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

June 11, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (PL-25-67/ UP 21-40, PL-25-67/ IS 21-42)

1. Project Title:	140 Soda Bay / Anthony and Matsuki Perkins
2. Permit Numbers:	Major Use Permit PL-25-67/ UP 21-40 Initial Study PL-25-67/ IS 21-42
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse, 3rd Floor, 255 North Forbes Street Lakeport, CA 95453
4. Contact Person:	Trish Turner, Associate Planner (707) 263-2221
5. Project Location(s):	140 and 270 Soda Bay Road, Lakeport, CA APN: 008-001-08 and 09
6. Project Name & Address:	140 Soda Bay Road / Anthony and Matsuki Perkins 140 and 270 Soda Bay Road Lakeport, California 95453
7. General Plan Designation:	Resource Conservation, Agriculture, Service Commercial
8. Zoning:	Split (both lots); “A-DR-SC-FF-WW”; Agriculture, Design Review, Scenic Combining, Floodway Fringe, Waterway and “C3-DR-FF-WW”
9. Supervisor District:	District 4
10. Flood Zone:	AO and AE, the cultivation sites are in the “AO” (areas of the 100-year shallow flooding where depths of 1 and 3, average depths of inundation are shown, but no flood hazard factors are determined) designated portion of the property.
11. Slope:	0-10% slope
12. Fire Hazard Severity Zone:	Local Responsibility Area LRA, not in a high fire zone
13. Earthquake Fault Zone:	None

14. -Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
15. Parcel Size: 44.31 Total Acres
16. Description of project:

The initial project document, SCH No. 2023080021, was submitted to the State Clearinghouse on August 1, 2023. It was withdrawn on August 10, 2023, due to an incorrect address. The document was recirculated on August 14, 2023. However, it was later discovered that the recirculated document contained inaccurate information regarding the Archeological information.

The Lake County Land Trust provided comments regarding south-to-north water sheetflow from the southern section of 140 Soda Bay Road (APN: 008-001-08).

The water sheetflow will be managed to prevent sedimentation and protect sensitive habitats, are addressed within the Biological Resources, Section IV and Geology and Soils, Section VII of this document, particularly through the implementation of various BIO and GEO mitigation measures including those for stormwater and sediment control.

Many people commented about the Clearlake Hitch. The Clearlake Hitch (*Lavinia exilicauda chi*) is a large minnow species found exclusively in Clear Lake, California, and its tributary creeks. It is culturally and ecologically significant to the Clear Lake watershed, especially to the local Pomo tribes who historically relied on it as a staple food source.

Specific Hitch mitigation measures within the Biological Resources, Section IV of this document, and additional mitigation measures in Geology and Soils, Section VII through the implementation of various BIO and GEO mitigation measures including those for stormwater and sediment control.

Proposed Project. The applicants, Anthony and Matsuki Perkins, are requesting discretionary approval from the County of Lake for a Major Use Permit, PL-25-67/ UP 21-40, for a proposed commercial cannabis cultivation, manufacturing, and distribution operation at 140 and 270 Soda Bay Road in unincorporated Lakeport, California on Lake County APNs 008-001-08 & 09.The total canopy area is 43,200 square feet (sf); the total cultivation area is 94,120 sf. The project will be comprised of two A-Type 3B “Medium Mixed-Light Tier 1” Cultivation Licenses, an A-Type 6 Non-Volatile Cannabis Manufacturing License, and an A-Type 11 Cannabis Distributor License. The two A-Types 3B “Medium Mixed-Light Tier 1” Cultivation Licenses will consist of thirty (30) proposed 3,000 sf greenhouses (15 for each license) and a proposed 6,000 sf Processing and Non-Volatile Manufacturing Facility (metal building) on Lake County APN 008-001-08. The A-Type 6 Non-Volatile Cannabis Manufacturing License Type will include a 2,400-sf building for manufacturing that will be located within the proposed Processing and Non-Volatile Manufacturing Facility on the commercially zoned portion of APN 008-001-08 near Soda Bay Road. The A-Type 11 Cannabis Distributor License will be located within a proposed 2,400 sf Distribution Facility (metal building) on Lake County APN 008-001-09. The Project Property has been enrolled for coverage under the State Water Resources Control Board’s Cannabis General Order as a Tier 2 Low Risk Discharger since October 23rd, 2020 (WDID: 5S17CC429168).

Six of the proposed greenhouse structures will contain only immature cannabis plants for propagation. Two-thirds of the proposed 6,000 sf Processing and Non-Volatile Manufacturing

Facility/Building (4,000 sf) will be used for processing (drying, curing, and trimming), packaging, and storing cannabis cultivated on the site. The rest of the proposed Processing and Non-Volatile Manufacturing Facility/Building (2,000 sf) will be used for cannabis manufacturing activities, including CO2 and solventless extraction.

The 44-acre Agriculture and Service Commercial-zoned Project Property is situated between Clear Lake and Soda Bay Road, and approximately 1,500 feet east of the City of Lakeport. The Project Property is accessed via Soda Bay Road and a private gravel and native soil surfaced private driveway. Current and past land uses of the Project Property are/were intensive agriculture (vineyard and industrial hemp cultivation). The Project Parcel has been improved with two groundwater wells, a 24-acre vineyard, a water storage reservoir, interior roadway improvement, and an existing permitted hemp cultivation operation. The proposed cultivation area(s) and Processing and Non-Volatile Manufacturing Facility will be established within the footprint of a former industrial hemp cultivation area/field. The Industrial Hemp on the Project Property will be rescinded prior to issuance of any cannabis permits/licenses. The proposed Distribution Facility will be established/constructed ~120 feet north of Soda Bay Road in the southwestern corner of the Project Property and will be accessed via a proposed paved access road equipped with curbs and gutters for road safety and drainage.

The applicants are also seeking to obtain a Type 11 Cannabis Distributor license, so that they may test, package, label, store, and transport cannabis products/goods ready for retail sale. The proposed Distribution Facility building will be located in the southwest corner of the site, in an area that is zoned C-3 Service Commercial, and which is easily accessed directly from Soda Bay Road. Within the proposed Distribution Facility, there will be separate designated secure spaces for cannabis products/goods storage, packaging, labeling, and loading activities. Processed cannabis batches and cannabis products batches will be stored within the Cannabis Goods Storage Area of the proposed Distribution Facility, where they will be securely stored and sampled for testing per State of California requirements and standards. After a cannabis batch or cannabis goods batch has “passed” testing, it will be transferred to the Packaging and Labeling Area of the proposed Distribution Facility, where it will be packaged and labeled in preparation for distribution to State of California licensed Retail and Distribution facilities.

The applicant will use an unmarked, registered, and insured distribution vehicle/van to transport cannabis to and from their cultivation, manufacturing, and distribution operation. The distribution vehicle will only travel from the Project Property to the premises of licensed cannabis facilities, and back to the Project Property. The distribution vehicle will be locked and secured whenever it is not being loaded or unloaded, and it will never be left unattended while transporting cannabis. The distribution vehicle will be stored within the Loading/Unloading area of the proposed Distribution Facility when not in use.

According to the applicant’s Property Management Plan (Attachment 1), chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile work environment inside the proposed Processing/Manufacturing and Distribution Facilities. All agricultural chemicals, when not in use, will be stored in their manufacturer’s original containers/packaging, undercover, and at least 150 feet from surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area (proposed wooden shed). Sanitation products will be stored in their manufacturer’s original containers/packaging within secure metal cabinets inside the proposed Processing/Manufacturing and Distribution Facilities. Spill containment and cleanup

equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and Processing/Manufacturing and Distribution Facilities. No effluent is expected to be produced by the proposed cultivation operation. Any cannabis waste will be ripped/shredded and placed in the designated composting areas. In the designated composting areas, cannabis waste will be composted until it is incorporated into the soils of the proposed outdoor cultivation/canopy areas as a soil amendment.

Water for the cultivation activities will be supplied from an existing groundwater well located at Latitude: 39.01579° and Longitude: -122.90209° ("Well B") will serve as the primary water source for cultivation, processing, and manufacturing activities, with the other existing onsite groundwater well ("Well A") serving as a secondary/backup water source (should it be needed). "Well B" was drilled in 1974 through clay and gravel to a depth of 100 feet and completed at a depth of 88 feet. On February 2nd, 2022, Stevenson Water Treatment & Distribution Systems, Inc. (License No.:1025430) conducted a 6-hour pump test of "Well B" (Project Well). During the 6-hour pump test, "Well B" was pumped at 266 gpm, and the water level within the well was measured at 1-minute, 5-minute, 20-minute, and 30-minute intervals.

In addition to the two existing onsite groundwater wells, the applicant will use the +4 acre-foot (+1,303,000 gallons) manmade off-stream water storage reservoir to provide additional stored water for irrigation purposes/uses. The applicant will also establish two 5,000-gallon metal fire water storage tanks on the Project Property to store and provide water for the fire protection/suppression needs of the proposed cultivation, manufacturing, and distribution operation. Water will be pumped from the existing onsite groundwater wells and manmade off stream water storage reservoir to the irrigation systems of the proposed cultivation/canopy areas via PVC water supply lines. The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7. The applicant will maintain daily water meter readings records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request.

