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

December 1, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-56 ADDENDUM V2

1. Project Title:	Blue Lake Organics / Jose Franco
2. Permit Number:	Major Use Permit, UP 20-45 Initial Study, IS 20-56 and Addendum
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):	10680 and 10717 Schuette Road Upper Lake, California, 95485 APNs: 003-001-21 and 003-002-11
6. Project Sponsor's Name/Address:	Jose Franco PO Box 1046 Upper Lake, CA 95485
7. General Plan Designation:	Rural Lands
8. Zoning:	"RL" Rural Lands District
9. Supervisor District:	District Three (3)
10. Flood Zone:	D - Undetermined
11. Slope:	Varied; cultivation site is mostly less than 10%
12. Fire Hazard Severity Zone:	SRA – High Fire Risk
13. Earthquake Fault Zone:	None mapped
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Sizes:	±46.46 acres (combined)

16. Environmental Setting and Existing Conditions

The proposed Blue Lake Ranch cannabis project is located approximately 7 miles northwest of Upper Lake. 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 a private driveway off of Schuette Road, a private dirt road and shared access easement, which intersects with State Highway 20 about 1 mile east of the subject property. Both properties are currently developed with a residence.

Purpose of this Addendum. The project was appealed by a neighboring property owner. It became evident during the appeal that the scope and layout of the project varied from the IS/MND that had been submitted (file no. IS 20-56). The material changes to the text of this Addendum are in red font for easier identification. The basis for the appeal are listed below, and have been fully addressed in this Initial Study Addendum:

1. Potentially significant impacts of proposed use were not studied (no specific categories were identified in the appeal however)
2. Land use compatibility with La Trianon resort was not studied in the original Initial Study.
3. Concerns over drainage and runoff to neighboring properties and into Blue Lake not studied.
4. Odor drift to resort was insufficiently reviewed and addressed.
5. Site Plan was not prepared by a design professional as required by Art. 27

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).

~~Phasing site plans were submitted by JAK Studio~~ Phasing site plans were prepared by Vanderwall Engineering Services and dated May 2022 for the ~~original~~ amended use permit review for commercial cannabis cultivation and self-distribution operations at 10680 and 10717 Schuette Road, Upper Lake. According to these plans, Blue Lake Ranch is seeking approval of the following components of the project scope:

Phase I (year 1):

- One (1) 15’ x 15’ trash enclosure (Site A)
- One (1) 20,000 sq. ft. outdoor canopy area (existing)
- One 8’ x 12’ storage shed (existing)
- One (1) portable ADA restroom (15’ x 15’)
- Two (2) 8’ x 24’ drying sheds (existing)
- One (1) 5,000 gallon water tank for irrigation (existing)
- Two (2) 2,500 gallon water tanks for irrigation (existing)
- Private internal driveway that connects with Schuette Road (existing)

Phase II (year 2):

- One (1) 20,000 sq. ft. outdoor cultivation area (Site B)
- One (1) 6’ tall chain link fence (Site B)

Phase III (year 3):

- Two (2) 50’ x 20’ greenhouses for immature plants (Site A)
- Ten (10) 20’ x 100’ greenhouses for mature plants (Site A)
- One (1) 30’ x 30’ compost area

Phase IV (year 4):

