



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

August 28, 2023

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
ENVIRONMENTAL CHECKLIST FORM  
INITIAL STUDY (UP 22-08, IS 22-10)**

1. Project Title: Califlora Farms
2. Permit Numbers: Major Use Permit UP 22-08  
Initial Study IS 22-10  
Grading Permit
3. Lead Agency Name and Address: County of Lake  
Community Development Department  
Courthouse, 3<sup>rd</sup> Floor, 255 North Forbes Street  
Lakeport, CA 95453
4. Contact Person: Eric Porter, Planner (707) 263-2221
5. Project Location(s): 11945 Bachelor Valley Road, Witter Springs, CA  
002-044-01 and 002-024-08
6. Owner's Name & Address: Califlora Farms  
11945 Bachelor Valley Road,  
Witter Springs, CA 95493
7. General Plan Designation: Rural Lands – Resource Conservation
8. Zoning: “RL-SC-WW”; Rural Lands – Scenic Combining -  
Waterway
9. Supervisor District: District 3
10. Flood Zone: None Mapped
11. Slope: Varied; flat at cultivation site
12. Fire Hazard Severity Zone: SRA; Moderate Fire Risk Area
13. Earthquake Fault Zone: None
14. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
15. Parcel Sizes: ±62.84 Acres (APN: 002-044-01)  
±38.36 Acres (APN: 002-024-08)  
Total Combined Acreage – 101.21 Acres
16. Previous Land Use Permits: None
17. Description of Project:  
Major use permit for five A-Type 3 “Outdoor” Licenses and a Type 13 Cannabis Distributor  
Transport Only, Self-distribution License for **Phase 1** to allow a total of 205,513 square feet

(sf) of commercial cannabis canopy area, with a total of 226,403 sf of cultivation area. Included is a 5,000-sf processing building for drying/trimming/storage during **Phase I**.

**Phase 2** will include the conversion of 74,485 sf of outdoor cultivation to 44,000 sf of mixed light (greenhouse) cultivation, and 131,028 sf of outdoor cultivation requiring three A-Type 3 Medium Outdoor Licenses and two A-Type 3B Medium Mixed Light License. Up to 14 Greenhouses (30 x 100 feet; 17 feet tall) will be constructed for Phase 2. Greenhouses will be outfitted with odor control devices (carbon filtration systems).

According to the materials submitted, the cultivation areas are to be placed on a portion of the site that was previously cleared for the now-fallow walnut orchard. The site was then burned during the Mendocino Complex fire of 2018. The cultivation area is generally ready for cultivation with minimal grading required for building pad preparation. Some grading will be necessary for foundations and slabs and trenching to provide power to the greenhouses and processing building.

### **Construction – Phase 1**

Phase 1 construction is expected to take between two to three months; primarily to build the 5,000-sf processing building and install fencing. The cultivation site is generally ready for plants, which will be placed in above-ground fabric pots.

### **Construction – Phase 2**

Phase 2 construction is expected to take between two to three months for greenhouse construction and is anticipated to occur in year two of the project.

### **Construction Equipment**

The following equipment is expected to be required to construct the proposed project facilities:

- Excavator
- Backhoe
- Pickup trucks
- Water truck

### **Vehicle Trips During Construction**

The County estimates that between 8 and 12 daily trips will result during construction. If the project takes three months of construction time, a total of about 1,080 vehicle trips is probable. The County estimates that 4 employees will work during construction. This will result in up to 8 trips per day excluding deliveries. Deliveries during construction will likely generate between 2 and 4 additional trips per day.

### **Post Construction**

#### **Operational Details**

The proposed project will operate from 8 am to 6 pm, Monday through Saturday. Estimated number of employees is five during regular operations, and up to 20 employees during peak harvest season. Vehicle trips per day would be 10 daily trips during non-harvest season, and up to 40 during peak harvest season. The County estimates that up to 2 deliveries per week on average will occur.

## **Water Analysis**

A Hydrology Report (“Report”) was prepared for this project by Vanderwall Engineering and is dated January 13, 2022. The Report evaluates annual water demand for the project; aquifer capacity and recharge rate during drought and non-drought years; evaluates drought management actions needed and provides well data on the on-site well.

## **Well Test**

The Report identified a total of four (4) wells but there are three (3) wells on the Site. Since Well #4 is not proposed as part of the Project and located off-site, Well #4 will not be included in this analysis. Furthermore, two (2) wells will be used for irrigation. The wells are identified in the Report as Well #1 and Well #2. There are one (1) other well on the site identified as Well #3 that was evaluated in the Report, but Well #3 will not be used for cannabis irrigation purposes.

Well #1 is located on the northeastern portion of APN 002-044-01. A well test was run on this well at the time of well construction (1956). During the well test conducted, this well had an output of 10 gallons per minute (GPM). The well was drilled to a depth of 44 feet. No data on the duration of the well test or the drawdown depth is shown on the well test from 1956.

Well #2 is located on the southeastern portion of APN 002-044-01. A well test was run on this well on April 12, 2021 by Pollack and Sons Pump. During the well test conducted, this well had an output of 15 GPM. Well #2 has a drill depth of 70 feet. The water level in well #2 dropped 65 feet following a four-hour test run and had fully recovered within 24 hours.

Well #3 is located on the eastern portion of APN 002-044-01. A well test was run on this well in 2002. During the well test conducted, well #3 had an output of 50 GPM, however this well is not intended for irrigation purposes and will not be used for irrigation for this project.

## **Projected Water Use**

The Report projects the annual water usage as being about 2,745,900 gallons per year, or about 8.43-acre feet. This estimate includes domestic water used by the dwelling, and the water usage anticipated for employees. The project will likely use a drip irrigation system to disperse water to the plants. The plants will be in fabric pots or raised beds; the drip irrigation systems are typically used for this type of cannabis cultivation.

## **Aquifer Data**

The Report defines recharge area as the area of surface land that is located over the aquifer. The Report states that the Site has a total recharge area of 1,241,739 sf. The Report estimates that during an annual non-drought year rainfall is approximately 40 inches per year, while the drought-year rainfall is 8 inches per year. The total drought-year infiltration (recharge) into the aquifer would be 4,336,664 gallons per year; this is infiltration from the 101-acre property and does not include infiltration from other properties that recharge the aquifer.

## **Conclusion**

The Report states that “(p)er our calculations and assumptions, the project has an adequate water supply for the proposed irrigation use. In a drought year, our estimates show that the wells have the capacity to handle the proposed water irrigation needs of the project without impacting the surrounding neighbor’s wells.”

## **Drought Management**

The following measures are taken as drought management and mitigation measures for this project.

- No surface water diversion
- Selection of plant varieties suitable for the climate in Lake County
- Drip irrigation systems to be used
- Cover drip lines with straw mulch or similar to reduce evaporation
- Water application rates modified from data from soil moisture meters and weathering monitoring
- Shutoff valves on hoses and water pipes
- Daily visual inspections of irrigation system
- Immediate repair of leaking or malfunctioning equipment, and
- Water use metering and budgeting

## **Energy Usage**

According to the application material submitted, power demands for phase I would be minimal. There is an existing 200-amp service providing on-grid power to the house. The applicant states that photo-voltaic solar arrays will be used (presumably for both phases) but does not state the total amount of on-grid power needed to supplement the solar arrays.

The County estimates that a total of 200 amps will be generated by the solar arrays, and that a total of 400 additional amps is needed for the entire cultivation project. A new 200 amp service would likely be necessary in conjunction with the solar arrays.

There are no grid capacity issues at this location. PG&E was notified of this project, and sent a initial response acknowledging receipt of the Request for Review, but did not submit any project-related comments. There was no indication that they could not serve this project with power.