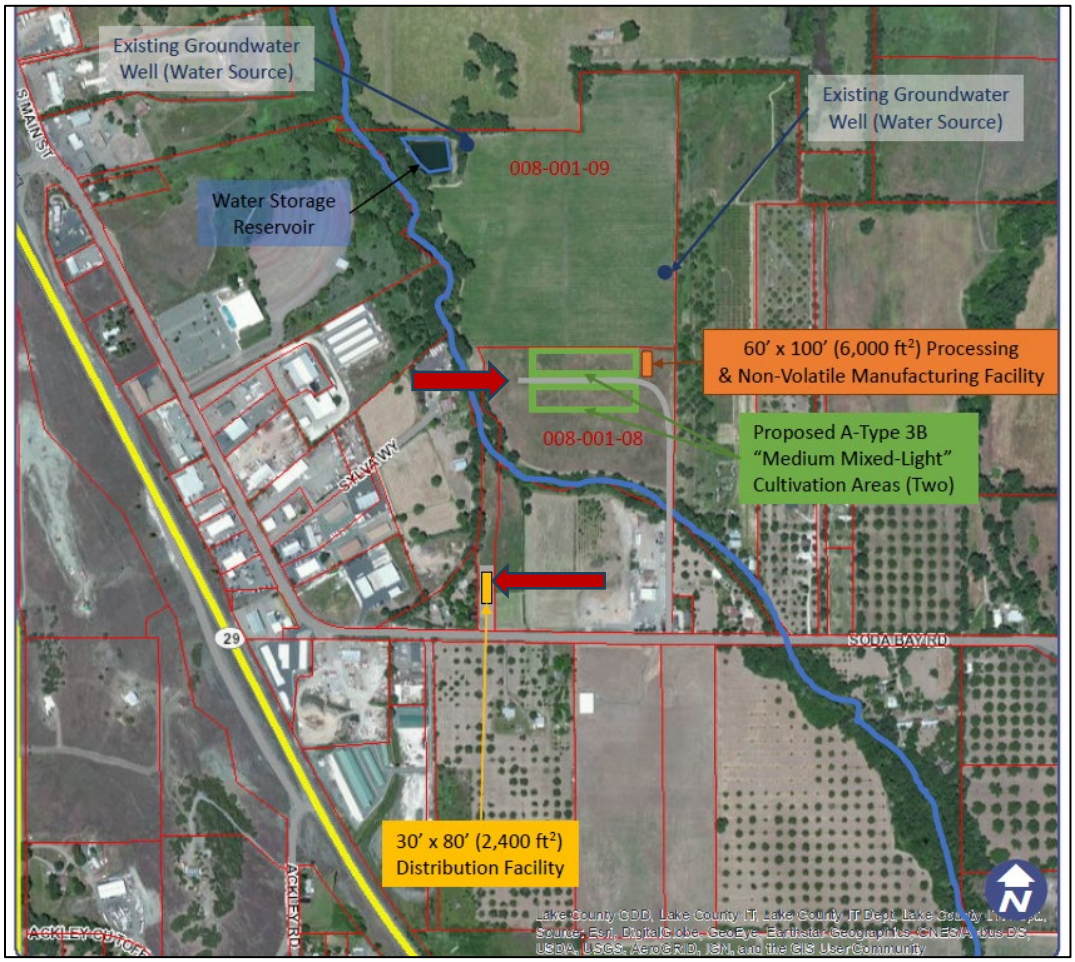
The property is already serviced by PG&E for electricity. Two new electrical service connections would be needed for the proposed operation.

Operations for Manufacturing/ Distribution will occur up to six days per week from January through December, with growing periods occurring between March through December (depending on drought conditions). The operation hours will be Monday through Saturday during daylight hours from approximately 8:00 a.m. to 6:00 p.m. The Lake County Zoning Ordinance restricts deliveries and pickups to 9:00 a.m. to 7 p.m., Monday through Saturday, and Sunday from 12 noon to 5:00 p.m. Once operational, the proposed project would staff approximately 8 - 12 full-time employees and 12 - 18 seasonal employees for planting and harvesting.

Daily traffic commutes during regular operations would be approximately 16 to 24 trips during regular operations and up to 36 commutes during the peak cultivation season. Weekly truck deliveries of various project-related materials would occur throughout the cultivation season.

The cultivation site is accessed from Soda Bay Road, a paved county-maintained road. Onsite gravel road, averaging 14 feet in width, provide access to the cultivation location and the manufacturing facility. The proposed project will widen the roads to 4290/4291 compliance.

Figure 1 – Area Map and Site Plan



Source: Site Plans Submitted by Applicant

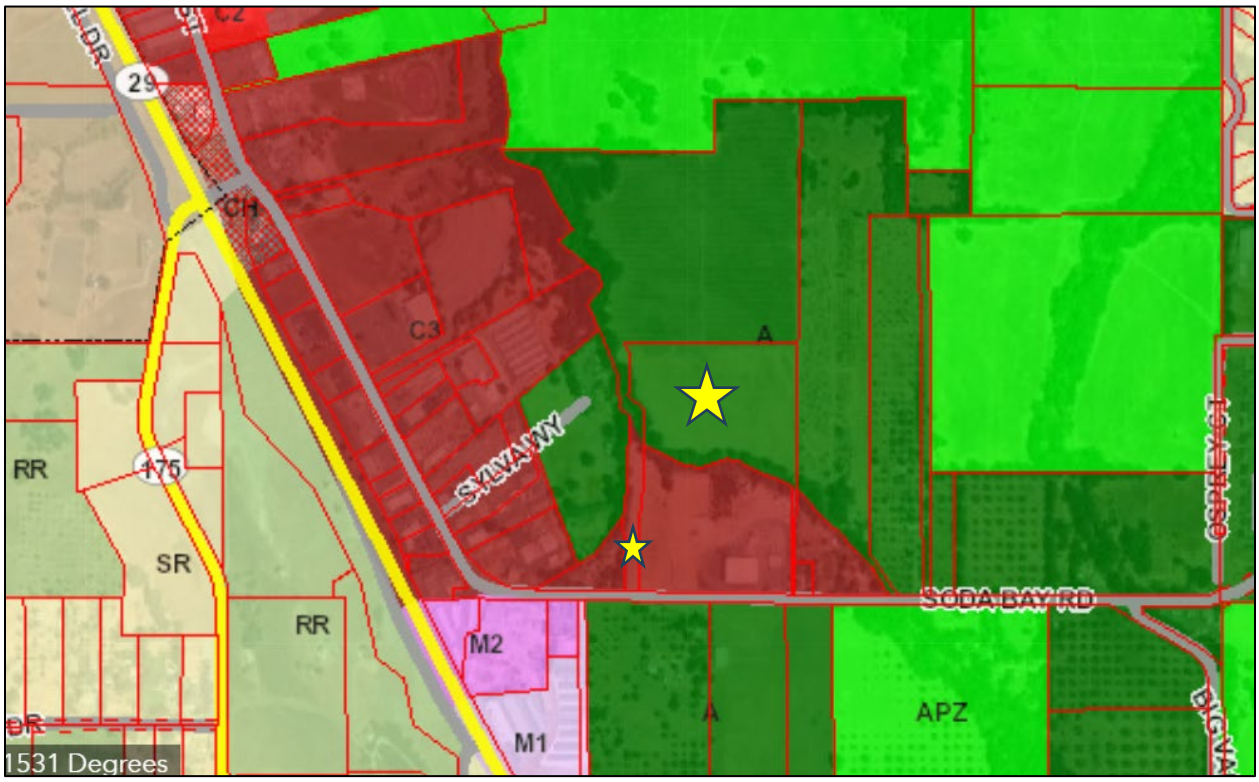
17. Existing Conditions: The lots contain utility poles, a bridge, but do not contain any structures. APN: 008-001-09 contains a vineyard that would remain and a previously installed manmade reservoir. APN: 008-001-08 contains a hemp farm that would be removed. The properties are flat and located within an AO and AE flood plain, so any structures must have their footings engineered in the event of flooding; this occurs during building permit review if this use permit is approved. There is a Class I watercourse, Manning Creek, the runs along the western property line of parcel 008-001-09 and to the western and southern property lines of 008-001-08.

18. Surrounding Land Uses and Setting:

    As the parcel for the proposed project is over five (5) acres in size, neighboring parcels that fall within a 725-foot buffer will be notified of the project. These parcels include:

    - South: "C3" Service Commercial zoned land containing service commercial uses. Varied lot sizes.
    - North and East: "A" Agriculture zoning; 20-acre lot containing an orchard and a dwelling.
    - West: "C3" Service Commercial and "A" Agriculture zoned lots. The "A" zoned lot contains a dwelling; the "C3" zoned lots are developed with service commercial uses.