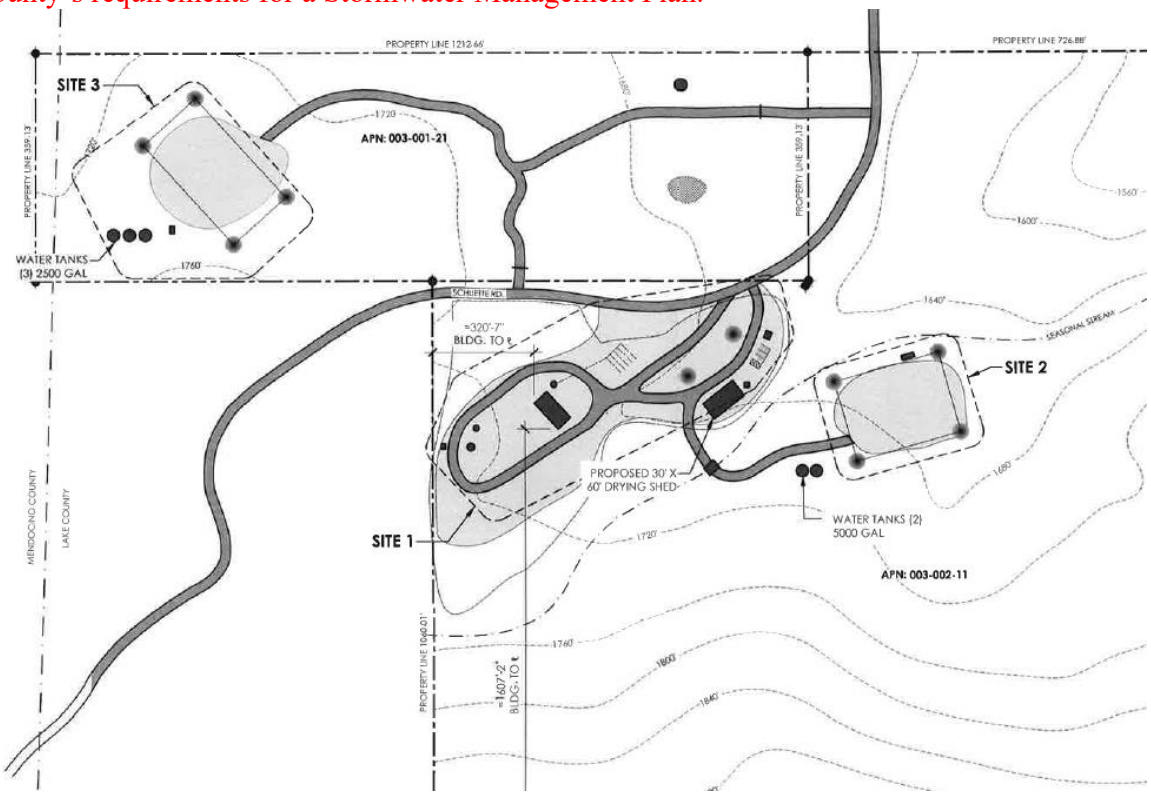
- One (1) 40’ x 70’ metal processing building

Cultivation activities would occur in ~~three~~ two sites located on the parcels.

Water Analysis. Water for cultivation activities would be supplied from an existing permitted groundwater well. A well test was conducted in 2011 for this well. Water generated by this well was 20 gallons per minute (GPM). The depth to water was 21 feet. A 2-hour test was run, however no drawdown data or recharge rate data was provided for this test.

On April 16, 2020, a second water availability test was run by JAK Drilling, a local professional well drilling company. This test conducted a four-hour run time. The water depth at the start of the test was 27 feet to top of casing. The productivity over the four hour test was 15.5 GPM. At the end of this four-hour run, the depth to water was 96 feet. One half-hour after the well was shut down, the well had recovered to 90% of its original distance from top of casing, indicating a strong water table at this location.

Erosion Control. An engineered Stormwater Management Plan was prepared by Vanderwall Engineering, and received by the County in August 2021. The Plan shows specific Best Management Practices that are intended on keeping stormwater on site. The Plan meets the County's requirements for a Stormwater Management Plan.



Power. 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.

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 an estimated 3-to-6 week period for each of the first three phases.

- The proposed cultivation areas are mostly flat or slightly sloped and require minor grading. Grading of about 1 cubic yard of surface smoothing for each cultivation area is anticipated.
- Roadway gravel and widening in some spots will occur.
- Materials and equipment will only be staged on previously disturbed areas. No areas will be disturbed for the purpose of staging materials or equipment.
- Water from the existing onsite well 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 7:00 a.m. to 6:00 p.m.

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.

This project would disturb less than one acre of earth and therefore is not subject to the requirements of the State Water Resources Control Board (SWRCB) Construction General Permit (CGP).

Post-Construction. A total estimate of 4 employees are anticipated during peak seasonal activities. One delivery/pickup per day is estimated. Hours of operation for the proposed activities would typically be between 8 a.m. and 6 p.m. daily, with deliveries and pickups restricted to 9 a.m. to 7 p.m. Monday through Saturday, and Sunday from 12 p.m. to 5 p.m.

Five parking spots, including one ADA-compliant parking space, are proposed for this project.

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.