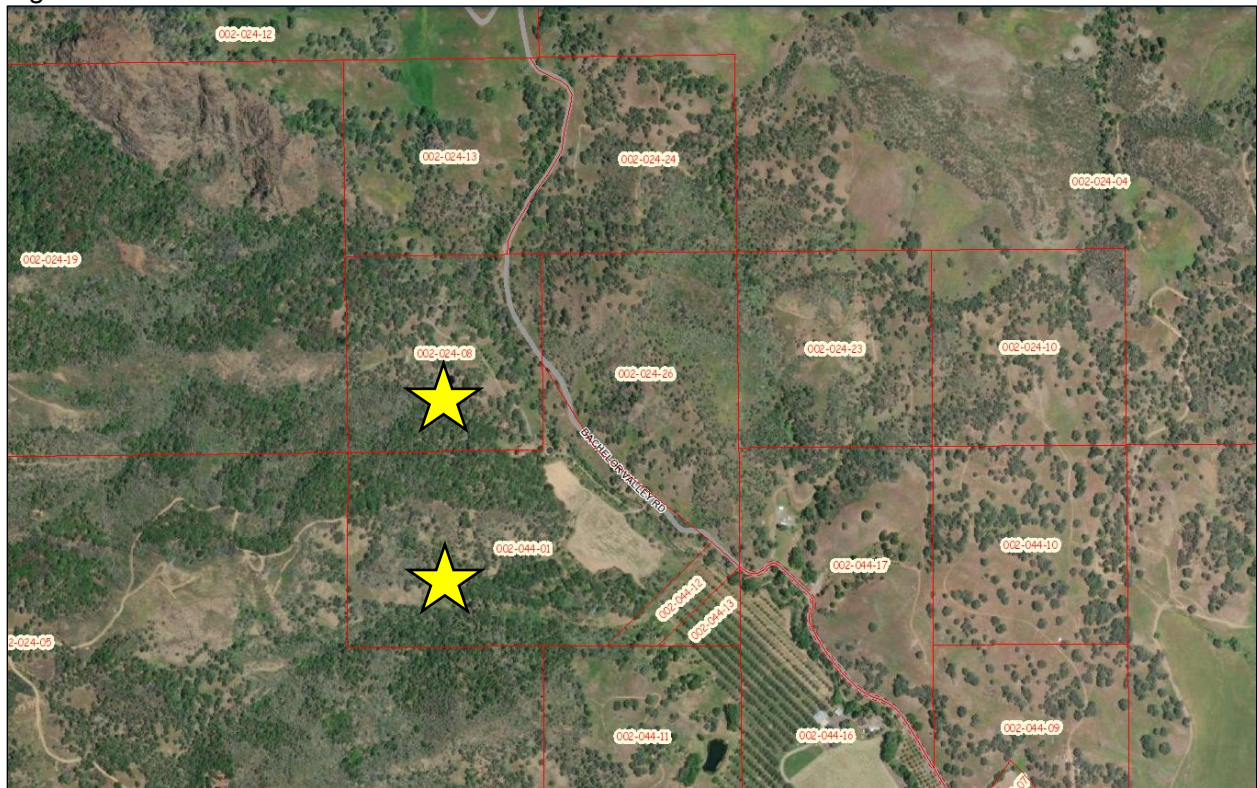
## **Solid Waste Management**

Annual non-hazardous solid waste generated by project operations is estimated to be about 500 pounds per year. All non-hazardous waste will be hauled to the nearest waste disposal transfer station located in Lakeport. There are no capacity issues at the South Lake Waste Facility in Clear Lake.

## **Wastewater Management**

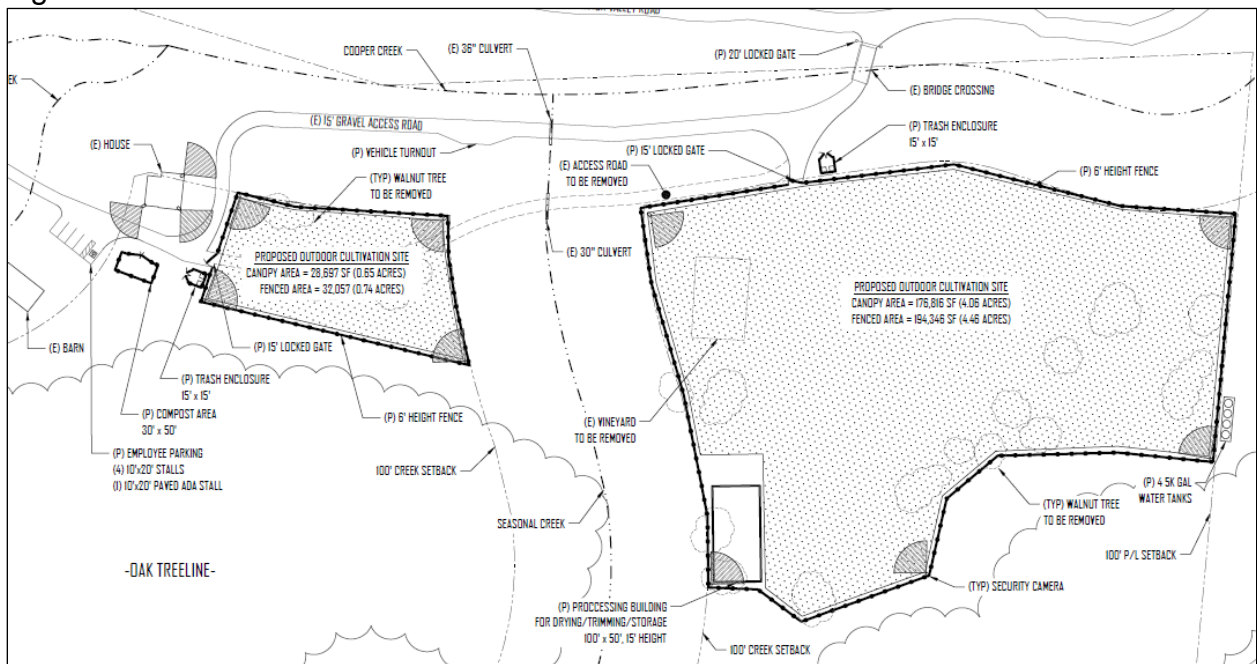
The site will install a restroom in the 5,000 sq. ft. processing building, so a new septic system will be necessary. The 101-acre property is large enough to support a 2<sup>nd</sup> septic system.