FIGURE 2 – ZONING OF SITES AND VICINITY



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 Lakeport 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
    Lakeport 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 Department of Cannabis Control
    California Department of Consumer Affairs

California Department of Fish & Wildlife (CDFW)

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 an Assembly Bill (AB) 52 notice to 12 Tribes, Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Hopland Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation on October 4, 2022, informing Tribes of the proposed project and offering consultation under AB-52. Of the 12 notified Tribes, the Yocha Dehe Tribe responded and deferred to the Big Valley Tribe.

    On August 14, 2023, the Initial Study was recirculated, and Tribal Consultation was reopened due to an incorrect Cultural Analysis. The Big Valley Band of Pomo formally requested consultation on September 26, 2023, via email to the Community Development Department Staff. Tribal Consultation was successfully closed on December 19, 2023, with Mitigation Measures in place to protect the cultural sensitivities found in the vicinity. The Tribe(s) were also included in the noticing procedures for recirculation of this Initial Study in June 2024.

Attachment 1 – Property Management Plan

Attachment 2 – Biological Resource Assessment

Attachment 3 – Hydrology and Drought Management Report

Attachment 4 – Site Plans

Attachment 5 – Public Comments

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☒ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☒ Hazards & Hazardous Materials	☐ Recreation
☒ Air Quality	☒ Hydrology / Water Quality	☐ Transportation
☒ Biological Resources	☐ Land Use / Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☒ Utilities / Service Systems

☐ Energy	☒ Noise	☐ Wildfire
☒ Geology / Soils	☐ Population / Housing	☒ Mandatory Findings of Significance

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

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

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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:
Trish Turner, Associate Planner

_____ Date: June 09, 2025
SIGNATURE
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
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐
c) In nonurbanized areas, 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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Discussion:

a) The project site is located on a flat property that is partially visible from Soda Bay Road. Clear Lake cannot be seen from this portion of Soda Bay Road, however the buildings proposed will be visible from this road and from neighboring sites. Soda Bay Road does have a Scenic Combining District Zoning overlay; however, this section of Soda Bay is intended for commercial and light industrial uses, per the Lakeport Area Plan.

The applicant needs to screen the cultivation and canopy from view from Soda Bay Road. Lighting from greenhouses and the proposed building is addressed later in this section. The following mitigation measures are needed:

AES-1: The applicant shall install a minimum 6' tall screening fence around the cultivation area and the processing / drying / manufacturing buildings. Fabric shall not be used; 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.

Less than Significant Impact with Mitigation Measures AES- 1 incorporated.

b) A portion of the project parcel is in a Scenic Combining District; however, the location of the proposed greenhouses is outside of the Scenic Combining District boundary. There is natural tree screening that would prevent the greenhouses being seen from Soda Bay Road. project would not result in the removal of any trees and does not contain any rock outcroppings or historic buildings.

Less Than Significant with Mitigation Measures AES-1 incorporated.

c) The site is situated in a semi-urbanized area and includes a 24-acre vineyard. The cultivation area will be positioned behind a row of trees, ensuring that it is not visible from the street. The Lakeport Area plan has designated this portion of Soda Bay Road as commercial and light industrial. The area is zoned for Agriculture and Commercial uses, the surrounding uses are developed with a waste transfer station, surrounding agriculture uses, and is consistent with other agriculture and commercial uses in the area.

Less Than Significant Impact.

d) The project has the potential to create additional light or glare because of the 32 proposed buildings associated with the project. The following mitigation measures are required to lessen the impact associated with on-site lighting:

AES-2: All outdoor lighting shall be directed downward onto the Project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksky.org.

AES-3: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse. Blackout covers shall in place a half an hour prior to sunset and a half an hour after sunrise.

AES-4: All indoor lighting shall be fully contained within structures or otherwise shielded to fully contain any light or glare.

AES-5: Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed.

Less Than Significant Impact with Mitigation Measures added AES-2 through AES-5 incorporated.

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

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

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
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))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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) According to the California Department of Conversation Farmland Mapping and Monitoring Program the project site is mapped as Prime Farmland and Farmland of Local Importance. The site is also located within a mapped Farmland Protection Area which allows commercial cannabis cultivation but requires it to be grown inside greenhouses. The applicant is proposing greenhouse cultivation, thereby meeting the terms of Lake County Ordinance No. 3103.

   Less Than Significant Impact

b) The site is not under a Williamson Act contract but has a productive vineyard on it. The property to the immediate east is also actively producing agricultural products. The subject site takes access from Soda Bay Road, a paved County-maintained Road at this location. No blockage of the access road is anticipated to occur as the result of this project, and all cultivation activities will take place inside greenhouses that have carbon filtration systems that will inhibit or prevent pesticide and fertilizer residue from travelling onto neighboring agriculturally productive land.

Less Than Significant Impact

c) Public Resources Code §12220(g) defines “forest land” as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code §4526 defines “timberland” as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.

Government Code §51104(g) defines “timberland production zone” as an area that has been zoned pursuant to Government Code Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The project site is currently zoned Agriculture, Service Commercial, Design Review, Scenic Combining, Floodway Fringe, and Waterway (A-C3-DR-SC-FF-WW) . The project site does not contain any forest lands, timberland, or timberland zoned Timberland Production lands, nor are any forest lands or timberlands located on or nearby the project site. Because no lands on the project site are zoned for forestland or timberland, the project has no potential to impact such zoning. The project does not propose a zone change that would rezone forest land, timberland, or timberland zoned for Timberland Production. No impact would occur.

No Impact

d) The project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present on the project site or in the immediate vicinity of 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 would occur.

No Impact

e) As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.

Less Than Significant Impact

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact

Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d)	Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☒	☐	☐

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 or project vicinity and would pose no threat of asbestos exposure during either the construction phase or the operational phase.

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 (§27.11), Air Quality must be addressed in the Property Management Plan (Attachment 1). 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.

Construction impacts, which will include tilling the ground to prepare the building pads including some earth movement, drilling post holes for fencing, and some trenching for utilities. Site construction would occur over about a two (2) to four (4) month period. Ongoing field management is considered an operational, not construction, activity.

Operational impacts would include dust, odor and fumes from site preparation of the cultivation areas, odors from the cannabis plants during flowering season, and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation and construction.

Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed.

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_2, NO_x, O_3, PM_{10}, $PM_{2.5}$, 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 both the construction phase and the operational phase, will not generate significant quantities of ozone or particulate matter and does not exceed the project-level thresholds.

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 in proximity to the project site. The nearest off-site residences are over one (1) mile from the project site, well over the 200-foot setback for offsite residences from commercial cannabis cultivation as described in Article 27.13 of the Lake County Zoning.

Pesticide applications will be used during the growing season and, as described in the Property Management Plan (Attachment 1), will be applied carefully to individual plants. The cultivation area will be surrounded by a fence in order to prevent 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 onsite.

The following mitigation measures will reduce potential impacts to less than significant levels:

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 to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. The applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.

AQ-8: All buildings containing mature cannabis plants shall be equipped with carbon or similar air filtration systems prior to operation. This includes the two metal buildings and 24 of the greenhouses that will contain mature plants.

Impacts would be Less than Significant with Mitigation Measure AQ-8 incorporated

d) During project operations, odors found to be unpleasant by some are emitted from cannabis plants. The cannabis plants would be grown within greenhouses with air filtration systems, which will abate much of the odors emitted by the cannabis plants.

Less Than Significant Impact with Mitigation Measure AQ-8 incorporated.

IV. BIOLOGICAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact

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 Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☐	☒	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
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?	☐	☒	☐	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion:

a) A Biological Resource Assessment ("BA") (Attachment 2) was prepared by Pinecrest Environmental _051625Consulting Inc. and dated July 21, 2019. The Assessment included a survey of the entire project (referred to as the "Study Area") parcels and impacts associated with the project. The BA concluded that the proposed project should not have any adverse impacts on sensitive species if the following mitigation measures are implemented.

On December 14, 2023, County Planning Staff met on site with the California Department of Fish and Wildlife, and with Lake County Water Resources Department to discuss the hitch, which were observed swimming on the site in channels during the flooding that had occurred in the winter of 2022 – 2023. The Department of Fish and Wildlife, as well as the Lake County Water Resource Department, agreed that certain Mitigation Measures could be added to address the protection of the Hitch.

Comments provided by the Lake County Land Trust

<u>BIO-1:</u> Pesticides and Fertilizer Use

a. Pesticide and fertilizer storage facilities shall be located outside of the riparian corridor setbacks for structures.
b. Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 50 feet of identified wetlands.
c. Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather.
d. All bags and boxes of pesticides and fertilizers shall be stored off the ground on pallets or shelves.
e. If the structure(s) do not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills, or provide appropriate secondary containment.
f. Routinely check for leaks and spills.
g. Have spill cleanup kit onsite to be able to respond to any leaks or spills.
h. Inspect planting stock for pests and diseases prior to planting.
i. A void planting stock with pests and disease and notify the supplier of the planting stock of the infestation.
j. Comply with all pesticide laws and regulations as enforced by the California Department of Pesticide Regulation and County Agricultural Commissioner.
k. For pesticides with the signal word CAUTION that have listed food uses, comply with all pesticide label directions as they pertain to personal protective equipment, application method, and rate, environmental hazards, longest reentry intervals and greenhouse and indoor use directions.
l. For all other pesticides, use must comply with all label requirements including site and crop restrictions.
m. Prior to the use of any registered pesticide on Cannabis, Operator Identification Number should be obtained from the County Agricultural Commissioner if required.
n. Submit monthly pesticide use reports to the County Agricultural Commissioner if required.