A Biological Resources Assessment for the proposed project was conducted by Jacobzoon & Associates (April 1, 2020). A Cultural Resources Study for the proposed project was conducted by Wolf Creek Archaeology (March 24, 2020).

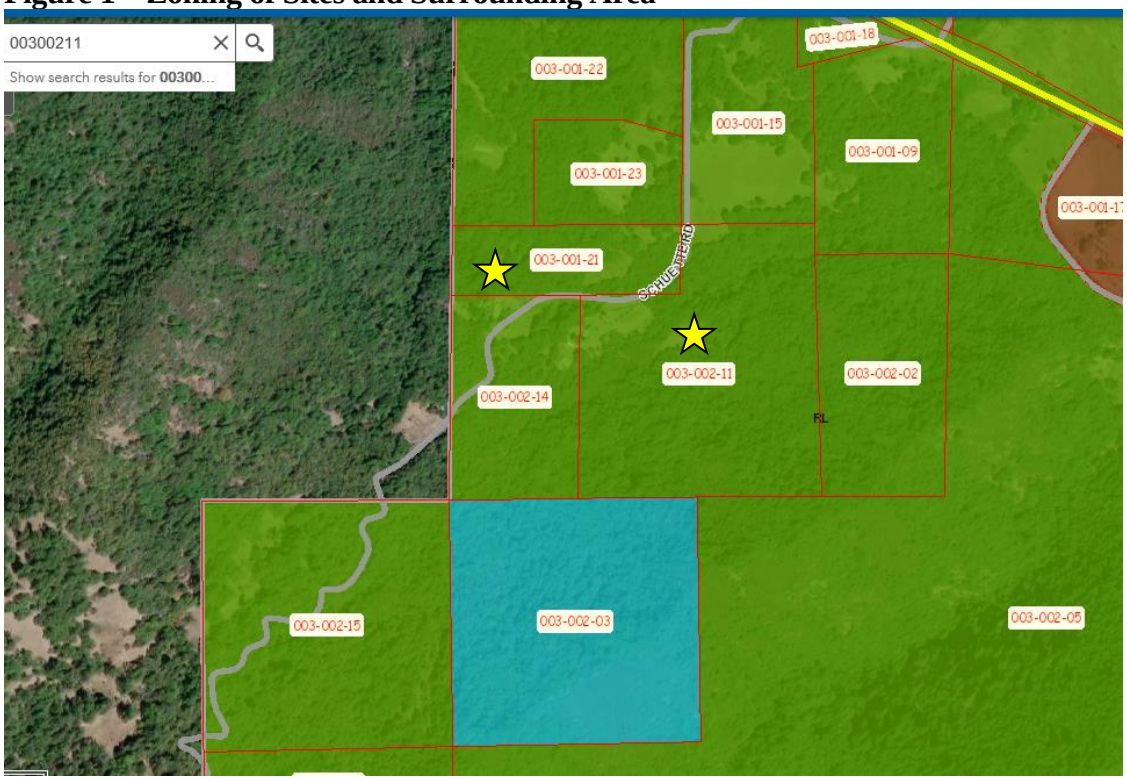
Blue Lake Organic is enrolled with the State Water Resources Control Board (SWRCB), for coverage under Order No. WQ 2019-001-DWQ (General Order). The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practical 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.

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

- North: Rural Lands (RL) zoned properties; 10 to 30 acres in size; two northern lots contain dwellings.

- South: Open Space (O) zoned property (BLM Land); undeveloped; 40 acres.
- East: Rural Lands (RL) zoned properties; 20 to 200 acres in size; undeveloped.
- West: Mendocino County Rangelands, undeveloped.

Figure 1 – Zoning of Sites and Surrounding Area



Source: Lake County GIS Mapping

Figure 2 – Aerial Photo of Sites and Surrounding Area

Source: Google Earth Pro

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
Northshore Fire Protection District
Central Valley Water Resource Control
California Department of Forestry & Fire Protection (CalFire)
California Department of Food and Agriculture (CalCannabis)
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 May 20, 2020. No requests for consultation were submitted to the Lake County Planning Department following the AB 52 notice being sent out. On March 27, 2021, Lake County sent an email to the Upper Lake Habematolel Tribe to verify that this site was not of interest to the Tribe in an effort to determine whether a consultation would be needed. Following the March 27, 2021 email, the applicant met with the Tribe and signed a Tribal Monitoring Agreement to allow tribal representatives to be present on site during site disturbance. ~~If held, the consultation would occur while the IS-MND is under review with the State Clearinghouse~~.