Figure 1 – Aerial Photo of Site



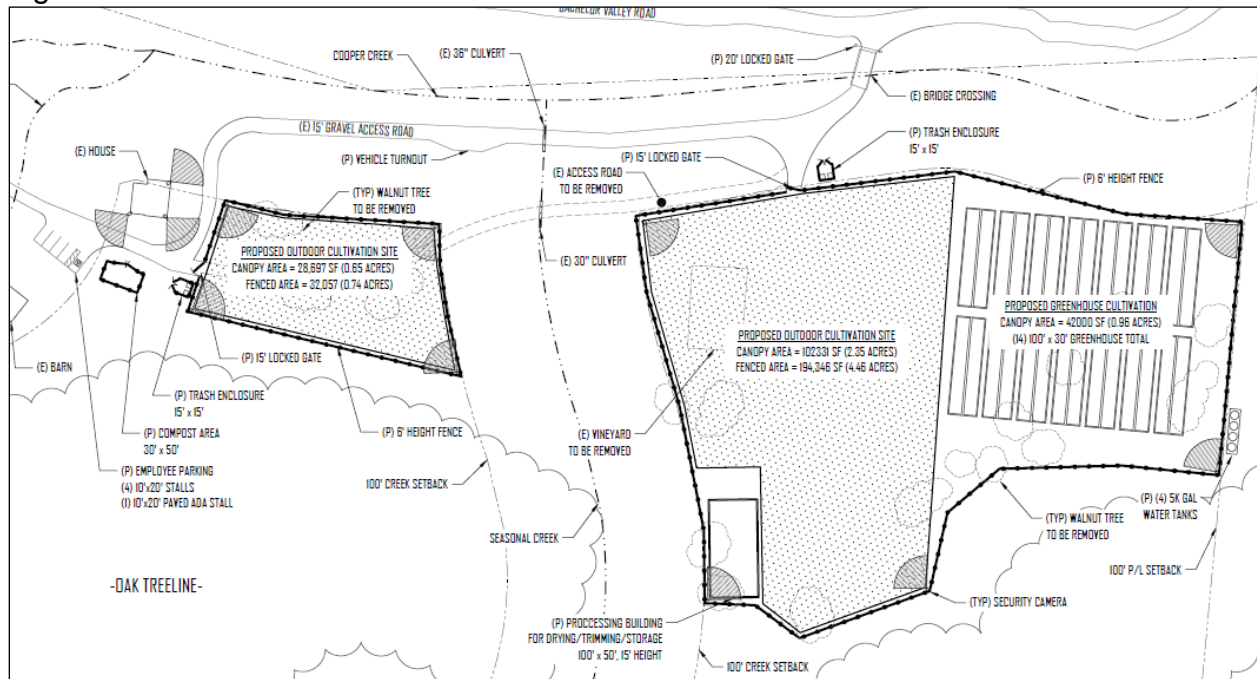
Source: Lake County Parcel Viewer

Figure 2 – Phase 1 Cultivation Site Plan



Source: Site Plans

Figure 3 – Phase 2 Cultivation Site Plan



Source: Site Plans

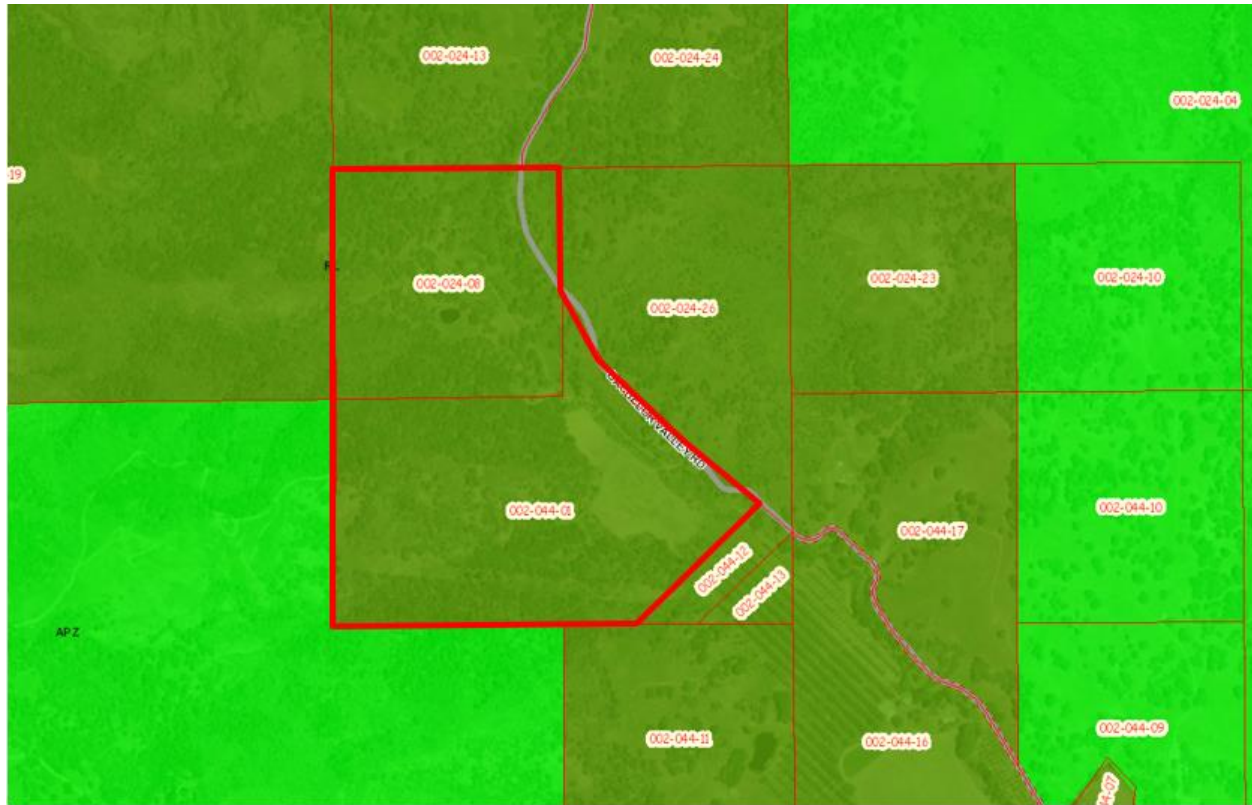
### Stormwater Management

A Stormwater Management Plan (SMP) has been prepared and submitted to Lake County Planning Department; the Plan identifies the method of stormwater containment in the cultivation area (straw wattles), which are typical for this type of cultivation activity. The cultivation area is set back more than 100 feet from all water courses on site. Setbacks from any surface water channel or above-ground water storage facility is 100 feet or more as is required by Article 27.11(at) of the Lake County Code.

### 18. Surrounding Land Uses and Setting:

- North, South, East: “RL” Rural Lands; parcels are 20 acres or more in size. Dwellings are present to the East and Southeast. The nearest dwelling to the cultivation site is over 1000 feet to the east of the cultivation area according to the material submitted for this application.
- West: “APZ” Agriculture Preserve; approximately 592 acres in size; non-productive (no crops); contains a dwelling.

FIGURE 3 – ZONING MAP OF CULTIVATION SITE AND NEIGHBORING LOTS



Source: Lake County GIS Mapping, 2023

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

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

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

California Department of Forestry & Fire Protection (CALFIRE)  
California Department of Transportation (CALTRANS)

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

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

Lake County sent letters to 11 tribes on November 1, 2022, informing tribes of the proposed project and offering consultation under AB-52. Of the 11 notified Tribes, the Yocha Dehe Tribe responded and deferred to the Upper Lake Habematolel Tribe. The Upper Lake Habematolel Tribe sent a letter to the County indicating that there might be some potential for discovery of significant items, and that they sought a site visit. A meeting between the County and the Tribe was held on August 29, 2023. The Tribe confirmed that they received the requested documents and that the site visit occurred on August 25<sup>th</sup>, 2023.

Comments from Sonoma State and the Archaeological Assessment were sent to the Upper Lake Tribe on December 21, 2022 via email by Associate Planner Eric Porter.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

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

Initial Study Prepared By:  
Eric Porter, Associate Planner

Edited By: LACO Consultants



Date: 8-28-2023

\_\_\_\_\_  
SIGNATURE

Mireya Turner, 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

## I. AESTHETICS

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

Except as provided in Public Resource Code Section 21099, would the project:

- |                                                         |                          |                                     |                          |                          |                        |
|---------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,<br>5, 6, 9 |
|---------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|------------------------|

- |                                                                                                                                                                                                                                                                                                                                                    |                          |                                     |                          |                          |                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|---------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?                                                                                                                                                                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2, 3, 4, 9          |
| c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4, 5, 6, 9 |
| d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                                                                                                                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4, 5, 6, 9 |

Discussion:

- a) The Lake County General Plan and the Upper Lake - Nice Community Area Plan Policy 3.5.2e includes strategies to preserve views of urban areas and mountain viewsheds such as Elk Mountain. The Site's General Plan and Land Use and Zoning District designation is Rural Lands (RL) with a Scenic Combining (SC) zone overlay indicating that it contains scenic characteristics or is within a scenic area that is viewable from the County's scenic highways and resources, in this case Bachelor Valley Road. Due to existing topography, elevation change, and surrounding vegetation the Site, including the cultivation areas cannot be seen from off-site, including Bachelor Valley Road. Additionally, the cultivation areas would be surrounded by a minimum of 6' tall fencing with privacy screening. All proposed uses would comply with the County's regulations for the SC combining district. The lighting used for the proposed greenhouses during Phase 2 of the proposed project, would be used periodically and security lighting will be motion-activated and all outdoor lighting will be shielded and downcast. Therefore, the Project is not anticipated to impact any scenic vistas in this location with mitigation measures.

AES-1: The applicant shall install a minimum 6' tall screening fence around the cultivation area and associated cannabis cultivation buildings. Fabric shall not be used due to poor durability; the screening material shall be chain link with slats, or a solid wood or metal fence. This shall occur prior to any cultivation occurring on site.

AES-2: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of [www.darksky.org](http://www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance.

Less than Significant Impact with Mitigation Measure added

- b) The Site is not located near a designated State scenic highway or other designated scenic corridor. The nearest eligible State Scenic Highway is State Route 20 which is located approximately 2 miles to the southeast at its closest point. Due to the existing topography and elevation change and surrounding vegetation, the Site including the cultivation areas cannot be seen from off-site, including from State Route 20. The Project would require local excavation in the areas proposed for the greenhouses and processing facilities; however, there are no scenic resources located within these areas. Additionally, the cultivation areas

would be surrounded by fencing with privacy screening. All proposed uses would comply with the County’s regulations for the “SC” district. Therefore, the Project would not damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.

Less Than Significant Impact

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

Less Than Significant Impact

- d) The project has potential to create additional light or glare due to the proposed greenhouses. Pursuant to the PMP, all proposed lighting would be fully shielded, downward casting, and would not spill over onto other properties or the night sky. Furthermore, proposed security lighting would be installed at the external corners of the cultivation areas would be motion-sensing, designed to turn on temporarily upon detecting motion and would not be on for extended periods of time or permanently throughout the night. The greenhouses will use be used periodically for light deprivation and artificial lighting at a rate below 25 watts per square foot. Therefore, project lighting would comply with the County’s Dark Sky Initiative for outdoor and indoor lighting. With mitigation measures, the project would not result in substantial light or glare. The following mitigation measures are added:

AES-3: A lighting plan showing Phase I and Phase II exterior lighting shall be submitted prior to any cultivation occurring.

AES-4: All greenhouses shall incorporate blackout screening, and no light from inside greenhouses shall be visible from outside the greenhouses.

Less Than Significant Impact with mitigation measures added

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
----------------------------------------	--------------------------------	------------------------------------------------	------------------------------	-----------	---------------

Would the project:

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

- |                                                                                                                                                                                                                                                                                            |                          |                          |                                     |                                     |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-----------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 2, 3, 4,<br>5, 7, 8, 11,<br>13 |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 2, 3, 4,<br>5, 7, 8, 11,<br>13 |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 2, 3, 4,<br>5, 6, 9            |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 2, 3, 4,<br>5, 7, 8, 11,<br>13 |

Discussion:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.