BIO-2: Enhanced Stormwater and Sheetflow Management for Habitat Protection Prior to any ground-disturbing work, comprehensive stormwater and sheetflow control measures shall be installed. These measures, including but not limited to silt containment fences and fiber rolls strategically placed to intercept and slow diffuse overland flow, shall prevent sedimentation of potential spawning and rearing habitat for Clear Lake hitch by effectively managing and treating sheetflow runoff.

BIO-4: To the extent practicable, construction shall be conducted during the non-rainy season (June through October) and when Manning Creek is dry.

BIO-5: If it is not possible to schedule construction during the non-rainy season (June through October) and when Manning Creek is dry:

a. Before construction activities begin, a qualified biologist shall conduct a training session for all construction personnel working within 50 feet of Manning Creek. At a minimum, the training will include a description of Clear Lake hitch and its habitat, the specific measures that are being implemented to protect this species for the Project, and the boundaries within which the Project may be accomplished.

b. Immediately prior to all construction activities within 50 feet of Manning Creek, a qualified biologist shall conduct a visual pre-construction survey for Clear Lake hitch 250 feet upstream and 250 feet downstream from the project site. The qualified biologists shall then monitor all construction activities within 50 feet of

Manning Creek to ensure impacts to Clear Lake hitch and its habitat are avoided. The qualified biologist will stop work if Clear Lake hitch behavior is affected by Project activities.

BIO-6: All work shall incorporate erosion control measures consistent with the State Water Resources Control Board Order No. WQ 2019-001-DWQ.

BIO-7: Prior to cultivation, the preconstruction surveys below shall be completed:

a. A pre-construction survey for plants and special status species shall be performed by a qualified biologist to ensure the special status plants and species are not present.

b. If construction activities occur during the nesting season (typically February 15th through August 31st), a pre-construction survey for the presence of Special-Status bird species or any nesting/roosting species shall be conducted by a qualified biologists within 500 feet of the proposed construction site. If active nests are identified in this area, CDFW and /or USFWS shall be consulted to develop protective measures. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until a qualified biologists has determined the have fledged and are independent of the nest site.

c. A pre-construction survey for yellow-legged frog shall be performed by a qualified biologist to ensure the special status species is not present at the time.

Less than Significant Impact with Mitigation Measures BIO-1 through BIO-7 added.

b) No removal of riparian or any other vegetation is proposed as part of this project. The proposed project incorporates a 150-foot buffer from Manning Creek, consistent with the Class I stream designation and as depicted in the Biological Resources Assessment (BRA) (Attachment 2) figure. This 150-foot setback is clearly delineated on the project site plans (Attachment 4).

Less Than Significant Impact

c) According to the Assessment, there are no wetlands and vernal pools or other isolated wetlands in the Study Area. Therefore, project implementation would not directly impact any wetlands.

Less Than Significant Impact

d) The Biological Resources Assessment (BA) (Attachment 2) stated that no specific wildlife corridors exist within or near the Study Area. Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in the CNDDB) exist within or near the Study Area, the open space and the stream corridors in the Study Area facilitate animal movement and migrations, primarily those of the black-tailed deer. Although the Study Area may be used by wildlife for movement or migration, 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 81.6 acres on the parcel, 75.6 acres 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 with Mitigation Measures BIO-1 through BIO-6 added.

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 applicant has stated that no trees will be removed by this project.

Less than Significant Impact

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

Less Than Significant Impact

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☒	☐	☐

c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Discussion:

a) A Cultural Resources Report (CRR) for the proposed cultivation project was completed by Wolf Creek Archaeological Services and dated May 17, 2019. The purpose of the Report was to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) in May 2019, and the Native American Heritage Commission (NAHC) returned the results of the Sacred Lands File (SLF) search, also in May 2019. The applicant submitted an addendum to the Cultural Resources Report completed by Wolf Creek Archaeological Services to include a portion of the parcel that missed on April 28, 2024.

The CHRIS records search indicates that there are eight mapped sensitive sites within ¼ mile of the project site. The study also yielded 28 isolated prehistoric artifacts and 3 isolated historic artifacts that were mapped and recorded. The surface examination suggests that the site contains cultural items important to further our understanding of the history and prehistory of the Clear Lake region. Due to this potential, this resource likely meets criteria "D" listed in the Public Resources Code as a "significant" historic site and item "1" that it has cultural value for a descendant community. These resources were found outside of the proposed cultivation and development footprint (more than 300 ft away).

The surveying archaeologist made a recommendation for this project area that must occur prior to any site disturbance, which have been incorporated into the mitigation measures listed below.

On December 14, 2023, the applicant's consultant met with Big Valley Tribe's Historic Preservation Officer Ron Montez on site to discuss how to protect potential tribal resources. A verbal agreement between the Tribe and Applicant was reached, and the Applicant agreed to have a tribal monitor present on site during site disturbance.

On December 18, 2023, the Big Valley Tribe sent Planning Staff an email stating that the Tribe was satisfied that the Applicant would have a tribal monitor present during site disturbance, and that the project could proceed. Consultation was formally concluded on January 04, 2024, Tribal cultural resources are further discussed in Section XVIII, Tribal Cultural Resources, of this Initial Study.

CUL-1: Prior to future ground disturbance activities, the applicant shall bring a licensed archaeologist on site to map the sensitive area(s). These areas, once mapped, shall be avoided and a 50-foot buffer around the site area(s) shall be established.. The applicant shall have a tribal monitor on site during all site disturbance in the event of inadvertent discovery of sensitive items, artifacts, relics or remains occurs.

If avoidance of the resource is not possible, then a data recovery program will need to take place to obtain a sample of the information contained in the cultural soils prior to any

ground disturbance activity as required by CEQA Guidelines Sections 21083.2 (b1) and 15126.4

CUL-2: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work.

CUL-3: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.

CUL-4: Should any human remains be encountered, the applicant shall halt all work within 100 feet, 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.

Less than Significant Impacts with Mitigation Measures CUL-1 through CUL-4 incorporated.

b) A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) to determine if the project would affect archaeological resources. The record search found that there are eight known or mapped significant archaeological resources within ¼ mile of this site, and 28 prehistoric and 3 isolated historic artifacts were found on the site. The surveying archaeologist made a recommendation, now mitigation measure CUL-1, that requires mapping the sensitive area(s), avoiding the sensitive area(s), and having a tribal monitor on site during site disturbance.

Less than Significant Impact with Mitigation Measures CUL-1 through CUL-4

c) The project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. In the event that human remains are discovered on the project site, the project would be 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-4

VI. ENERGY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion:

a) According to the application materials, the proposed use would consist of 30 greenhouses and one processing building and one distribution facility that total 8,200 sf in area. The greenhouses would require between 400 and 800 additional amps of power. The two buildings would each require at least 200 amps of power. Estimated total power usage would be between 800 and 1200 amps of power.

An electrical upgrade is required for energy consumption with a building permit. There are no grid capacity issues at this location. PG&E was notified of this project, and sent a response dated October 28, 2022, indicating that the project would not interfere with their operations. There was no indication that they could not serve this project with power. There are currently utility poles on site.

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
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?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

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.

Earthquake Faults (i)

According to the USGS Earthquake Faults map available on the Lake County GIS Portal, there are no mapped earthquake faults located on or near the property. Because there are no known faults located on the project site, there is no 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)
The project site is located within an AO and AE flood plain. While there is no 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.

Landslides (iv)
The project properties are flat with little risk of landslides on the parcel. According to the Landslide Hazard Identification Map prepared by the California Department of Conservation's Division of Mines and Geology, the area is considered generally stable. As such, the project's cultivation site is considered minimally susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

b) The proposed project includes the development of 30 greenhouse pads, a 6,000 square-foot drying building, a 2,400 square-foot processing building, and a 2,400 square-foot distribution facility. Construction will entail earthwork for pad preparation, fence post installation, and utility trenching. Although the exact volume of earth movement has not yet been quantified, the site's generally flat contours indicate that only minor grading will be necessary, and the existing soil conditions present a "slight" erosion hazard. Due to the property's location within a mapped flood plain, all building footings will require specific engineering design to address flood hazards. Prior to any ground disturbance or construction activities, the applicant will be required to secure a grading permit and all necessary building permits from the Lake County Community Development Department, ensuring compliance with local regulations and flood plain management ordinances.

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 Impacts with Mitigation Measures GEO-1 through GEO-4 and BIO-6 incorporated:

GEO-1: Prior to any ground disturbance for building construction, the permittee shall submit Erosion Control and Sediment Plans to the Water Resources Department and the Lake County Resources Planner for review and approval. The erosion control and sediment plans shall be engineered, shall indicate the amount of earth to be moved, shall show the method of stormwater retention on site, and shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance (typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas). No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.