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~~ Amended By:
Eric Porter, Associate Planner

_____ Date: 12-1-2022
SIGNATURE

Mireya Turner, 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.

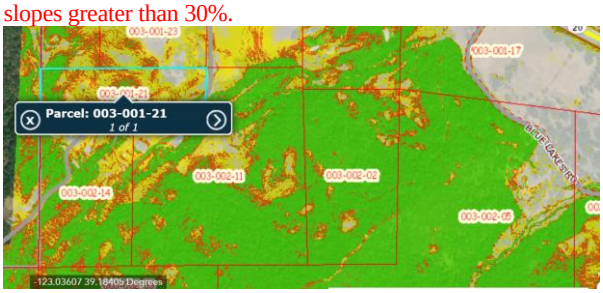
7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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 slightly less than one acre of cultivation area (~~20,000~~ 40,000 sq. ft.), which would occur over a four-year period in stages. The project site is not located within a Scenic Combining Overlay District. A 40' x 70' drying building is proposed (phase IV); conversion of Site A outdoor cultivation into ten 20' x 100' greenhouses in addition to two 20' x 50' greenhouses for immature plants is proposed (phase III), along with two sheds to house an ADA restroom, security data, and chemicals / pesticides. There are no mapped or known scenic vistas on or near the subject site. 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 project has some potential for lighting to be visible from outside the greenhouses, and for visibility of the greenhouse structures from neighboring lots. The following mitigation measures are needed to prevent light spillage from being visible by neighboring lots and public roads, for screening of the greenhouse structures. **AES-1: Prior to greenhouse cultivation, the applicant shall install blackout screening to prevent light from inside the greenhouses from being visible from neighboring lots and public roads.** **AES-2: Prior to greenhouse cultivation, the applicant shall install a 6' tall screening fence around all greenhouse structures.** **Less Than Significant Impact with mitigation measures added.**	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		The site does not contain any scenic resources that were either mapped or observed. This includes trees, rocks, or historic buildings. **Less Than Significant Impact**	2, 3, 4, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 area of Lake County and is situated in a manner that makes it difficult or impossible to be seen from Highway 20, the nearest public road. There is dense underbrush between the Highway 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. The application was originally submitted on May 8, 2020. The project was approved by the Planning Commission, then appealed by a neighboring property owner. The Appeal hearing found that visual impacts were not adequately addressed in the original documents, including the Initial Study. The appellant owns a resort located about 4/5 of a mile from the subject site; APN no. 003-002-05. The slope in this area is very steep (see slope map below). The cultivation site is located on APN 003-001-21, and the view of the site from APN 003-002-05 is blocked by the steep terrain. The cultivation area is located several hills over from the resort. The County is requiring two mitigation measures that (1) screen the greenhouses, and (2) require blackout screening on the greenhouses to prevent greenhouse lighting to be visible from neighboring lots and public roads. Slope Map of Subject Site and Neighboring Lots; green shows slopes greater than 30%.  No other comments or concerns were received from neighboring property owners. **Less Than Significant Impact with mitigation measures added.**	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 ~~little~~ some potential to have light or glare impacts on persons enjoying a day or nighttime view in this area as the result of lighting from inside the greenhouses. Some downcast low-wattage security lighting will be installed on the fence to protect the cultivation area from intruders. No other structures requiring exterior lighting are proposed. **Less Than Significant Impact with mitigation measures added.**	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
II. AGRICULTURE AND FORESTRY RESOURCES ***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 any mapped Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. Per the farmland Mapping and Monitoring Program for Lake County, the site contains Other Land only, signifying low-quality soil for agriculture. The site is also not located within the newly adopted Farmland Protection Area, which would otherwise require cultivation to occur in greenhouses. 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 and surrounding properties are not under a Williamson Act contract. **No 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 Rural Land (RL) and 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	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
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.	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**
					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 2 to 3 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. As stated previously, the original application for Blue Lakes Organics was appealed in 2021. The appellant stated that 'potentially significant impacts of proposed use were not studied', but did not specify which potential impacts were of concern. The original Initial Study resulted in a mitigated negative declaration; the Initial Study was sent to the State Clearinghouse on March 29, 2021, and no adverse comments from Air Quality agencies resulted from this Initial Study. The following mitigation measures regarding Air Quality were placed in the original Initial Study, and are carried forth to this initial study with one addition. **<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 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.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<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.** **<u>AQ-7</u>: Prior to cultivation, the applicant shall plant fragrant plants around the eastern and south-eastern portion of the cultivation area. Plants shall be maintained in a healthy state for the life of the project; placed no more than 3' apart; shall be irrigated, and shall consist of fragrant plants such as lavender, Rosemary, Thyme, and/or Daphane Odora.** **AQ-8: Prior to greenhouse cultivation, the applicant shall install filtration systems inside the greenhouses to reduce airborne odors from migrating to other sites in the area.** **Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-8 incorporated.**	