- a) The cultivation area is mapped as "Farmland of Local Importance" while the rest of the Site is mapped as "Grazing Land" by the Farmland Mapping and Monitoring Program. The propose Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Additionally, the soil type on the Site is 233, Still loam, stratified substratum, which is generally used or cultivated alfalfa, sugar beets and dryfarmed grain.

Less Than Significant Impact

- b) The Site is not under a Williamson Act contract. The base zoning of the cultivation site is "RL" which allows the project's uses with a Major Use Permit for Commercial Cannabis Cultivation pursuant to Article 27, Table B and subsection (at) of the Lake County Zoning Ordinance. The property to the west of APN 002-044-01 is under a Williamson Act contract but is not involved in crop production. The project will have no effect on any Williamson Act properties.

No Impact

- c) The project site is zoned "RL" Rural Lands, and is not zoned for forestland or timberland, nor has it been used historically for timber production.

Less Than Significant Impact

- d) The project site does not contain land designated as forest lands and has not been used historically for timber production. Because forest land is not present on the project site, the proposed project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use.

No Impact

FIGURE 4 – SOIL MAP



Source: Lake County GIS Mapping

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

Less Than Significant Impact

### III. AIR QUALITY

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

Would the project:

- |                                                                                                                                                                                                    |                          |                                     |                                     |                          |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-----------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 4, 5,<br>21, 24, 31,<br>36        |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,<br>5, 21, 24,<br>31, 36     |
| c) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 1, 2, 3, 4,<br>5, 10, 21,<br>24, 31, 36 |
| d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?                                                                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 4,<br>5, 21, 24,<br>31, 36     |

**Discussion:**

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

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

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, but are within the project vicinity, located 2,742 feet to the northeast of the cultivation area. This setback would pose no threat of asbestos exposure during either construction or the operational stage, since no serpentine soil will be disturbed with this project.

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

According to the Lake County Zoning Ordinance section on Commercial Cannabis Cultivation (§27.13), Air Quality must be addressed in the Property Management Plan. The intent of addressing this is to ensure that “all cannabis permittees shall not degrade the County’s air quality as determined by the Lake County Air Quality Management District” and that “permittees shall identify any equipment or activity that may cause, or potentially cause the issuance of air contaminates including odor and shall identify measures to be taken to reduce, control or eliminate the issuance of air contaminants, including odors”. This includes obtaining an Authority to Construct permit pursuant to LCAQMD Rules and Regulations.

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

The project proposes 205,513 sf (4.17 acres) of outdoor canopy area in Phase 1. Phase 2 will include the conversion of 74,485 sf of outdoor cultivation to 44,000 sf (0.96 acres) of mixed light cultivation, and 131,028 sf (3.00 acres) of outdoor cultivation. Outdoor cultivation has greater potential to have dust and odors emanating from the cultivation areas than greenhouse cultivation, and this project has some potential for impacts to neighboring properties.

Lake County is designated as an 'Air Attainment Area', and there are no thresholds for adverse air quality levels that result from a project.

However, it is likely that some dust and odors may be released as a result of site preparation and cultivation activities could result from site disturbance while preparing the site for cultivation and during harvest season.

Some vehicular traffic, including small delivery vehicles would be contributors during and after site preparation. The County estimates that between 8 and 12 daily trips will result during construction. If the project takes three months of construction time, a total of about 1,080 vehicle trips is probable. During operation of the project, with five (5) regular employees, the proposed project would generate 10 trips daily.

**Less than Significant Impact**

- b) The Project area is in the Lake County Air Basin, which is designated as in attainment for state and federal air quality standards for criteria pollutants (CO, SO<sub>2</sub>, NO<sub>x</sub>, O<sub>3</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, VOC, ROG, Pb). Any Project with daily emissions that exceed any of the thresholds of significance for these criteria pollutants should be considered as having an individually and cumulatively significant impact on both a direct and cumulative basis.

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

**Comparison of Daily Construction Emissions Impacts with Thresholds of Significance**

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

### Comparison of Daily Operational Emissions Impacts with Thresholds of Significance

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

### Comparison of Annual Operational Emissions Impacts with Thresholds of Significance

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

#### Less than Significant Impact

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

There are no schools, parks, childcare centers, convalescent homes, or retirement homes located within one mile of the project site. The nearest off-site residence is located about 1000 feet to the south-east of the cultivation area. While this is over the 200-foot setback for offsite residences from commercial cannabis cultivation as described in Article 27.13 of the Lake County Zoning, proximity to houses in the vicinity is within visual range and likely within olfactory range of the project.

The cannabis cultivation will occur inside greenhouses that will be equipped with carbon air filtration systems, so odors can be partially or fully captured in these filtration systems.

Pesticide application will be used during the growing season and, as described in the Property Management Plan, will be applied carefully to individual plants. The cultivation areas will be inside of greenhouses and surrounded by a 6' tall fence, which will reduce the risk of off-site drift of pesticides. Additionally, no demolition or renovation will be performed which would cause asbestos exposure, and no serpentine soils have been detected and are not mapped on site.

The project has some potential for dust and odor, although the greenhouses and metal buildings are required to be equipped with carbon or similar air filtration systems, which will help abate odors generated from inside greenhouses. The following mitigation measures will help reduce impacts related to dust and odor to 'less than significant':

AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Community Development Department, and is required to submit an Odor Control Plan for review and approval or revision prior to the public hearing.

AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.

AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.

AQ-4: 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.

AQ-5: 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.

AQ-6: 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.

AQ-7: All areas subject infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.

Less than Significant Impact with mitigation measures added

- d) During project operations, odors found to be unpleasant by some are emitted from cannabis plants. The cannabis plants would be grown within open hoop houses and will generate odors. However, the area is sparsely populated; there is one house located about 1,000 feet to the southeast of the cultivation site, and no dwellings on any of the other three sides of the project. Due to the lack of sensitive receptors, no further mitigation measures are needed for odor control. The applicant has submitted an Odor Control Plan with emergency contact information in the event of offensive odors to the neighbors.

Less than Significant Impact

#### IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 19, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5, 11, 12, 13
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6

#### Discussion:

- a) The applicant provided a Biological Resource Assessment (BA), prepared by Charles A. Patterson, Plant Ecologist, and dated November 23, 2020. The BA, which was done out of season, concluded that “(w)ith standard BMPs, the project’s proposed set-backs of generally 100 feet (or more) are fully adequate to protect the meager resources contained in the nearby seasonal creeks. The proposed cultivation project here would have negligible impacts to wetlands/other waters, natural habitats, and/or significant habitat features or species. Aside from implementing any and all applicable and warranted BMPs and/or other soil and water quality protections (e.g., revegetation, wattles, straw on any significantly disturbed areas), and providing clear physical protections along the

drainageway set-back edges, no other significant mitigation measures are recommended with regard to biological resources here.

Less than Significant Impact

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

No removal of riparian or any other vegetation as part of this project other than discing and preparation for the outdoor cultivation activity will occur.

The BA did not identify any riparian habitats within the cultivation area. The Property Management Plan submitted indicates that ‘no removal of riparian or any other vegetation other than burned trees are proposed as part of this project.

Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan and in the Grading plan submitted for this project. Erosion control measures include straw wattles, vegetated swales, and buffer strips.

Less Than Significant Impact

- c) According to the BA, there are no federally protected or other wetlands and vernal pools or other isolated wetlands within 100 feet of the project area.

Less Than Significant Impact

- d) The BA stated that no specific wildlife corridors exist within or near the project area. Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in the CNDDDB) exist within or near the cultivation area, the open space and the stream corridors in the cultivation area facilitate animal movement and migrations, primarily those of the black-tailed deer. The proposed Project would not have a significant impact on this movement because it would not create any unpassable barriers and the majority of the Study Area will still be available for corridor and migration routes. Of the 102 acres on the parcels, about 95% of the land would remain available for natural habitat and wildlife corridors.

Implementation of the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Less than Significant Impact

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

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

As such, the Property Management Plan for the Project has incorporated conservation and mitigation measures similar to those that have been included in other county oak woodlands conservation plans used in the State of California, which follow Assembly Bill 242, referred to as the Oak Woodlands Conservation Act. The project does propose to remove only walnut trees that have been abandoned. There are no mapped sensitive species on the site.

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

Less than Significant Impact

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

No Impact

## V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14c, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 11, 14, 15

- c) Disturb any human remains, including those interred outside of formal cemeteries?     1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resource Evaluation (CRE) was prepared for this project by Alta Archaeological Consulting and dated December 2020. The purpose of this CRE is to identify potentially significant cultural resources that may be present on site.

The summary indicated that there no cultural resources were discovered within the project boundaries, however the overall area may have been favorable for human activity. The CRE also stated that it is possible that some significant relics or artifacts may exist on the site that were not seen during the site survey. The CRE also stated that if inadvertent discovery were to occur, that the Tribe and a qualified Archaeologist be made aware of the discovery. The County also requires the Sheriff’s Department to be notified in the event of such inadvertent discoveries; mitigation measures are added to address this occurrence if it were to happen.