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 site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.

GEO-4: If greater than fifty (50) cubic yards of earth is being moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the 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 Chapters 29 and 30 of the Lake County Code.

BIO-6: All work shall incorporate erosion control measures consistent with the State Water Resources Control Board Order No. WQ 2019-001-DWQ.

c) According to Lake County GIS data and the soil survey of Lake County, prepared by the U.S.D.A., the soil at 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) The Uniform Building Code is a set of rules that specify standards for structures. A total of 32 structures are proposed that would require a building permit, and all of the structures will be built within a mapped AO and AE flood plain which requires engineered footings.

Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Expansive soils possess a "shrink-swell" characteristic. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.

The soils mapped on the site include Type 125, "Cole Variant clay loam, calcareous", Type 233, "Still loam, stratified substratum" which is located where the 2,400-sf processing building would be built, and Type 234, "Still gravelly loam" soils.

Type 125 Soils have a high shrink-swell potential and are prone to flooding. These soils are located on the western portion of the lot and appear to comprise most of the greenhouse cultivation area.

Type 233 soils are not overly susceptible to shrink-swell, but are prone to slow permeability, and in this case, the 233 soil is located within a flood plain, so engineered footings will be required for the processing building.

Type 234 Soils are mapped where the 6,000-sf drying building will be built, and are not prone to expansion, but are prone to flooding, evidenced by the mapped AO and AE flood plain that covers the entirety of both lots.

Less Than Significant Impact with Mitigation Measures GEO-1 through GEO-4 and BIO-6 incorporated.

e) The proposed project will be served by an American Disability Act compliant restroom inside the 6,000-sf drying building. Comments from the Lake County Environmental Health Division state that the septic system will need to meet Onsite Wastewater Treatment requirements, which will occur prior to a building and septic permit being issued.

Less Than Significant Impact

f) The project site contains paleontological resources which are addressed under mitigation measure CUL-1 through CUL-4 and TCR -1 through TCR–6 in other sections of this report. The applicant will be required to bring a tribal monitor on site during site disturbance, and a professional archaeologist will be required to map the sensitive sites prior to any earth movement.

Less than Significant Impact with mitigation measures CUL-1 through CUL-4 and TCR-1 through TCR-6 added.

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?	☐	☐	☒	☐	1, 3, 4, 5, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	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 site area is flat and will require very minimal grading, greenhouse gas emissions resulting from construction would be from building pad preparation, deliveries, employee trips to and from the site during construction.

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_2 being generated over a 90day construction period is 581,760 grams of CO_2 (per year), or about 1282 pounds of carbon dioxide per construction year. 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 considerably lower. The greenhouses and processing buildings are equipped with carbon filtration systems, and a total of up to 24 daily vehicle trips to and from the site as projected during regular season and up to 36 daily vehicle trips during peak harvest season.

Less than Significant Impact

b) 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 the only concern was restricting the use of an onsite generator to emergency situations only.

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_2e per capita by 2030 and no more than two (2) metric tons CO_2e per capita by 2050. As described in the Property Management Plan (Attachment 1), the project will have up to three (3) individuals working on site (owners/operators) during normal operational hours, and with an expected 6.875 metric tons of overall operational CO_2e per year, the per capita figure of 2.29 metric tons of operational CO_2e per year meets the 2017 Climate Change Scoping Plan's 2030 target and nearly meets 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?	☐	☒	☐	☐	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☐	☒	☐	1, 3, 4, 5, 20, 22
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	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

Discussion:

a) Materials associated with the proposed cultivation of commercial cannabis, such as pesticides, fertilizers, gasoline, and cleaning materials. The applicant has stated that all potentially harmful chemicals will be stored in a locked, secured building on site. All pesticides and fertilizers to be used are organic, which will reduce the potential for damaging chemical infiltration into the atmosphere or soil.

Routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State, and Local regulations.

The project shall 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 applicant has stated that they will place water tanks for a total of 30,000-gallons on site for fire suppression if needed, and there is an above-ground reservoir on site that holds 4 acre-feet of water.

All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and adequate firefighting and fire suppression equipment.

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

HAZ-1: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall 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.

b) The applicant has stated the chemicals that will be used on site will be organic and will be stored in a secure and lockable building. The site is located within a flood inundation area, so the foundation footings for every building will need to be engineered. The site is not located within an area mapped as unstable soil according to County GIS data and the USDS Soil Survey for Lake County.

Less Than Significant Impact with Mitigation Measures HAZ-1 through HAZ-7 incorporated:

HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.

HAZ-4: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand washing stations shall meet all accessibility requirements.

HAZ-5: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.

HAZ-6: 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-7: 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 with such information to complete an updated Air Toxic Emission Inventory.

c) There are no schools located within one-quarter mile of the proposed project site. The nearest school is Lakeport Unified School District, which is located approximately three and a half (3.24) miles north of the project site. Impacts would be less than significant, and no mitigation measures would be required.

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 project site is located approximately 1.4 miles from Lampson Field, administered by the Lake County Airport Land Use Commission. In accordance with regional Airport Land Use Compatibility Plans, the project would not have buildings with heights that could jeopardize air travel. There will be very little potential for any hazard for people working in the project area from Lampson Field or to air travel in this vicinity.

Less Than Significant Impact

f) Access to the project site is from Soda Bay Road, a paved two-lane County maintained road. Soda Bay Road is in compliance with California Public Resources Code §4290. During emergency events, Soda Bay Rd. is commonly utilized as an evacuation route. During long-term operation, adequate access for emergency vehicles via Soda Bay Road will be available; evacuation procedures would continue to be followed as they are currently. Furthermore, the project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant, and no mitigation measures are required.

Less than Significant Impact

g) The project site is located in a non-rural area that has a low fire risk. Additionally, the proposed project has an interior driveway that will need to meet California Public Resources Code §4290-compliance regulations that will allow emergency service providers onto the site if needed due to an emergency.

The applicant would adhere to all federal, state, and local fire requirements and regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction will comply with current State of California Building Code construction standards. To construct the proposed processing structure, the applicant will be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements.

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?	☐	☒	☐	☐	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?	☐	☒	☐	☐	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; 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?	☐	☐	☒	☐	1, 2, 3, 5, 6, 7, 15, 18, 29, 32
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☒	☐	☐	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐	1, 2, 3, 5, 6, 29

Discussion:

a) The project will not violate any water quality standards or waste discharge requirements. One new septic system is needed to serve the restrooms proposed inside the 6,000 sq. ft.

manufacturing building. Lake County Environmental Health Department regulates septic systems and wells inside the County (excluding the cities of Lakeport and Clearlake). The Department submitted comments that did not indicate that a new septic system would be problematic at this location. The project will employ Best Management Practices (BMP's) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state, and local requirements, as applicable; this is evidenced by the engineered Drainage and Erosion Control Plan submitted.

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 (150 ft in this case for the existing Class I Watercourse). 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 proposed Project is located on a flat area. No springs, lakes, delineated wetlands, or vernal pools are located onsite. The cultivation area is located greater than 150 feet from the Class I creek on the property. The areas proposed for cultivation use or development are located outside of applicable stream setbacks as described in Article 27.11 (at) subsection 2, and outside of all applicable state-required stream setbacks as described in the State Water Resources Control Board's Cannabis Policy.

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). The site has been assigned WDID Number **5S17CC429168** and is enrolled as a Tier 1, Low Risk discharger. 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 greater Site Management Plan.

As described above, the current Project site has been placed as far away as possible from waterbodies and in the flattest practical areas to reduce the potential for water pollution and erosion.

Less Than Significant Impact with Mitigation Measures BIO-2 through BIO-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 projects that require a CEQA analysis of water use include the following items in a Hydrology Report and Drought Management Plan (Attachment 3) prepared by a licensed professional experienced in water resources. 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 two on-site wells.

There are two existing permitted on-site wells, identified as Well #1 and Well #2. Well #1 produced about 300 gallons of water per minute during the four hour well test. Well #2 produced 6.1 gallons per minute and would be used as a back-up water source if needed.

The applicants have an on-site water reservoir that holds 4.0-acre feet (1,303,000 gallons). This will be the primary water storage area. The applicant proposes a 20,000-gallon metal water storage tank near the processing facility for emergency use in the event of a fire.

There is an existing 24-acre vineyard on site, as well as a hemp field. The hemp field will be removed to accommodate the cannabis project. The applicants have indicated that they will 'dry farm' the remaining vineyard, further reducing the water demand for the vineyard. A dry farmed vineyard is a vineyard that grows grapes without using irrigation relying instead on moisture from rain and soil.

The Report estimates that 6.2-acre feet per year of water would be needed for the cannabis operation (about 2,020,000 gallons). The Report also estimates that the manufacturing activities proposed would require about 208,000 gallons per year; about 2/3-acre foot. Employee water usage would be about 60,000 gallons per year. Total projected water usage is 2,287,850 gallons per year or approximately 7.02-acre feet per year.

