise result. All pesticides and fertilizers are required to be stored in a locked and secure facility and kept in accordance with manufacturers recommendations, as is being proposed by the applicant. The project would comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, would be stored under cover and in State of California-approved containers. All pesticides, fertilizers, or petroleum products would be stored a minimum of 100 feet from all potential sensitive areas and watercourses. Cannabis waste, as appropriate, will be composted or chipped and spread on site; burning cannabis waste is prohibited in Lake County. A spill containment and cleanup kit would be kept on site in the unlikely event of a spill. All employees would be trained to properly used all cultivation equipment, including pesticides. Proposed site activities would not generate hazardous waste. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The proposed project would also be subject to the requirements of the SWRCB CGP and would require the preparation of a SWPPP which documents the stormwater dynamics at the site, the BMPs and water quality protection measures that are used, and the frequency of inspections. In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for coverage under Order No. WQ 2019-001-DWQ (General Order). The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities. **Less than Significant Impact**	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		Refer to Section IX (a). The pesticides and fertilizers proposed are mostly organic, and will be stored in a secure building. The site preparation will require some construction equipment and will last from 5 to 7 weeks. All equipment staging shall occur on previously disturbed areas on the site. As stated above, a spill kit would be kept on site in the unlikely event of a spill. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, State, and Federal regulations. **Less than Significant Impact**	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. **No Impact**	1, 2, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site: • State Water Resources Control Board (SWRCB) GeoTracker database • Department of Toxic Substances Control EnviroStor database • SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit. The project site is not listed in any of these databases as a site containing hazardous materials as described above. **No Impact**	2, 40
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. **No Impact**	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with an adopted emergency response or evacuation plan. **No Impact**	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The site is mapped as being a fire risk, however the project will not further heighten fire risks on the site, and would provide a 2+ acre fire break where the cultivation activity will occur. The low-lying portion of the site where most of the cultivation activity would occur has a low fuel load based on the lack of shrubs and trees. The western portion of the site has a heavier fuel load, and was burned during the 2018 Mendo Complex fire. Much of the burned tree / brush has already been removed through a prior Grading Permit. The applicant will adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. **Less than Significant Impact**	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The site is located in the West Fork Middle Creek Watershed. West Fork Middle Creek and tributaries run through the property. Middle Creek and its tributary, West Fork Middle Creek, are not listed on the California Clean Water Act Section 303(d) List.	1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The Property Management Plan and Stormwater Management Plan submitted with the application address runoff, and certain BMPs during and after construction to reduce impacts associated with water quality. Irrigation will occur inside greenhouses, which would minimize discharge and potential groundwater degradation, since mixed light is easier to control runoff that would otherwise potentially invade the water table. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of pollutants. The site would be required to register as a Discharger with the State Water Resources Control Board Cannabis General Policy and General Order (Order No. WQ 2019-0001-DWQ). Vann Ranch is enrolled for coverage under the General Order as a Tier 2, Low Risk discharger, reflecting cultivation sites that disturb over one acre and are located outside of riparian setbacks on flat slopes. The project would follow all recommendations outlined in the Biological Assessment regarding water quality. The proposed project has been designed to maintain riparian buffers and grading setbacks of 100 feet. All cultivation sites have been designed to maintain a 100 foot setback from drainages and ponds. No development would occur within the drainage buffers and setbacks. Additionally, native vegetation surrounding the cultivation areas would be maintained and straw wattles would be staked around the cultivation areas to provide an additional buffer between the cultivation area and surface waters. Since, during construction, the proposed project would disturb more than one acre, the proposed project would be subject to the requirements of the SWRCB CGP and would require the preparation of a SWPPP which documents the stormwater dynamics at the site, the BMPs and water quality protection measures that are used, and the frequency of inspections. BMPs are activities or measures determined to be practicable, acceptable to the public, and cost effective in preventing water pollution or reducing the amount of pollution generated by non-point sources. Implementation of the SWPPP would ensure that the riparian habitat is protected during construction activities and long-term operation of the proposed project. **Less Than Significant Impact**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		The project site does not have a municipal water supply service, and relies on well water. The proposed