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 3-6 weeks for each phase) 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 north of the northernmost cultivation site according to Lake County Web GIS. Pesticide application, including citric acid oil and sulphur, would only be applied during the growing months. 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, can be somewhat mitigated in outdoor cultivation grow areas through the use of fragrant plants which are planted around the perimeter of a cultivation area. **Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-8 Incorporated.**	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 1, 2020. The Study did not identify any potential or actual sensitive flora or fauna on the subject site. There are no riparian areas; no seasonal or year-round streams, and no evidence of any sensitive species on the site. No mitigation recommendations were given in the Study, therefore none are proposed. As previously stated, this application was appealed in 2021. The appellant stated that impacts associated with this project were not adequately evaluated; however the County received a Biological Assessment from a credible professional biological consulting firm who did not recommend any further mitigation measures related to biological resources. Therefore, no mitigation measures are added as the result of this project. The applicant has prepared a Drainage and Erosion Control plan, prepared by Bill Vanderwall, a licensed civil engineer. That Plan is evaluated in greater depth in the Geology and Hydrology sections of this Initial Study. **Less Than Significant Impact**	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**
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			The site contains no year-round streams. There is a small pond located on a northern property that is well beyond the 100 foot setback required to 'top of bank' of any cultivation site at a minimum. Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan and engineered Grading / Erosion Control Plan submitted for this project. Erosion control measures include swales, stockpile management, road and parking lot management, and sediment management. **Less Than Significant Impact**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		The Biological Assessment and the National Wetlands Inventory shows no mapped wetlands located in the project site or in the overall property boundaries. 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. The applicant is proposing using a combination of Best Management Practices (BMPs), buffer zones, sediment and erosion controls, site management plans, inspections and reporting, and regulatory oversight. **Less Than Significant Impact**	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		The Biological Analysis (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		This project does not conflict with any local policies or ordinances protecting biological resources. The applicant has stated that no trees will be removed by this proposal. 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 Wolf Creek Archaeological Services dated March 20, 2020. The Cultural Resources Evaluation assessed the cultivation areas proposed and found evidence of worked chert rock, however no substantial evidence of prior cultural use of the property within or immediately near the proposed cultivation sites was discovered; the chert rock found was determined by the Archaeologist to not be a significant find in terms of	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**
					cultural establishment of the site by indigenous tribes historically. 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. The applicant has met with the Upper Lake Habematolel Tribe, and has signed a Tribal Monitoring Agreement with the Tribe to enable tribal representatives to be on site during any site disturbance. **<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), and the Upper Lake Habematolel Tribe shall be notified, and a qualified archaeologist shall be retained and shall coordinate and collaborate with the Upper Lake Habematolel Tribe 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, they shall be treated in accordance with 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 culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.** **Impacts would be than Significant with Mitigation Measures CUL-1 and CUL-2 incorporated.**	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			Lake County is rich in cultural heritage by indigenous tribes. It is a practice of the County to require mitigation measures that will enable the Tribe to evaluate whether impacts to potentially significant sites are occurring, and to allow traditional customs to help guide the process to remove or honor the relics that are discovered. Mitigation measures are needed to assure that in the event any culturally significant items or remains are discovered, the culturally affiliated Tribe (in this case the Upper Lake Habematolel Tribe) would be notified, along with an archaeologist, Lake County Planning Division, and the Sheriff's Department if any human remains are found during site disturbance activities. The Upper Lake Habematolel Tribe was also notified of the IS-MND on March 27, 2021 and had opportunity to further comment and offer additional mitigation measures subject to County agreement to the mitigation measures. **Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.**	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**