A well test was performed on the primary well (identified as Well #1 in this document) by Stevenson Water Treatment and Distribution Systems, Inc. on February 2, 2022. This 6-hour test yielded an average of 266 gallons per minute over a 6-hour timeframe. The water level dropped by 26 feet during the test and fully recovered within 17 hours of shut down.

The Report provides data on the aquifer serving the site. The site is located in the Big Valley Water Basin. There are two distinct areas that comprise the basin; the younger alluvial basin to the north (at the well site), and the older portion of the aquifer to the south. The primary aquifer for this project is identified in the Report as being the A1 aquifer, which is found about 72 feet below ground surface and is composed of gravel. The two aquifer sections were divided by the Kelseyville fault.

The California Department of Water Resources estimates the A1 aquifer to have a total storage capacity of about 105,000-acre feet of water, with a usable capacity of about 60,000-acre feet. Total water usage within the A1 aquifer is estimated to be 12,944 acre-feet per year taking into consideration all existing wells that draw from this aquifer. The Report states that, despite occasional fluctuations in the aquifer's recharge rate, groundwater levels in the A1 aquifer have remained stable over the past three decades.

The majority of Big Valley Basin recharge appears to occur through Manning and Thompson Creeks. The estimated rainfall recharge rate of the basin with regards to the subject site is as follows: the 44.3-acre property x 2.8 feet of annual precipitation (non-drought year) = 124-acre feet per year of total rainfall on the site. Because the site is flat, it is estimated that about 15% of the rainfall reaches the aquifer. The equals 18.6 acre-feet of aquifer recharge per year due to on-site water percolation into the aquifer. This amount is greater than the projected annual water usage of the project. The use is approximately 37% of the recharge rate, as proposed.

Drought Management

Ordinance 3106, adopted in July 2021, requires a Drought Management Plan for all land use applications that require water. The applicants have provided this Plan, which includes the following:

- Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks;
- Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss;
- Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation);
- Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation area(s);
- Install float valves on all water storage tanks to keep them from overflowing onto the ground.

With the Water Conservation and Use requirements outlined above, the proposed cultivation operation would efficiently use water resources at all times. Additionally, Article 27 Section 27.13 of the Lake County Zoning Ordinance requires commercial cannabis cultivators using water from a groundwater well to install a water level monitor on their water supply well, and to regularly record readings from the continuous water level monitor.

Less than Significant Impact with Mitigation Measures HYD-1 through HYD-3

HYD-1: The production well shall have a meter to measure the amount of water pumped. The permittee shall maintain a record of all data collected and shall provide a report of the data collected and shall provide a report of the date collected to the County annually and/or upon request.

HYD-2: A Water Monitoring Program, including a seasonal static water level monitoring and water level monitoring during extraction, shall be followed as described in the Hydrology Report and Drought Management Plan (Attachment 3) prepared by Realm Engineering, dated May 20, 2022. The permittee shall maintain all data collected and shall provide a report of the data collected to the County annually and/or upon request.

HYD-3: The permittee shall adhere to the measures described in the Drought Management Plan during periods of a declared drought emergency.

c) According to Lake County Ordinance Section 27.13 (at) 3, the Property Management Plan (Attachment 1) 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. A sediment and erosion control plan are also being implemented as part of the larger Site Management Plan.

According to the Storm Water Management Plan, the majority of the ground disturbance associated with development of the proposed cultivation, manufacturing, and distribution operation will occur within the footprint of the previous disturbed industrial hemp farm. Approximately one acre of non-native annual grassland will be disturbed to develop the proposed Distribution Facility with associated paved access road and parking area. Stormwater runoff from the proposed Distribution Facility and associated paved access road and parking area, will discharge to well-vegetated areas surrounding and adjacent to the proposed cultivation, manufacturing, and distribution operation.

Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. All cannabis cultivation, manufacturing, and distribution related structures will be located more than 150 feet from the nearest surface water bodies, and stormwater runoff from the structures will be discharged to the well-vegetated buffers surrounding the proposed cultivation, manufacturing, and distribution operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

A native grass seed mixture and certified weed-free straw mulch will be applied at a rate of two tons per acre to all areas of the exposed soil prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles will be installed and maintained throughout the proposed cultivation operation per the attached Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls. The Applicant and/or their managerial staff will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

The applicant will focus on low impact development (LID) and "green" stormwater management infrastructure to achieve permanent stabilization post site development as quickly as possible. LID practices utilizing "green" infrastructure will manage storm water by minimizing impervious surfaces, maintaining, preserving, and enhancing existing vegetation, and by using natural systems to filter and infiltrate stormwater into the ground. LID with "green" storm water infrastructure is cost competitive with traditional storm water management infrastructure/practices, while providing numerous other long-term benefits, such as improved water quality, ecosystem enhancement, and preserved/improved aesthetics. The stormwater management measures outlined in this Storm Water Management Plan meet and/or exceed the requirements of the Lake County Storm Water Management Ordinance (Chapter 29 of the Lake County Ordinance Code).

The applicant has provided an engineered Drainage and Erosion Control plan that shows Best Management Practices by channeling the stormwater into a confined area within the cultivation site and allowing stormwater to infiltrate the soil within the cultivation area boundary.

Less Than Significant Impact with Mitigation Measures BIO-2, BIO-3, BIO-5, AND BIO-6

d) The project parcels are located in a mapped flood plain. The footings for all buildings must be engineered to withstand potential flooding. This is required for any building located within an AO or AE flood plain and will be added as a condition of approval for this project.

Less Than Significant Impact with Mitigation Measure HYD-4 incorporated:

HYD-4: Prior to the issuance of any building permit, the permittee shall provide a Temporary Benchmark to the Community Development Department and prior to the building final a compliant Elevation Certificate shall be submitted to the Community Development Department, Building Division.

e) The County of Lake does not have any water quality management plans, so there would be no impact to any adopted water quality plan. The Urgency Ordinance approved by the Lake County Board of Supervisors on July 27th, 2021(Ordinance No. 3106) requires applicants to provide a plan depicting how the applicants plan to reduce water use during a declared drought emergency. As outlined in previous sections of this report, the proposed commercial cannabis cultivation, manufacturing, and distribution operation would have an estimated annual water use requirement of approximately 7 acre-feet (2,287,850 gallons), and an existing onsite groundwater well located at Latitude: 39.01579° and Longitude: -122.90209° ("Well B" / Project Well) will serve as the primary water source for cultivation, processing, and manufacturing activities, with a new/proposed water utility service connection for distribution activities.

Per the Water Conservation and Use requirements outlined in the State Water Resources Control Board's Cannabis General Order, the Applicant shall implement the following Best Practical Treatment and Control (BPTC) measures to conserve water resources:

- Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks;
- Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss;
- Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation);
- Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation area(s);
- Install float valves on all water storage tanks to keep them from overflowing onto the ground.

With the Water Conservation and Use requirements outlined above, the proposed cultivation operation would efficiently use water resources at all times. Additionally, Article 27 Section 27.11 of the Lake County Zoning Ordinance requires commercial

cannabis cultivators using water from a groundwater well to install a water level monitor on their water supply well, and to regularly record readings from the continuous water level monitor. Well water level monitoring and reporting shall be performed as follows:

Seasonal Static Water Level Monitoring

Seasonal monitoring of well water levels provides information regarding long-term groundwater elevation trends. The water level in the onsite groundwater well shall be measured and recorded prior to the start of the cultivation season (March/April), and once in the fall (November) after the cultivation season has ended. Data reported to the Lake County Community Development Department as part of the Project's annual reporting requirements shall include a hydrograph plot of all seasonal water level measurements for the onsite groundwater well.

Water Level Monitoring During Extraction

The purpose of monitoring the water level in a well during extraction is to evaluate the performance of the well to determine the effect of the pumping rate on the water source during each cultivation season. This information can be used to determine the capacity and yield of the onsite groundwater well for determining pump rates and the need for water storage. The frequency of water level monitoring will depend on the source, the source's capacity, and the pumping rate. It is recommended that initially the water level be monitored twice per week or more, and that the frequency be adjusted as needed depending on the impact the pumping rate has on the well water level. Data reported to the Lake County Community Development Department as part of the Project's annual reporting requirements shall include a hydrograph plot of the water level readings during the cultivation season.

In addition to the monitoring and reporting described above, the Project's annual report shall include an analysis of the water level monitoring data, demonstrating whether or not use of the onsite groundwater well is causing significant drawdown and/or impacts to the surrounding area and what measures were taken to reduce impacts. If there are impacts, a revised Water Management Plan shall be prepared and submitted to the Lake County Community Development Department, for review and approval, demonstrating how the project will mitigate the impacts in the future.