project would use water from existing, onsite, permitted wells. The project appears to be located in the Middle Creek Groundwater Management Plan Area in the Lake County Groundwater Management Plan (GMP). Compared to other groundwater basins in Lake County, little information is available about Middle Creek. Basin Management Objectives outlined in the GMP for Middle Creek primarily focus on increased monitoring and information gathering, in addition to maintaining groundwater levels to assure an adequate irrigation and domestic water supply in the area. Two existing, permitted wells would be used for irrigation. The two wells have a combined yield of 25 gallons per minute	1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					(GPM). There is no minimum threshold for aquifer recharge rates in Lake County. As a Condition of Approval, a Water Availability Analysis that demonstrates sufficient recharge after a 4-hour drawdown would be required prior to the start of any cultivation activities associated. Water conservation methods described in the Property Management Plan would be employed onsite, including utilization of a drip irrigation system with a schedule that minimizes water usage; regular inspection of the water delivery system to prevent and repair leaks; and replacement of worn, outdated, or inefficient system components. As stated in the Lake County Groundwater Management Plan, the majority of agricultural water in Lake County is supplied by groundwater. In 2006, the agricultural groundwater demand in Middle Creek basin was approximately 73 acre-feet per year (±27.8 million gallons), however, that number has likely increased dramatically in the last 15 years as cannabis cultivation was not an allowable agricultural use at the time. The applicant predicts cannabis activities would demand approximately 3.52 acre-feet (±1,147,008 gallons) annually, representing less than 5% of total agricultural demand in the Middle Creek basin in 2006. Today, the irrigation demand for this project likely represents less than 3% due to an increase in agricultural activities across the area. Additionally, the depth of the wells proposed for cannabis use in this project are consistent with other depths of irrigation wells in the Middle Creek groundwater basin. Therefore, the proposed cannabis development is consistent with local plans and would likely not impede sustainable management of the local groundwater basin. **Less than Significant Impact**	
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 which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?		X			The proposed cultivation areas are in flat areas that have been historically cleared and graded. The sites will require minimal clearing and scraping for preparation and have been designed to maintain riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. The proposed project has been designed to maintain existing flow paths. (i) As discussed in Section (a) above, construction activities and operation of the proposed project would not result in substantial erosion or siltation, with compliance with the SWRCB Construction General Permit. (ii)&(iii) The applicant has stated that the total cultivation area is about 106,000 sq. ft. in size, much of which will be impermeable surface as greenhouses, storage containers, water tanks, and a shed. The applicant must provide an engineered Drainage and Erosion Control Plan that shows how surface runoff will be contained and not inadvertently drain into the watershed. This will be required as a Mitigation Measure HYD-1. (iv) The proposed cultivation areas are within a FEMA Zone X, areas of minimal flood hazard determined outside of the FEMA 100-year floodplain. The project would not impede or redirect flood flows. **Impacts would be less than significant with HYD-1**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					incorporated: **<u>HYD-1</u>: Prior to use permit issuance, the applicant shall provide an engineered Drainage and Erosion Control plan to the County showing the method of stormwater runoff storage and containment.**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		Portions of the property are located within a flood zone, but the proposed cultivation areas are not located in a floodplain, tsunami or seiche zone. **Less than Significant Impact**	1
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		Refer to Sections X(a) and X(b). The proposed use will not conflict with or obstruct the implementation of water quality control plan or ground water management plan as all hazardous materials including pesticides and fertilizers will be stored in a locked / secured shed, and will meet all Federal, State and Local agency requirements for hazardous material storage and handling. **Less than Significant Impacts**	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?				X	The proposed project site would not physically divide an established community. **No Impact**	1, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, the Upper Lake - Nice Area Plan and the Lake County Zoning Ordinance. **Less than Significant Impact**	1, 3, 4, 5, 20, 21, 22, 27
XII. MINERAL RESOURCES *Would the project:*						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site. **No Impact**	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Upper Lake - Nice Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. **No Impact**	1, 3, 4, 5, 26