The Upper Lake Habematolel Tribe submitted a letter dated October 11, 2022 expressing interest in this project, including a site visit to observe the ground that the cultivation activity would occur on. The County contacted the Tribe on August 24, 2023 for purposes of scheduling consultation. The Tribe and County agreed to hold consultation on August 29, 2023 with the applicant participating via Zoom meeting. The Tribe confirmed that they received the requested documents and that the site visit occurred on August 25<sup>th</sup>, 2023.

Lake County is rich in tribal culture because of this, it is a matter of practice that mitigation measures are put in place whenever a discretionary land use project involves any earth movement.

The following mitigation measures are therefore added as a precautionary measure:

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

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

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

- b) A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC), dated November 16, 2023, to determine if the Project would affect archaeological resources. The record search found that there are no mapped historically significant sites on the ± 101-acre property.

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

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

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

Less than Significant Impacts with Mitigation Measure CUL-2

## VI. ENERGY

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

### Discussion:

- a) According to the applicant’s application material, the Site will not require a high amount of electricity for Phase 1 as they will be cultivating 4 acres outdoor using all-natural sunlight. For Phase 2, the proposed cultivation operation has service hookups to an electricity utility provider (PG&E). On-site solar power (photovoltaic) arrays are also proposed. For each

cultivation operation, a small solar-powered electrical system will be installed to power low voltage items such as security cameras, and water pumps for drawing groundwater and mixing liquid fertilizers into the irrigation systems. Ideally these solar power systems will also be large enough to reduce the use of electricity from PG&E. Light deprivation and artificial lighting will be used within the greenhouse at a rate below 25 watts per square foot.

It is estimated that at least two (2) 200 amp services will be needed for the greenhouses, and another 200 amp service will be needed for the processing building, bringing the probable total potential amperage on site to 800 amps including the dwelling.

The existing dwelling is served by a 200 amp service. Unknown is the amount of energy that the solar panels will generate. It is probable that the greenhouses could rely on solar power, however the processing building will almost certainly require another 200 amp service, so the total on-grid power demand for this property is projected to be 600 to 800 amps.

There are no grid capacity issues at this location. PG&E was notified of this project, and sent a response dated November 16, 2022, indicating that the project would not interfere with their operations. There was no indication that they could not serve this project with power.

Less than Significant Impact

- b) There are presently no mandatory energy reduction requirements for mixed light cultivation or manufacturing activities within Article 27 of the Lake County Zoning Ordinance, and the proposal will not conflict with, or obstruct, a state or local plan for renewable energy or energy efficiency.

Less than Significant Impact

## VII. GEOLOGY AND SOILS

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

- a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving:
  - 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?

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

Discussion:

- a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the project. That risk is not considered substantially different than that of other similar properties and projects in California. Additionally, all proposed construction is required to be built to current State and County seismic building code standards.

Earthquake Faults (i)

According to the USGS Earthquake Faults map available on the Lake County GIS Portal, there are no mapped earthquake faults in the vicinity of the subject site. Because there are no known faults located on the project site, there is little potential for the project site to rupture during a seismic event. Thus, no rupture of a known earthquake fault is anticipated and the proposed project would not expose people or structures to an adverse effects related rupture of a known earthquake fault as no structures for human occupancy are being proposed.

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

Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built under Current Seismic Safety Construction Standards, and no large structures are proposed on this project site.

Landslides (iv)

The cultivation area contain 233, Still loam, stratified sub-stratum, which is generally used for orchards, vineyards, hay and pasture. This series is comprised of a combination of soil

types and is characterized by slow permeability and rapid runoff and erosion. The slope on most of the Site is over 30%, however the portion of the Site to be used for cultivation is relatively flat. The property has no history of landslides, and the soil is generally stable in this location.

#### Less Than Significant Impact

- b) According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the cultivation area is 233 Still loam, stratified sub-stratum soil. Permeability is slow with this soil type. The hazard of erosion exists, and a Drainage and Erosion Control plan for the site was prepared by Vanderwall Engineering and submitted. The Plan shows straw wattles around the cultivation area, which is typical for this type of project, and will retain stormwater in a confined area on site.

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

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

GEO-1: Prior to ground disturbance, the applicant shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.

GEO-2: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

GEO-3: The permit holder shall monitor the state during the rainy season (October – May 15), including post-installation, allocation of BMPs, erosion control maintenance, and other improvements as needed.

GEO-4: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate BMPs to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapter 29 and 30 of the Lake County Code.

- c) According to Lake County GIS data and the soil survey of Lake County, prepared by the U.S.D.A., the Type 233 soil on the site is mapped as “Generally Stable” and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project.

Less Than Significant Impact

- d) According to the soil survey of Lake County, prepared by the U.S.D.A., the Type 233 soil does not have a high shrink-swell potential or high expansion characteristics. Site preparation would occur on a flat portion of the site near Bachelor Valley Road, and would not increase risks to life or property and impacts would be less than significant.

Less Than Significant Impact

- e) According to the Property Management Plan (page 50), the applicant is proposing the use of portable restrooms and handwash stations that are ADA compliant, and that will be served by a private septic system service company. The proposed Project does not show restrooms in the processing building; however, it is highly likely that restrooms will be needed in this building. The residence utilizes a septic tank and has a 2000 septic permit (12990) according to the Environmental Health Department. The soil type at the Site consists of the following: Type 233 Still loam, stratified substratum, Type 173 Maymen-Hopland Mayacama association (20 to 60 percent slopes) MLRA 15, and Type 177 Millsholm-Bressa loams, (30 to 50 percent slopes). The soils at the Site are capable of supporting the use of a septic system.

Less Than Significant Impact

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

Less than Significant Impact with Mitigation Measure GEO-5 incorporated.

GEO-5: All employees shall be trained in recognizing potentially significant paleontological resources that may be discovered during ground disturbance. In the event of any inadvertent discovery of paleontological resources, all work within a 50-foot radius of the find shall be halted and the County shall be notified. Workers shall avoid altering the materials until a professional paleontologist can evaluate the significance of the find and make recommendations to the County on the measures that shall be implemented to protect the discovered resources.

**VIII. GREENHOUSE GAS EMISSIONS**

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36, 46, 47
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 36

**Discussion:**

- a) In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any are used). Given that the project will occur outdoors and greenhouses during Phase 2, there will be minimal site preparation is needed. Greenhouse gas emissions resulting from construction would be from cultivation site preparation that is expected to last up to three weeks; some deliveries, employee trips to and from the site during construction.

The California Air Quality Resource 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<sub>2</sub>) to 23,900 (Tetrafluoromethane). Gasses also have impact durations. CO<sub>2</sub> 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<sub>2</sub> gas for each mile traveled. It is anticipated that vehicles used during construction would be roughly the equivalent of 5 miles of emissions per car per day, or about 1616 grams of CO<sub>2</sub> per vehicle per day. Truck and site preparation equipment would generate more emissions than a car, so the assumption for construction vehicles is double the amount projected for cars, or 3232 grams of CO<sub>2</sub> per vehicle per day. The County estimates that between 8 and 12 daily trips will result during construction during each of the two phases. If Phase 1 and Phase 2 of the project each takes three months of construction time, a total of about 1,080 vehicle trips per phase is probable. The County estimates that 4 employees will work during construction. This will result in up to 8 trips per day excluding deliveries. Deliveries during construction will likely generate between 2 and 4 additional trips 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 informally by the County of Lake. This threshold of significance is 1100 metric tons of emissions per year per project. The estimated amount of CO<sub>2</sub> being generated over a 90-day construction period is 581,760 grams of CO<sub>2</sub>, or about 1,282 pounds of carbon dioxide during each phase of site preparation. This is well under the threshold of significance of 1100 metric tons of emissions established by the Bay Area Air Quality Board.

Operational emissions would be lower. The greenhouses and processing buildings are equipped with carbon filtration systems, and a total of up to 4 daily vehicle trips to and from the site is projected during regular operations, with a total of 8 to 16 daily projected trips during peak harvest season.

#### Less than Significant Impact

- a) For purposes of this analysis, the Project was evaluated against the following applicable plans, policies, and regulations:
- The Lake County General Plan
  - The Lake County Air Quality Management District
  - AB 32 Climate Change Scoping Plan
  - AB 1346 Air Pollution: Small Off-Road Equipment

Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the "County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County." The proposed Project was sent out for review from the LCAQMD and no response from LCAQMD was received.