DROUGHT EMERGENCY RESPONSE

When a drought emergency has been declared for the area of the proposed cultivation operation, the applicant may implement the following additional measures, as needed or appropriate to the site, to reduce water use and ensure both success of the cultivation operation and decreased impacts to surrounding areas:

- Install moisture meters to monitor how much water is in the soil at the root level and reduce watering to only what is needed to avoid excess;
- Cover the soil and drip lines with removable plastic mulch to reduce evaporation;
- Irrigate only in the early morning hours or before sunset;
- Cover plants with shaded meshes during peak summer heat to reduce plant stress and water needs;
- Add soil amendments/ingredients to growing medium that retains water in a way to conserve water and aid plant growth/health. Soil amendments/ingredients such as peat moss, coco coir, compost, perlite, and vermiculite retain water and provide a good environment for cannabis to grow.

Additionally, to ensure both success and decreased impacts to the surrounding areas, the applicant will reduce their water usage by as much as 20 percent during the second

half of the year, by not replanting a portion of their mixed-light cultivation area(s) during periods of drought. To achieve this reduction in water use, the Applicant will not replant six of their flowering greenhouses after June 30th, when a drought emergency has been declared for their region. This reduction would occur during the hottest and driest months, when water usage for the proposed cultivation operation would be at its highest (July, August, and September). The peak anticipated daily demand for water of the proposed cultivation operation is ~9,426 gallons per day (when not under a declared drought emergency). Leaving six flowering greenhouses fallow during a drought emergency would reduce the peak anticipated daily demand for water of the proposed cultivation operation by as much as 1,734 gallons per day during the hottest driest months, when irrigation water withdrawals from the aquifers of the Big Valley Groundwater Basin are at their greatest (July, August, and September).

XI. Less than Significant Impact with Mitigation Measures HYD-1 through HYD-4 incorporated. 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?	☐	☐	☒	☐	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?	☐	☐	☒	☐	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

a) The project site consists of 27 acres of partially developed land in the Lakeport Planning Area. The closest community growth boundary accessible by road is the City of Lakeport, which is approximately one mile away from the project site.

The area is characterized by large parcels of agriculturally productive land that contains a number of vineyards, orchards, and small horse ranches. There are no established networks of horse or pedestrian trails on or around the project site other than on Soda Bay Road, which has 2' wide shoulders at this location.

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

Less Than Significant Impact

b) The project site is currently designated Agriculture, Resource Conservation, and Service Commercial in the Lake County General Plan. The zoning designations for the two lots comprising the project site are "A-DR-SC-FF-WW" (Agriculture – Development Review – Scenic Combining – Floodway Fringe – Waterway) and "C3-DR-FF-WW" (Service Commercial – Development Review – Floodway Fringe – Waterway). The proposed commercial cannabis cultivation activities within the agriculturally zoned portion of the site are permissible with a major use permit and comply with all applicable requirements of the Lake County Zoning Ordinance for agricultural zones. Similarly, the Type 6 Non-Volatile Processing facility proposed on the Service Commercial zoned portion is allowable with a major use permit and meets all relevant zoning code requirements for the C3 zone.

The project's consistency with the Lake County General Plan includes, but is not limited to, policies related to Land Use, Health and Safety, Noise, and Water Resources.
Furthermore, the project aligns with the Lakeport Area Plan. Specifically, the proposed greenhouses and processing building will not be visible from Soda Bay Road. While the distribution facility will be visible from Soda Bay Road and adjacent properties, this segment of Soda Bay Road, despite its Scenic Combining District zoning overlay, is identified within the Lakeport Area Plan for commercial and light industrial uses.

Less than Significant Impact

XII. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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.

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 Lakeport 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
Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐	1, 3, 4, 5, 13
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	1, 3, 4, 5, 13
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐	1, 3, 4, 5, 11, 14, 15

Discussion:

a) Noise related to 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 on-grid power.

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 the property line, mitigation measures will still be implemented to further limit the potential sources of noise.

In regard to the Lake County General Plan Chapter 8 - Noise, there are no sensitive noise receptors within one (1) mile of the project site, and Community Noise Equivalent Levels (CNEL) are not expected to exceed the 55 dBA during daytime hours (7A.M. – 10P.M.) or 45 dBA during night hours (10P.M. – 7A.M.) 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 7:00A.M. and 7:00P.M., and Saturdays from 12:00 noon to 5:00 P.M. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.

NOI-2: Maximum non-construction-related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00A.M. to 10:00P.M. and 45 dBA between the hours of 10:00P.M. to 7:00A.M. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) 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 phase from the use of heavy construction equipment. There will be some grading required for the buildings and greenhouses, however earth movement is not expected to generate significant or long term 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 10 feet. The nearest existing off-site structures are located over one (1) 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 Lampson Airport Compatibility Plan indicates that the project site, located approximately one air mile from Lampson Field, is not within an area subject to airport compatibility considerations.

Less Than Significant 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)?	☐	☐	☐	☒	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	1, 3, 4, 5

Discussion:

a) The project is not anticipated to induce significant population growth to the area. No housing is being proposed, nor does any appear to be needed for this project.

No Impact

b) The project will not displace any existing people or housing and is limited to commercial cannabis cultivation and processing.

No Impact

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: 1) Fire Protection? 2) Police Protection? 3) Schools? 4) Parks? 5) Other Public Facilities?	☐	☐	☒	☐	1, 2, 3, 4, 5, 20, 21, 22, 23, 27, 28, 29, 32, 33, 34, 36, 37

Discussion:

1) Fire Protection
The Lakeport Fire Protection District provides fire protection services to the proposed project area. The proposed project would be served by the Lakeport Fire Protection Station in Lakeport, an existing station located approximately three miles from the project site. Development of the proposed project would impact fire protection services by increasing the demand on existing County Fire District resources. The project site is not located in a mapped High Fire Area, and the roadway shall be widened to 20 feet to meet the requirements of the Lakeport Fire Protection District. The applicant will be required to have a one 20,000-gallon metal water storage tank near the processing facility and one which would be reserved for fire protection.

2) Police Protection
The project site falls under the jurisdiction of the Lake County Sheriff's Department and is in a location that can be easily reached by law enforcement in the event of an emergency. Impact on law enforcement is expected to be less than significant as the applicant has prepared a Security Plan, which the Lake County Sheriff's Office has determined meet the requirements of the Lake County Zoning Ordinance.

3) Schools
The proposed project will have no impact on the population in the local public school system by generating additional students.

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 owners and operators currently reside in Lake County, the small staff will be hired locally, and no 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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	1, 3, 4, 5

Discussion:

a) As the owners and operators currently reside in Lake County, and the small staff will be hired locally, there will be no increase in the use of existing neighborhood and regional parks or other recreational facilities 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?	☐	☐	☒	☐	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, 3, 4, 5, 9, 20, 22, 27, 28, 35, 45
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒	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)?	☐	☐	☐	☒	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?	☐	☐	☒	☐	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

Discussion:

a) <u>Roadway Analysis</u>
The project site is located approximately one mile south of Lakeport, and is accessible by Soda Bay Road, a paved County maintained road.

The on-site access driveway that connects the interior of the site with Soda Bay Road is approximately 15-20 feet wide and will be required to meet the Lakeport Fire Protection District requirements road standards of 20 feet, for fire equipment access as a mitigation measure and condition of approval.

The proposed project does not conflict with any existing program plan, ordinance or policy addressing roadway circulation, including the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected.

Transit Analysis

The Lake County Transit Authority Route 4A – Soda Bay – Soda Bay Road to Kit's Corner and Lakeport Route 8 – Lakeport City runs along Soda Bay Road. There is no direct stop at the location of 140 Soda Bay Road, however it is conceivable that employees could use public transportation and walk or bike the 1.5 miles to the cultivation site. Regardless, the proposed Project would not conflict with existing transit patterns or with any existing program plan, ordinance or policy addressing transit issues, including Chapter 6 of the General Plan.

Bicycle Lane and Pedestrian Path Analysis

The proposed Project does not conflict with any existing program plan, ordinance or policy addressing bicycle and/or pedestrian issues, including Chapter 6 of the General Plan.

Less than Significant Impact

b) 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 16 and 32 during operation.

The applicants will be operating under an A-Type 11 Cannabis Distributor Transport License. The parcel where the Type 6 and Type 11 licenses 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 110 trips per day, and therefore it is not expected for the project to have a potentially significant level of VMT.

Less than Significant Impact

c) 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

d) 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.

No Impact

e) 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, including adequate width requirements. 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
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:					

i)	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)?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15
ii)	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?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15

Discussion:

a) A Cultural Resources Report (CRR) for the proposed cultivation project was completed by Wolf Creek Archaeological Services and dated May 17, 2019. The purpose of the Report was to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) in May 2019, and the Native American Heritage Commission (NAHC) returned the results of the Sacred Lands File (SLF) search, also in May 2019. The applicant submitted an addendum to the Cultural Resources Report completed by Wolf Creek Archaeological Services to include a portion of the parcel that missed on April 28, 2024.

The CHRIS records search indicates that there are eight mapped sensitive sites within ¼ mile of the project site. The study also yielded 28 isolated prehistoric artifacts and 3 isolated historic artifacts that were mapped and recorded. The surface examination suggests that the site contains cultural items important to further our understanding of the history and prehistory of the Clear Lake region. Due to this potential, this resource likely meets criteria "D" listed in the Public Resources Code as a "significant" historic site and item "1" that it has cultural value for a descendant community. These resources were found outside of the proposed cultivation and development footprint (more than 300 ft away).