XIII. NOISE *Would the project result in:*						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Noise related to cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as ventilation systems in greenhouses, well pumps or emergency backup generators during power outages. This project will have some noise related to site preparation (hours of construction are limited through standard conditions	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					of approval). There may be a need for an emergency backup generator, however generator usage would be limited to power outages. Although the property size will help to muffle noises heard by neighboring properties, mitigation measures are needed to further limit the potential sources of noise. **Impacts would be Less than Significant with Mitigation Measures NOI-1 – NOI-3 Incorporated.** **NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.** **NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.** **NOI-3: Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create significant groundborne vibration due to construction or to post-construction facility operation. There will be some grading required for the container pads and greenhouses, however earth movement is not expected to generate groundborne vibration or noise levels. The low-level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration. **Less Than Significant Impact**	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING *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)?				X	The project is not anticipated to induce population growth. **No Impact**	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. **No Impact**	1, 3, 4, 5
XV. PUBLIC SERVICES *Would the project:*						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. No new roads are proposed. The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. The project includes on-site improvements	1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?					related to public services, including water storage tanks for fire protection, improved road widths for emergency access, and site address posting. Construction and operation of the proposed project may result in accidents or crime emergency incidents that would require police services. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature. The Lake County Sheriff's Department, Clearlake Police Department and other law enforcement agencies were notified of the proposed project. There would not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. **Less than Significant Impact**	
XVI. RECREATION *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?				X	The project would generate business income, an increase in local employment opportunities, and increase public fee and tax revenue which may result in slight increases in population growth, which could lead to increased use of park and recreation facilities. However, the increased use of park and recreation, would occur over a large area and in multiple sites and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities**.** The nearest park is located over 6 miles south of the proposed project. The project would not have any impacts on existing parks or other recreational facilities**.** **No Impact**	1, 2, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. **No Impact**	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		According to the application submitted, the project site is accessed by two (2) private driveways directly off of the county-maintained Elk Mountain Road, a paved public road with 10 ft wide travel lanes and 2 ft wide shoulders. The access driveway to the proposed Site B will be approximately 3461 ft in length to the entrance of the cultivation site, with an approximate slope of 0-10%. The access driveway to the proposed Site D will be approximately 1,136 ft in length to the entrance of the cultivation site, with an approximate slope of 0-5%. At a minimum, the driveways will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 ft of unobstructed vertical clearance. The access driveways will have 6-inch gravel added to the entire length of it, as well as hammerhead turnaround at the cultivation site 20 ft wide and 60 ft in length. Turnouts are not proposed due to the access driveway being proposed at 20 ft wide, however if needed, turnouts will be at a minimum 12 ft wide and 30 ft long, with a minimum 25 ft tapper on each end, roughly every 400 ft. There are no bicycle or pedestrian facilities on Elk Mountain Road. **Less than Significant Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows: "*Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact*." To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. The proposed project would not generate or attract more than 100 trips per day; therefore, it is not expected for the project to have a potentially significant level of VMT, therefore, impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant. The proposed cannabis cultivation is considered to be similar to other agricultural and industrial uses in the area. **Less than Significant Impact**	1, 3, 5
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project is not a transportation project and will not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2). **No Impact**	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		No changes to Elk Mountain Road are proposed, nor do any appear to be needed. The applicant has indicated that he will improve the interior driveway with gravel, and the driveway is relatively flat and open leading to the cultivation sites. **Less than Significant Impact**	1, 3, 4, 5
e) Result in inadequate emergency access?			X		Adequate existing access is provided to the site via locally maintained roads and the existing driveway. The proposed project would not alter the physical configuration of the existing roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal roadways would meet CAL FIRE requirements for vehicle access. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan. **Less than Significant Impact**	1, 3, 4, 5, 20, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		Please see response to Section V(a) (Cultural Resources). **Less than Significant Impact**	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			Please see response to Section V(a) (Cultural Resources). A Request for Review was mailed to the area tribes on March 16, 2020. A response was received from *Linda Rosas-Bill, Environmental Director of the Habematolel Pomo of Upper Lake*, stating that the project falls within their area of concern and requested consultation on the project. Staff contacted the Tribe on March 17, 2021 to coordinate this consultation and is awaiting their reply to set the consultation date and time. Staff emailed the cultural study to the Tribe on March 17, 2021. **Impacts would be Less than Significant with Mitigation Measures CUL-1 and CUL-2 Incorporated.