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

The 2017 AB Climate Change Scoping Plan recognizes that local government efforts to reduce emissions within their jurisdiction are critical to achieving the State's long term GHG goals, which includes a primary target of no more than six (6) metric tons CO<sub>2</sub> per capita by 2030 and no more than two (2) metric tons CO<sub>2</sub> per capita by 2050. As described in the Property Management Plan, the Project will have up to three (3) individuals working on site (owners/operators) during normal operational hours, and with an expected 1.2 metric tons of overall operational CO<sub>2</sub> per year, the per capita figure of 2.29 metric tons of operational CO<sub>2</sub> per year meets the 2017 Climate Change Scoping Plan's 2030 target, as well as the 2050 target.

On October 9, 2021, AB 1346 Air Pollution: Small Off-Road Equipment (SORE) was passed, which will require the state board, by July 1, 2022, consistent with federal law, to

adopt cost-effective and technologically feasible regulations to prohibit engine exhaust and evaporative emissions from new small off-road engines, as defined by the state board. The bill would require the state board to identify and, to the extent feasible, make available funding for commercial rebates or similar incentive funding as part of any updates to existing applicable funding program guidelines to local air pollution control districts and air quality management districts to implement to support the transition to zero-emission small off-road equipment operations, and the applicant should be aware of and expected to make a transition away from SOREs by the required future date.

Less than Significant Impact

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 5
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 40
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 22, 35, 37

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?     1, 3, 4, 5, 20, 35, 37

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

The project will comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.

The Lake County Division of Environmental Health, which acts as the Certified Unified Program Agency (CUPA) for Hazardous Materials Management, has been consulted about the project and the project is required to address Hazardous Material Management in the Property Management Plan, which has been reviewed by the Lead Agency to ensure the contents are current and adequate. In addition, the Project will require measures for employee training to determine if they meet the requirements outlined in the Plan and measures for the review of hazardous waste disposal records to ensure proper disposal methods and the amount of wastes generated by the facility.

The Property Management Plan (PMP) also addresses the following:

Bulk fertilizers will be incorporated into the soil shortly after delivery and will not typically be stockpiled or stored on site. Should bulk fertilizers need to be stockpiled, they will be placed on a protective surface, covered with tarps, and secured with ropes and weights. Dry and liquid fertilizers will be stored in a stormproof shed inside each cultivation compound.

All other pesticides and fertilizers will be stored within the lockable processing building, in their original containers with labels intact, and in accordance with the product labeling. Agricultural chemicals and petroleum products will be stored in secondary containment, within separate storage structures alongside compatible chemicals. The pesticide, fertilizer, chemical, and petroleum product storage buildings will have impermeable floors. The storage buildings will be located over 100 feet from any watercourses.

Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, will be stored and covered in containers deemed appropriate by the Certified Unified Program Agency. All pesticides and fertilizers products will be stored a minimum of 100 feet from all potentially sensitive areas and watercourses.

Cannabis waste will be chipped and spread on site or composted as needed. The burning of cannabis waste is prohibited in Lake County and will be not take place as part of Project operations.

A spill containment and cleanup kit will 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 any additional hazardous waste.

All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of in accordance with applicable local, state, and federal regulations.

As long as the Project is in operation, the Certified Uniform Program Agency and Lead Agency will conduct regular and/or annual inspections and monitor activities to ensure that the routine transport, use, and disposal of hazardous materials will not pose a significant impact.

Less Than Significant Impact with Mitigation Measures HAZ-1 through HAZ-6 incorporated.

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

HAZ-2: With the storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, a Hazardous Materials Inventory Disclosure Statement and Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.

HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.

HAZ-4: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.

HAZ-5: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.

HAZ-6: Prior to operation, all employees shall have access to ADA-accessible restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.

- b) The Project involves the use of organic fertilizers and pesticides which will be stored in a secure, stormproof structure. Flood risk at the Project site is minimal and according to Lake County GIS Portal data and the Project is not located in or near an identified earthquake fault zone. Fire hazard risks on the Project site are high; the applicant has indicated that one (1) 5,000-gallon water tank will be exclusively for fire suppression use.

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

A spill kit would be kept on site in the unlikely event of a spill of hazardous materials. 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

- c) The proposed Project is in a rural location and is not located within one-quarter mile of existing or proposed school.

No Impact

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

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

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

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

No Impact

- e) The Site is not located within an airport land use plan or within two miles of a public airport or landing strip. The nearest airport is the Lampson Field Airport, approximately 15.1 miles southeast of the Site.

No Impact

- f) The project would not impair or interfere with an adopted emergency response or evacuation plan. The evacuation route would be Bachelor Valley Road, a shared gravel accessway that leads to Highway 20, a paved State Highway at this location. The applicant shall adhere to all applicable local and state emergency access requirements.

Less than Significant Impact

- g) The Site is located within a 'High' Fire Hazard Severity Zone in the State Responsibility Area as well as within Northshore Fire Protection Districts' boundary. The Site contains slopes up to 60, however, the terrain of the cultivation areas contains up to ten (10) percent and do not involves slopes or other factors that would exacerbate wildfire risks. The applicant shall adhere to all Federal, State, and Local fire requirements/regulations.

Introducing increased human activity naturally has the potential to increase fire risk. However, during operation, the Applicant would adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space, including requirements of Public Resources Code 4291; these setbacks are applied at the time of building permit review. As stated PMP, a 100-foot defensible space of vegetation would be established around the proposed cultivation operation for fire protection. As such, the Project would not expose people or structures to risks associated with wildfire during operation.

Less than Significant Impact

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

- |                                                                                                                         |                          |                                     |                                     |                          |                                   |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-----------------------------------|
| d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 2, 3, 5,<br>6, 7, 9, 23,<br>32 |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 1, 2, 3, 5,<br>6, 29              |

Discussion:

- a) The Project will not violate any water quality standards or waste discharge requirements. No new septic systems are proposed. The Project will use ADA-compliant portable restrooms. Lake County Environmental Health Department submitted comments that did not indicate that the project is problematic as proposed. The project will employ Best Management Practices (BMP's) related to erosion and water quality to reduce impacts related to stormwater and water quality and adhere to all federal, state, and local requirements, as applicable; this is evidenced by the Drainage and Erosion Control Plan submitted.

According to the proposed Project's *Property Management Plan – Water Resources Plan*, the cultivation operation is enrolled as a Tier II Low Risk cultivation operation in the State Water Resources Control Board's Order *WQ 2019-0001-DWQ General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities* (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of BPTC measures, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. Note also that a sediment and erosion control plan is being implemented as part of the Property Management Plan, and is the plan used to evaluate the grading permit that is concurrent with this CEQA evaluation.

Potential adverse impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation, the filling of wetlands, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. Project implementation will not directly impact any channels or wetlands. Soil disturbance from project implementation could increase erosion and sedimentation. Regulations at both the County and State levels require the creation and implementation of an erosion control and stormwater management plan. Furthermore, as the total area of ground disturbance from project implementation is greater than one (1) acre, the Project proponent will need to enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).

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

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

The cultivation area has been placed 100 feet from the creek and in the flattest practical areas to reduce the potential for water pollution and erosion as shown on the Site Plans, prepared by VanderWall Engineering Inc., dated August 2021.

Less Than Significant Impact with Mitigation Measures HAZ-1 through HAZ-6 incorporated.

b) Due to the existing exceptional drought conditions, on July 27, 2021, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) requiring land use applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 requires that all project that require a CEQA analysis of water use include the following items in a Hydrology Report prepared by a licensed professional experienced in water resources:

- Approximate amount of water available for the project's identified water source,
- Approximate recharge rate for the project's identified water source, and
- Cumulative impact of water use to surrounding areas due to the project

A Hydrology Report ("Report") was prepared for this project by Vanderwall Engineering and is dated January 13, 2022. The Report evaluates annual water demand for the project; aquifer capacity and recharge rate during drought and non-drought years; evaluates drought management actions needed and provides well data on the on-site well.

There are two (2) existing permitted on-site wells that will be used for irrigation, and which were evaluated in the Report. The wells are identified in the Report as Well #1 and Well #2. There one (1) other wells on the Site (Well #3) that was evaluated in the Report, but that will not be used for cannabis irrigation purposes. Lastly, as mentioned above, Well #4 is not located on the Site and not a part of the proposed Project.

Well #1 is located on the northeastern portion of APN 002-044-01. A well test was run on this well at the time of construction (1956). During the well test conducted, this well had an output of 10 gallons per minute (GPM). The well was drilled to a depth of 44 feet. No data on the duration of the well test or the drawdown depth is on the well test from 1956.

Well #2 is located on the southeastern portion of APN 002-044-01. A well test was run on this well on April 12, 2021 by Pollack and Sons Pump. During the well test conducted, this well had an output of 15 GPM. Well #2 has a drill depth of 70 feet. The water level in well #2 dropped 65 feet following a four-hour test run and had fully recovered within 24 hours.

Well #3 will not be used for irrigation of this project.