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			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 Measures CUL-1 and 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 resources, during project construction or operation?			X		On-grid power, supplied by PG&E, is the proposed primary energy source for this project. Minimum power will be needed for the outdoor cultivation sites. An estimated 200 to 400 amps would be needed for the greenhouse cultivation, which relies on light-deprivation and has minimal power demands. There will be some need for low wattage power for security lighting, security cameras, and other low demand energy needs such as the well pump. The existing on-grid power will be able to adequately accommodate the minimal power demands associated with this project. **Less than Significant Impact**	5
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, particularly during building pad preparation. The applicant has provided an	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**
					engineered Drainage and Erosion Control Plan for each phase of the project; the Plan contains mitigation measures for erosion control. The Plan shows erosion control measures primarily consisting of straw wattles that will be used to retain stormwater on site. The soil on the site is mapped as Type 142, a soil that potentially has significant erosion potential. The submitted engineered Erosion Control Plan shows adequate Best Management Practice control measures that will be required as conditions of approval to ensure that the site will follow proper protocol for erosion control purposes and to prevent stormwater pollution. The unlikely event of stormwater impacting any neighboring sites due to the rugged terrain in this location will be further mitigated through the measures identified in the Drainage and Erosion Control Plan. **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 on County GIS mapping data as containing soil that is prone to 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. No structures are proposed that require building permits other than plumbing and electrical permits for the ADA restroom, however the building proposed for the restroom is 64 sq. ft. in size, which does not require a building permit. **Less Than Significant Impact**	5, 7, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project site will be served by an existing restroom in the dwelling until a new ADA compliant restroom is built, including a new (small) septic system. The new restroom will satisfy ADA compliance for a restroom and handwash station. The site is 46 acres in size, and is large enough to accommodate a new septic system for the restroom and handwash station waste. **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 features or paleontological resources. Disturbance of these resources is possible but is not anticipated based on the Cultural Resource Evaluation performed on this site. **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	1, 3, 4, 5, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					emissions. Greenhouse Gas 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 (vehicles primarily). Construction activities on this site will be minimal; the outdoor cultivation area proposed is 20,000 sq. ft. in size. Construction is anticipated to take 2 to 3 weeks to prepare the site for the outdoor raised fabric pots that will hold the cannabis plants. The webpage for the California Air Quality Resource (URL https://ww2.arb.ca.gov/) lists a chart showing 18 air emissions and gasses that have global warming potential. Each type of gas has identified thresholds of 'significance' that range from 1 (CO_2) to 23,900 (Tetrafluoromethane). Gasses also have impact durations. CO_2 has no measurable life-span of impacts; other gasses such as Tetrafluoromethane (PFC-14) can impact the environment for as long as 50,000 years. A typical car generates 404 grams of CO_2 gas for each mile traveled. Source: EPA website. It is anticipated that 10 vehicle trips per day, idling for 5 minutes on site, would be roughly the equivalent of ¼ mile of emissions, or about 101 grams of CO_2 per car per day. Although the County of Lake has no thresholds for 'significant levels' of greenhouse gas emissions, the Bay Area Air Quality Management District has adopted standards for air emissions which are used by the County of Lake. This threshold of significance is 1100 metric tons of emissions per year per project. The estimated number of employee trips per day is 10 (five arriving in the morning, five leaving at night). The anticipated emission amount from these daily trips is assumed to be ¼ of one mile traveled; this is roughly 1010 grams of CO2 per day, or 272,700 grams per year assuming a 270 day planting year. One pound is equal to 453.59 grams. This would amount to 601 pounds per year, well below the maximum threshold of 1100 metric tons per year for a project in Lake County. There would be some slight emissions from delivery vehicles during operation; a total of two weekly vehicle trips from delivery vehicles are anticipated. Regarding emissions during construction, the applicant submitted material that includes a description of factors that contribute to emissions, including an estimate that up to four employees per day will be coming to and leaving the site, and	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					that up to five deliveries per day will occur. This represents about one tenth of the emissions that would occur during operational hours at the peak of cultivation season. 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 manufacturer 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 use all cultivation equipment, including pesticides. Proposed site activities would not generate hazardous waste. All equipment shall be maintained and operated in a manner	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**
					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**	
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		The pesticides and fertilizers proposed are mostly organic, and will be stored in a securable and lockable shed. The site preparation will require some construction equipment and will last from 3 to 6 weeks for each of the four stages of development. 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