**	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS *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?			X		The proposed project would be served by two existing onsite irrigation wells that produce 10 and 15 gallons per minute according to the Well Completion Reports. No new wastewater treatment facilities are proposed. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. **Less than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		Refer to section X (b). The applicant would be required to provide a Water Availability Analysis prior to the use permit taking effect, however there is no minimum recharge threshold requirement in Lake County. The applicant is prohibited from trucking in water other than a one-time emergency delivery and only with written permission from the Community Development Department Director or designee. **Less Than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		Employees would use the existing onsite septic system, and ADA bathrooms would be constructed near the storage containers through a building permit with Lake County. Additionally, the site is 228 acres in size, easily large enough to accommodate a new septic system if one is needed. **Less Than Significant Impact**	2, 5
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs for the next 5 years according to Lars Ewing, Manager of Public Services in Lake County. **Less than Significant Impact**	1, 2, 3, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The applicant will compost or chip and spread the cannabis waste on site, and the estimated total amount of solid waste from this project would be approximately 800 pounds annually. **Less than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County uses a standard condition of approval regarding compliance with all Federal, State and Local management for solid waste. The cultivator would be required to chip and spread any vegetative waste on-site, and the estimated total amount of solid waste from this project is 800 pounds annually. **Less than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		The mapped fire risk on the site is high (SRA). Access to the site is taken from the on-site driveway and Elk Mountain Road meets 4290 and 4291 CalFire Standards. The 106,000 s.f. cultivation site proposed also provides a fire break on the property if needed and water storage for fire suppression. Should this site need to evacuate, Elk Mountain Road located near the subject site would be the evacuation route. Like much of Lake County, this area is prone to wildfire. The 2018 Mendo Complex fire burned much of the site and surrounding area. Approval of this permit would not further exacerbate the risk of wildfire, nor would it interfere with emergency evacuation should this be necessary. **Less than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		Refer to Section XX (a). Additionally, the site and surrounding lots are generally flat. Approval of this project will not increase the fire risk in this area. This particular area and Lake County in general has a history of wildfires, however the 106,000 s.f cultivation site will help to act as a fire break should one be needed. **Less than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The site is served by Elk Mountain Road, a paved County maintained road. The applicant has indicated that the interior driveway will be graveled in a manner that will enable it to support a 75,000-pound vehicle. No other infrastructural improvements appear to be necessary for this project. **Less than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		The site is generally flat near the cultivation areas; there is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project. **Less than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			Per the impact discussions above, the potential of the proposed project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed project has the potential for impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. However, these impacts would be avoided or reduced to a less-than-significant level with the incorporation of avoidance and mitigation measures discussed in each impact section. **Impacts would be Less than Significant with Mitigation Incorporated.**	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology And Water Quality, Noise, and Tribal Cultural Resources. 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. However, implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. **Impacts would be Less than Significant with Mitigation Measures Incorporated.**	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant**.** **Impacts would be Less than Significant with Mitigation Measures Incorporated.**	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake - Nice Area Plan
5. Vann Ranch Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, *(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)*
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://www.wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment for Vann Ranch, prepared by Jacobszoon and Associates and dated April 23, 2020.
14. Cultural Site Assessment Survey, prepared for Vann Ranch, prepared by Jay Flaherty and dated April 30, 2020.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County

19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District
38. Site Visit – May 18, 2020
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List, www.envirostor.dtsc.ca.gov/public
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf)
42. Lake County Groundwater Management Plan, March 31st, 2006. http://www.lakecountyca.gov/Assets/Departments/WaterResources/IRWMP/Lake+County+Groundwater+Managment+Plan.pdf
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. 26. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)