The Report projects the annual water usage as being about 2,745,900 gallons per year, or approximately 8.43-acre feet of water. This estimate includes domestic water used by the dwelling, and the water usage anticipated for employees. The project will use a drip irrigation system to disperse water to the plants.

The Report states that the Site has a total recharge area of 1,241,739 sq. ft. The Report estimates that an annual non-drought year rainfall is 40 inches per year, while the drought-year rainfall is 20% of that amount, or 8 inches per year. The total drought-year infiltration (recharge) into the aquifer would be 4,336,664 gallons per year from the 101-acre property and does not include infiltration from other properties that recharge the aquifer.

## Conclusion

The Report states that “(p)er our calculations and assumptions, the project has and adequate water supply for the proposed irrigation use. In a drought year, our estimates show that the wells have the capacity to handle the proposed water irrigation needs of the project without impacting the surrounding neighbor’s wells.”

### Less Than Significant Impact

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

The cultivation operation is enrolled in the State Water Resources Control Board’s Order *WQ 2019-0001-DWQ General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities* (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of Best Management Practices, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. An erosion control plan is also being implemented as part of the larger Property Management Plan.

According to the Storm Water Management Plan, the cultivation operations are not expected to alter the hydrology of the parcels significantly. Establishment of the cultivation operations will require some grading, but they have been located in areas partially cleared for past, non-Cannabis land uses. Establishment of the cultivation operations does not require the construction of new buildings, paved roads, or other significantly permanent and impermeable surfaces that would alter runoff significantly.

In addition to significantly exceeding all setback requirements, generous vegetative buffers exist between the cultivation area and the nearest water resource. These vegetated areas will be preserved as much as possible, with the exception of any fire breaks needed for wildfire protection.

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

Due to the natural conditions of the Site and with these erosion mitigation measures, the project will not result in substantial erosion or siltation on-site or off-site; will not

substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; and will not impede or redirect flood flows.

Less than Significant Impact

- d) The Project site is not located in an area of potential inundation by seiche or tsunami. The project site is not located in a flood zone. Soils at the project Site are relatively flat and stable, with a minimal potential to induce mudflows.

The Grading Section included in the PMP states the cultivation areas were designed to be located primarily on areas previously graded and cleared of vegetation. The only grading that will be necessary are local excavations for foundations and slabs for greenhouses and processing building.

Less than Significant Impact

- e) The Project has submitted a Drought Management Plan (DMP) as part of the requirements of Lake County Ordinance 3106, passed by the Board of Supervisors on July 27, 2021, which depicts how the applicant proposes to reduce water use during a declared drought emergency and ensures both the success and decreased impacts to surrounding areas. The project also proposes water metering and conservation measures as part of the standard operating procedures, and these measures will be followed whether or not the region is in a drought emergency.

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

#### *Drought Management*

The following measures are taken as drought management and mitigation measures for this project.

- No surface water diversion
- Selection of plant varieties suitable for the climate in Lake County
- Drip irrigation systems to be used
- Cover drip lines with straw mulch or similar to reduce evaporation
- Water application rates modified from data from soil moisture meters and weathering monitoring
- Shutoff valves on hoses and water pipes
- Daily visual inspections of irrigation system
- Immediate repair of leaking or malfunctioning equipment, and
- Water use metering and budgeting

Less Than Significant Impact with Mitigation Measures HYD-1 and HYD-2 incorporated:

HYD-1: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the

monitoring program shall be described in the Site Management Plan. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be 48 constructed and monitoring began at least three months before the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request

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

**XI. LAND USE PLANNING**

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 20, 21, 22, 27

**Discussion:**

- a) The project site consists of ±101 acres of marginally developed land in the Upper Lake Planning Area. The closest community growth boundary accessible by road is Upper Lake, which is approximately 6 miles south of the subject site.

The area is characterized by large parcels of rural, marginally developed and undeveloped land.

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

No Impact

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

Less than Significant Impact

**XII. MINERAL RESOURCES**

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

- |                                                                                                                                                                        |                          |                          |                          |                                     |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|----------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5, 26 |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1, 3, 4, 5, 26 |

Discussion:

- a) The Lake County Aggregate Resource Management Plan does not identify the portion of the Project parcel planned for cultivation as having an important source of aggregate resources. According to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site.

No Impact

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

No Impact

### XIII. NOISE

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

- |                                                                                                                                                                                                                                                                 |                          |                                     |                                     |                                     |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|------------------------|
| a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 1, 3, 4, 5, 13         |
| b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 3, 4, 5, 13         |
| c) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 3, 4, 5, 11, 14, 15 |

Discussion:

- a) Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages. Emergency generators are not proposed as part of this project. Energy will be supplied by PG&E.

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

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

In regards to the Lake County General Plan Chapter 8 - Noise, there are no sensitive noise receptors within 1,000 feet of the project site, and Community Noise Equivalent Levels (CNEL) are not expected to exceed the 55 dBA during daytime hours (7am – 10pm) or 45 dBA during night hours (10pm – 7am) when measured at the property line.

Less than Significant Impact with Mitigation Measures NOI-1 and NOI-2 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.

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 10:00 PM to 7:00 AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.

NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00 AM to 10:00 PM and 50 dBA from 10:00 PM to 7:00 AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.

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

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

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

Less Than Significant Impact

- c) The Site is located approximately 16 miles northwest from Lampson Field Airport, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. Therefore, no impact is anticipated.

No Impact

**XIV. POPULATION AND HOUSING**

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

Would the project:

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

Discussion:

- a) The project is limited to commercial cannabis cultivation. No new housing is proposed with this project.

No Impact

- b) The project will not displace any existing housing, thus no impact is expected.

No Impact

**XV. PUBLIC SERVICES**

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

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1, 2, 3, 4,  
5, 20, 21,  
22, 23, 27,  
28, 29, 32,  
33, 34, 36,  
37

- 1) Fire Protection?
- 2) Police Protection?
- 3) Schools?
- 4) Parks?
- 5) Other Public Facilities?

Discussion:

1) Fire Protection

The Northshore Fire Protection District provides fire protection services to the project area. Development of the proposed project would impact fire protection services by increasing the demand on existing County Fire District resources. To offset the increased demand for fire protection services, the proposed project is conditioned by the County to provide a minimum of fire safety and support fire suppression activities and installations, including compliance with State and local fire codes, as well as minimum private water supply reserves for emergency fire use. With these measures in place, the project would have a less than significant impact on fire protection.

2) Police Protection

The Project site falls under the jurisdiction of the Lake County Sheriff's Department. Article 27 of the Lake County Zoning Ordinance lays out specific guidelines for security measures for commercial cannabis cultivation to prevent access of the site by unauthorized personnel and protect the physical safety of employees. This includes 1) establishing a physical barrier to secure the perimeter access and all points of entry; 2) installing a security alarm system to notify and record incident(s) where physical barriers have been breached; 3) establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors; 4) maintaining the premises such that visibility and security monitoring of the premises is possible; and 5) establishing procedures for the investigation of suspicious activities. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature, and with these measures the impact is expected to be less than significant.

3) Schools

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

4) Parks

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

5) Other Public Facilities

As the staff will be hired locally, no increase in impacts are expected.

Less than Significant Impact

## XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

### Discussion:

- a) The staff will be hired locally, there will be no increase in the use of existing neighborhood and regional parks or other recreational facilities that would be the direct result of this project, and no impacts are expected.

No Impact

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

No Impact

## XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

- |                                                                                                                                                                 |                          |                          |                                     |                                     |                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-----------------------------------|
| d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 3, 4, 5, 9, 20, 22, 27, 28, 35 |
| e) Result in inadequate emergency access?                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 3, 4, 5, 9, 20, 22, 27, 28, 35 |

Discussion:

- a) The proposed project site is accessible from Bachelor Valley Road, a gravel shared access road at this location. Bachelor Valley Road has a width of 20 feet. The existing crossing leading to the Site is 12 feet wide; this must be widened to 20 feet, and if a gate is used, the gate will need to be at least 22 feet wide to meet Public Resource Code 4290 and 4291 width requirements for a gate located on a 20 feet wide road. An increase in traffic is anticipated during construction, and incoming and outgoing employees with between 8 to 12 average daily trips during construction, with a similar number of daily trips during operations on average.

Less than Significant Impact

- a) State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed Project’s vehicle miles traveled (VMT), as follows:

*“Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.”*

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018.

The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be “screened” from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average.

OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations. The estimated trips per day for the proposed project are between 8 and 12 daily trips during peak season operation over a period of 270 days. This includes delivery and construction-related vehicle trips.