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 State Department of Toxic Sites 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 project site is not listed in the Department of Toxic Sites, and has no documented history of having been listed as a site of concern pertaining to contaminated soil. **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 high fire risk, however the project will not further heighten fire risks on the site. 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 southern portion of the site has a heavier fuel load, and no	1, 3, 4, 5, 20, 35, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					mitigation measures are proposed to further reduce or increase this naturally vegetated area. The project will have a neutral impact on wildfire at this location. **Less than Significant Impact**	
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 applicant has submitted an engineered Drainage and Erosion Control Plan that identifies method of stormwater containment on the site. The project will incorporate above-ground pots that will be filled with high-grade soil. The soil placed in the pots must meet rigid standards for nitrate and other levels of potentially toxic substances to be able to allow the cannabis plants to pass the very rigid requirements for plant quality required from CalCannabis. The 46+ acre site will help further diffuse the impact related to stormwater runoff in conjunction with the BMPs established in the Property Management Plan and engineered Grading and Erosion Control plan. On August 3, 2021 the applicant submitted an engineered Stormwater Management Plan, prepared by Bill Vanderwall, P.E (Exhibit 5). An updated Plan was then submitted on December 3, 2021, also prepared by Vanderwall Engineering. The Plans provide several drawings showing how the stormwater will be managed on site using straw wattles and fiber rolls. One section of the Plan provides Best Management Practices (BMPs) for the following categories: • *Potable Water / Irrigation* • *Material Delivery and Storage* • *Stockpile Management* • *Solid Waste Management* • *Hydroseeding (erosion control measure)* • *Straw Mulch* • *Soil Preparation / Roughening* • *Fiber Rolls (drainage control)* Each of these plan sections describe means of controlling stormwater runoff, preventing soil loss due to wind and rain, and protecting the site and its surroundings using BMPs. Several conditions of approval were modified based on this Plan. According to the engineered Plans, the potential for impacts to any neighboring site are less than likely to occur. **Less Than Significant Impact**	1, 2, 3, 4, 5, 13, 21, 23, 24, 33, 34, 41, 42
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 relies on well water. The proposed project would use water from existing, onsite, permitted wells. Water for cultivation activities would be supplied from an existing permitted groundwater well. A well test was conducted in 2011 for this well. Water generated by this well was 20 gallons per minute (GPM). The depth to water was 21 feet. A 2-hour test was run, however no drawdown data or recharge rate data was provided for this test. On April 16, 2020, a second water availability test was run by JAK Drilling, a local professional well drilling company.	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**
					This test conducted a four-hour run time. The water depth at the start of the test was 27 feet to top of casing. The productivity over the four hour test was 15.5 GPM. At the end of this four-hour run, the depth to water was 96 feet. One half-hour after the well was shut down, the well had recovered to 90% of its original distance from top of casing, indicating a strong water table at this location. Water conservation methods described in the Property Management Plan would be employed onsite, including use 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;			X		The proposed cultivation areas are shown in the engineered Grading and Erosion Control plans that were used to evaluate this project. Construction activities and operation of the proposed project would not result in substantial erosion or siltation, with compliance with the SWRCB Construction General Permit. The applicant has stated that the total cultivation area is about 40,000 sq. ft. in size, about half of which will be permeable surface. **Less Than Significant Impact**	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**
iv) Impede or redirect flood flows?						
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The site is not located in a flood hazard, tsunami or seiche zoned or mapped area. **No Impact**	1
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		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 Impact**	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 of approval). There may be a need for an emergency backup generator, however generator usage would be limited to power outages.	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					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 minimal grading required for the cultivation area and to a lesser degree the small shed, 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 construction of which could cause significant environmental impacts, in order to maintain			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 related to public services, including water storage tanks for fire protection, improved road widths for emergency access, and site address posting.	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**
acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?					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, 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