The applicants will be operating under an A-Type 13 Cannabis Distributor Transport Only, Self-distribution License. In the “RL” zoning district the Type 13 Distributor Only, Self-distribution State licenses are an accessory use to an active cannabis cultivation or cannabis manufacturing license site with a valid minor or major use permit. The parcel where the Type 13 license will be located, as required by Article 27.13, shall front and have direct access to a State or County maintained road or an access easement to such a road, the permittee shall not transport any cannabis product that was not cultivated by the permittee, and all non-transport related distribution activities shall occur within a locked structure.

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

Less than Significant Impact

- b) The Project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).

No Impact

- c) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards.

Less Than Significant Impact

- d) The proposed project would not alter the physical configuration of the existing roadway network serving the area, and will have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal gates and roadways will meet CALFIRE requirements for vehicle access according to PRC §4290 and 4291, including adequate width requirements, overhead clearances, on-site turn-arounds, sufficient base materials use. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City’s adopted emergency response plan.

Less than Significant Impact

### XVIII. TRIBAL CULTURAL RESOURCES

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

the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

Discussion:

- a) A Cultural Resource Evaluation (CRE) was prepared for this project by Alta Archaeological Consulting and dated December 2020. The purpose of this CRE is to identify potentially significant cultural resources that may be present on site. The CRE stated that there are no cultural resources potentially eligible for the California Register of Historic Resources (CRHP) were identified.

The CRE indicated that there no cultural resources were discovered within the project boundaries, however the overall area may have been favorable for human activity. The CRE also stated that it is possible that some significant relics or artifacts may exist on the site that were not seen during the site survey. The CRE also stated that if an inadvertent discovery were to occur, that the Tribe and a qualified Archaeologist be made aware of the discovery. The County also requires the Sheriff's Department to be notified in the event of such inadvertent discoveries; mitigation measures are added to address this occurrence if it were to happen.

As no cultural resources documented within the Site appears to meet CRHR eligibility criteria and all appear to be severely impacted or completely destroyed, there is no indication that the Project will impact any historical resources as defined under CEQA Section 15064.5, unique archeological resources defined under CEQA Section 21083.2(g), or significant Native American resources. For these reasons, it is not anticipated that the proposed Project will not cause a substantial adverse change in the significant of a tribal cultural resource that is 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).

It is possible, due to the new site disturbance that is needed to develop the proposed Project, that significant artifacts or human remains could be discovered during Project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the Project sponsor shall contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

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

- b) A Cultural Resources Evaluation (CRE) for the proposed cultivation Project was prepared by Natural Investigations Company, Inc., and dated December, 2020. A pedestrian field survey of the Project area were conducted for the CRE on October 13, 2020. Results of a California Historical Resource Information System (CHRIS) record search were received from the Northwest Information Center on November 16, 2022, and the Native American Heritage Commission (NAHC) returned the results of a Sacred Lands File search on October 5, 2020.

After reviewing the information presented in the CRA, the lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed Project.

It is possible, but unlikely due to the lack of new site disturbance that is needed, that significant artifacts or human remains could be discovered during Project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the Project sponsor shall contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

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

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

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

Discussion:

- a) The proposed Project will be served by existing onsite irrigation wells and is proposing on-grid power. There are flush toilets in the residence. There will be rented toilets in each cultivation area during peak work periods. Portable toilets will be rented and maintained for facility staff. One of the restrooms will be ADA compliant.

The Project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Less than Significant Impact

- b) The subject parcel is served by three existing wells as described in the Hydrology Study and submitted with the Use Permit application, and the cultivation operation is enrolled as a Tier II / Low Risk cultivation operation in the State Water Resources Control Board's *Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities* (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of BPTC measures for water conservation, including shut-off valves on water tanks, drip irrigation, continued maintenance of equipment, in addition to buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight.

Less than Significant Impact

- c) The proposed Project would require minimal wastewater treatment services. The project will rely on rented chemical toilets in each cultivation area during peak work periods. The existing residence also has flush toilets. Therefore, the Project would generate a negligible amount of wastewater requiring treatment.

Less than Significant Impact

- d) The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. Estimated annual solid waste will be between 1,000 and 2,000 pounds.

Eastlake Landfill, South Lake Refuse Center, and Quackenbush Mountain Resource Recovery and Compost Facility are located within reasonable proximity of the Project site. Lake County Waste Solutions Transfer Station and Recycling Center is located approximately 5 miles west of the subject parcel. As of 2019, the Eastlake Landfill had 659,200 cubic yards available for solid waste, with an additional 481,000 cubic yards approved in 2020.

The project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

Less than Significant

- e) The project will be in compliance with Federal, State, and local management and reduction statutes and regulations related to solid waste. Solid waste would be produced consistent with normal business and would be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility.

Less than Significant

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 23, 25, 28, 29
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 5, 6, 21, 23, 32

Discussion:

- a) The project will not further impair an adopted emergency response plan or evacuation plan. The applicant will adhere to all regulation of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.

In April 2021, Lake County Planning and Building Division staff conducted a PRC 4290 and 4291 site inspection and determined that the Site could be accessed by emergency vehicles, and that the on-site driveway needed to be upgraded to meet PRC 4290 and 4291 standards.

Less than Significant Impact

- b) The Site is situated in a Moderate Severity Zone in a State Responsibility Area, however the land across Bachelor Valley Road is designated as being a Very High Severity Zone, and the subject site burned during the 2018 Mendocino Complex Fire. The ±101-acre site has an average slope ranging from 5 to 15 percent on most of the lot. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations on area residents in the event of a wildfire. The project would be required to improve fire access and the ability to fight fires from the project site through interior driveway improvements, and through the upkeep of the property area. The applicant is proposing the installation of a PRC §4290-compliant 5,000-gallon water tank for use as a fire suppression tank, in addition to the three other proposed 5,000-gallon water tanks.

Less than Significant Impact

- c) The proposed Project, as described in the application documents and confirmed through site visits to the property, would not exacerbate fire risk through the installation of maintenance of associated infrastructure. The proposed project will require maintenance to meet and/or maintain roadway and driveway standards. A steel or fiberglass fire suppression water tank will be located at the cultivation site.

On July 3, 2023, CalFire provided comments on the proposed project, including the need for Fire Access Roads to meet the requirements of CCR 1273/PRC §4290a and 4291, the installation of approved address numbers to be placed on all buildings and/or driveways in such a position as to be plainly visible and legible from the street or road fronting the property with numbers that shall contrast with their background will be required, and the installation of a rapid entry lock box, approved by the fire district if any gate is installed will also be required.

Less than Significant Impact with Mitigation Measure WDF-1 through WDF-3:

WDF-1: Prior to cultivation, the interior driveway shall be improved to meet PRC 4290 and 4291 road standards for private driveways serving commercial uses, including turnarounds every 400 feet or less for emergency vehicles.

WDF-2: Prior to cultivation the applicant shall maintain 100' of defensible space around all structures for the life of the project. Clearing these areas shall occur prior to a building permit being issued. Healthy trees do not need to be removed; however, all trees shall be limbed up to a height of eight feet if they are within the defensible space area. Shrubs and grass shall be removed to reduce fuel load.

WDF-3: One 5,000-gallon water tank, made of steel or fiberglass and having connectors that can be easily connected to fire hoses shall be reserved exclusively for fire protection purposes.

- d) There is little chance of increased risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of site changes that would occur by the Project.

As stated above, the stability of the soil on the relatively flat sections where the cannabis cultivation will occur is stable. Steeper sections of the parcel are heavily vegetated and remain stable. The erosion mitigation measures and BMPs to be implemented will provide further stability on and around the Project site, and with no neighboring people or structures within range of downstream flooding or landslides, the impact will be less than significant impact with mitigation measures WDF-1 through WDF-3 implemented.

Less than Significant Impact

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL

Discussion:

- a) According to the Biological Resource Assessment (BA), prepared by Charles A. Patterson, Plant Ecologist, and dated November 23, 2020, Califora Cannabis Cultivation Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal habitat. According to the Cultural Assessment undertaken for this project, the project will not eliminate important examples of the major periods of California tribal or cultural history or prehistory when mitigation measures are implemented.

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

Less than significant with mitigation measures added

- b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Cultural Resources, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Resources, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment.

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

Less than significant with mitigation measures added

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

Less than significant with mitigation measures added

## Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake-Nice Area Plan
5. California Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County GIS Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment, prepared by Charles Patterson, Plant Ecologist, dated November 23, 2020.
14. Cultural Resources Assessment, prepared by Alta Archaeological Consulting, dated December 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 Fire Protection District
38. Site Visit – August 2022

39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
42. Lake County Groundwater Management Plan, March 31<sup>st</sup>, 2006.
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)
45. Hydrology Report, prepared by Vanderwall Engineering, dated January 13, 2022
46. California Air Quality Resource (<https://ww2.arb.ca.gov/>)
47. Environmental Protection Agency (<https://www.epa.gov/greenvehicles/greenhouse-gas-emissions-typical-passenger-vehicle>)