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 Schuette Road, a private dirt road at this location that intersections with Highway 20 about one mile to the north. The access driveway to the proposed cultivation site will be required to be widened to a width of 14 feet to meet agricultural road standards, since no structures requiring building permits are needed (agricultural road standards). Pedestrian and bicycle amenities are not required for 'ag-exempt' (CalFire) Public Resource Code 4290 and 4291 standards. **Less than Significant Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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. The project will have up to 5 employees during peak harvest time. The site is located on a narrow, winding road that is about 10 miles from the nearest populated area containing food, gas and other commodities that employees might otherwise enjoy. The total estimated vehicle trips are 10 per day during peak hours. The total VMT are undetermined, however the site is too far from commercial establishments to generate more than 2 vehicle trips per day per employee, regardless of where they reside. **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
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 Schuette 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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Result in inadequate emergency access?			X		Adequate existing access is provided to the site via Schuette Road, a private road at this location. 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 (PRC 4290 and 4291) 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		According to the Archaeological Study, there are no structures or basis for listing this property as being of historical importance on the California Register of Historical Resources, or in any Lake County Historical site registry. **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			An AB 52 notice was mailed to all 11 area tribes on March 20, 2020 requesting any input or consultation requests. The County received no comments from any notified tribes. On March 27, 2021, a second notice was emailed to R. Geary, Tribal Historic Preservation representative for the Upper Lake Habematolel Tribe, who has cultural links to this site and area. Lake County had a consultation with Mr. Geary, and the Tribal Chairwoman Sherry Treppa and Vice Chairwoman Tracey Treppa on March 26, 2021 for a different project. Mr. Geary sent Lake County Planning Staff a letter explaining protocol for Sensitivity Training with the Tribe for any site disturbance that occurs in the Tribal area, and Best Management Practices regarding protocol if any potentially sensitive artifacts or remains are found. These protocols are under review with Lake County Planning Department staff and legal counsel at this date. The boilerplate conditions are adequate for purposes of this IS-MND, but may be modified within the conditions of approval prior to the public hearing in this matter to further clarify the Habematolel Tribe's interest and involvement in this land use process. **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			X		The proposed project would be served by an existing onsite irrigation well that produces 15 gallons per minute according to the Well Completion Report. A new wastewater treatment (septic tank and ADA-compliant restroom) is proposed; there are no issues associated with adding a second septic system to this 44 acre site. The applicant shall adhere to all Federal, State and Local	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**
significant environmental effects?					regulations regarding wastewater treatment and water usage requirements. **Less than Significant Impact**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The applicant has provided a Water Availability Analysis that shows an existing on-site well having a water depth of 27 feet, a 15 gallon per minute (consistent) output, and a 90% recharge rate after a 30 minute shut-down period. 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 within a 64 sq. ft. shed, along with an ADA-compliant hand-wash station prior to activation of this permit, or prior to the one-year site evaluation; this is at the discretion of the Planning Commission at the future public hearing. **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 the 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 Schuette Road, a private dirt road that does not meet 4290 and 4291 CalFire Standards, but is considered to be an Ag-exempt road according to the Lake County Fire Marshal due to the lack of building permits that are needed by this cultivator. Should this site need to evacuate, Schuette Road would be the evacuation route. This road is located about 1 mile from Highway 20, a paved, State-maintained highway at this location. The applicant would install a 5,000 gallon water tank for emergency fire suppression use prior to cultivation as a condition of approval. **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		The cultivation site is 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 20,000 sq. ft. cultivation site will help to act as a small 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 Schuette Road, an unpaved private dirt road at this location. The site is exempt from the application of PRC 4290 and 4291 CalFire road standards because no building permits are needed for this proposal. **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, Cultural Resources, Geology / Tribal Resources, and Noise. 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, Cultural Resources, Geology / Tribal Resources, and Noise. 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, Cultural Resources, Geology / Tribal Resources, and Noise. 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. Blue Lake Organic Cannabis Cultivation Application – Major Use Permit, revised drawings prepared by Vanderwall Engineering, dated May 2021 and May 2022.
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 Blue Lake Organics, prepared by Jacobszoon and Associates and dated April 1, 2020.
14. Cultural Site Assessment Survey, prepared for Blue Lake Organic, prepared by Wolf Creek Archaeology and dated March 20, 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 – March 31, 2021
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. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)