The surveying archaeologist made a recommendation for this project area that must occur prior to any site disturbance, which have been incorporated into the mitigation measures listed below.

On December 14, 2023, the applicant's consultant met with Big Valley Tribe's Historic Preservation Officer Ron Montez on site to discuss how to protect potential tribal resources. A verbal agreement between the Tribe and Applicant was reached, and the Applicant agreed to have a tribal monitor present on site during site disturbance.

On December 18, 2023, the Big Valley Tribe sent Planning Staff an email stating that the Tribe was satisfied that the Applicant would have a tribal monitor present during site disturbance, and that the project could proceed. Consultation was formally concluded on January 04, 2024.

The surveying archaeologist made a recommendation for this project area that must occur prior to any site disturbance. The recommendation, now a Mitigation Measure, is as follows:

TCR-1: All ground disturbing activities shall be monitored by qualified tribal monitor(s). Ground disturbing activities occurring in conjunction with the Project include, but are

not limited to, surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work, excavations, and ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area. Qualified tribal monitor(s) are defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribes. Such individuals will include those who:

a. Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/Consultants (2005) (Last visited 3/4/2024. Available at chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://nahc.ca.gov/wp-content/uploads/2019/04/SB-18-Tribal-Consultation-Guidelines.pdf); OR
b. Members of culturally affiliated tribe(s) who:
    i. Are culturally affiliated with the project area, as determined by the NAHC; and
    ii. Have been vetted by tribal officials of the Culturally Affiliated Tribes as having the desired knowledge, skills, abilities, and experience established by the Culturally Affiliated Tribes

TCR-2: The duration and timing of TCR monitoring shall begin at the start of ground disturbing activities and end when ground disturbing activities are completed and final, including the treatment and disposition of any discoveries as outlined in TCR-6 below.

TCR-3: All ground disturbing activities shall halt within 100 feet of any Cultural Resource Discovery. All Culturally Affiliated Tribes will be notified of discovery of cultural resources and be provided access to the cultural resource site to allow for identification and further evaluation in determining the cultural resource significance and appropriate treatment or disposition.

TCR-4: There shall be at least one Tribal Monitor present for every separate area containing a TCR discovery that is at least 100 feet apart, unless otherwise agreed upon in writing between the Tribes and Permit Holder.

TCR-5: All on-site personnel of the Project shall receive Cultural Resource Sensitivity training prior to initiation of ground disturbance activities of the Project. The training must be according to the standards of the NAHC and/or the Culturally Affiliated Tribes (as described in MM TCR-1 above). Training will cover potential exposure of subsurface resources, procedures upon identifying a potential resource, notification of Culturally Affiliated Tribes, protection of discoveries, relevant laws and regulations, protocols for avoidance, consequences of regulatory violations, procedures for pause in construction, procedures for construction setbacks, and confidentiality of discoveries. Tribal monitors will be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any Tribal monitoring activities for the project.

TCR-6: The Project applicant must notify Culturally Affiliated Tribes at least 45 days prior to commencement of any and all ground disturbance activities on the Project

Site. All cultural resources unearthed by Project activities shall be evaluated by the Archeologist and monitor(s). The Culturally Affiliated Tribe(s) must be notified and given an opportunity to inspect, determine the nature of the TCR, and determine the best course of action for avoidance, protection, and/or treatment of the resource to the extent permitted by law. If the resource is determined to be a TCR of value to a tribe, that Tribe will coordinate with the Permit Holder to establish measures by which the Tribe may appropriately protect, treat, and dispose of TCR with dignity, which may include preservation and protection in situ or removal from the Project Site. The Permit Holder will allow the Tribes to facilitate treatment and disposition of the TCR to the extent permitted by law. No destructive or intrusive analysis of nor any photographing, video recording, or similar recording of TCRs shall be permitted by the Permit Holder, except as required by law.

Less than Significant Impacts with Mitigation Measures TCR-1 through TCR-6 and CUL-1 through CUL-4 incorporated.

b) Based on the Cultural Resources Report and the California Historical Resources Information System records search, which identified the potential for tribal cultural resources to exist on the project site, the lead agency has exercised its discretion and, supported by substantial evidence, determined that the proposed project will not cause a substantial adverse change in the significance of historical resources as defined in Public Resources Code section 5024.1, subdivision (c), provided that Mitigation Measures CUL-1 through CUL-4 and TCR-1 through TCR-6 are fully implemented.

Less than Significant Impact with Mitigation Measures TCR-1 through TCR-6 and CUL-1 and CUL-4

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?	☐	☒	☐	☐	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?	☐	☒	☐	☐	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?	☐	☒	☐	☐	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?	☐	☐	☒	☐	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 an existing onsite irrigation well and on-grid power. There are currently no ADA compliant portable restrooms or handwashing stations on the project site, although one is proposed inside the 6,000-sf drying building.

The project's infrastructure needs will primarily be met through existing systems. While on-site water storage tanks are proposed, and the installation of a wastewater treatment system (septic) by a design professional for the processing facility. The distribution center will be on public sewer and water. The project will not require or result in the relocation or construction of new or expanded off-site water conveyance, or stormwater drainage facilities. Existing electric power, natural gas, and telecommunications infrastructure will serve the project, with the exception of a proposed service upgrade for PG&E. No new off-site power line installations are anticipated.

Less than Significant Impact with Mitigation Measures UTL-1, GEO-2, GEO-4, BIO-4 through BIO-7 incorporated.

UTL-1: Prior to the commencement of operations, the applicant shall obtain approval from the Lake County Division of Environmental Health for the installation of an onsite wastewater treatment system that serves the processing facility. This system shall comply with all applicable Lake County standards and regulations for wastewater treatment and disposal.

b) The subject parcel is served by an existing well as described in the Hydrology Report and Drought Management Plan (Attachment 3) 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 with Mitigation Measures HYD-1 through HYD-4

c) According to the Lake County Division of Environmental Health, for the processing facility, the applicant will be required to have plumbing for a restroom, sink, etc., within the processing facility, and will be required to have its own onsite wastewater treatment system.

Less than Significant Impact with Mitigation Measure UTL-1 incorporated.

d) The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs.

According to the Property Management Plan – Waste Management section (Attachment 1*)* at least one waste bin will be located within the fenced-in area of the cultivation site and one adjacent to the garage. Waste bins will consist of trash cans (20 or 35 gallon) with lids or roll-off dumpsters with lids. Recyclables will be separated from solid waste and stored in bins. At weekly intervals, staff will transfer them by truck in trash cans, with tight lids or plastic garbage bags and tarped loads and deposit them in an appropriate recycling facility. Yard waste, green waste, and other compostable materials will be separated from solid waste and deposited at an appropriate transfer facility. Waste will be hauled to an appropriate licensed facility by a private waste-hauling contractor, or by cultivation operation staff.

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 on the neighboring parcel to the subject parcel. As of 2019, 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 Impact

e) The project will be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant Impact

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐	1, 2, 3, 5, 6, 23, 25, 28, 29
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐	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?	☐	☒	☐	☐	1, 2, 3, 5, 6, 37

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?	☐	☐	☒	☐	1, 2, 3, 5, 6, 21, 23, 32

Discussion:

a) The proposed project is situated outside of heavily populated areas. However, the Soda Bay Corridor Evacuation Plan area, which includes the project vicinity, is anticipated to experience approximately a 35% increase in evacuation traffic during an emergency event. This increased traffic volume would be directed towards the existing all-way stop intersection of Soda Bay Road and State Route 175, located approximately 0.50 mile from the project site. To address this anticipated increase, staff-controlled modifications at the aforementioned intersection are proposed to prioritize traffic flow originating from Soda Bay Road and moving away from the designated evacuation zone. Given the project's location approximately 0.50 mile from this critical evacuation intersection and the proposed intersection modifications designed to enhance evacuation flow, it is not anticipated that the project would substantially impair the effectiveness of the Soda Bay Corridor Evacuation Plan.

The Sheriff's Department and Office of Emergency Services (OES) are responsible for issuing alerts and warnings, including evacuation orders by evacuation zone and facilitating the evacuation flow. Alerts are transmitted to the public in a number of ways including electronic emergency notation platforms such as Nixle and LakeCo Alerts to those opted in (including text/email/phone call) and landline reverse 911. Information is also posted on the Genasys Protect platform and social media. The Genasys Protect (formally Zonehaven) provides evacuation zone information including status of zone (order/warning/none) and information as the incident evolves such as road closures and shelter locations. According to the Genasys Protect, the Project site is located within two evacuation zones, LAKE-E101 and LAKE-E105. In the event of an emergency, notifications via phone would be sent to residents within the evacuation zone.

Less than Significant Impact with Mitigation Measures WILD-1 through WILD-5 Incorporated:

WILD-1: All access roads shall be widened to a minimum of 20 feet wide, containing a surface that is capable of supporting emergency equipment including a fire apparatus weighing at least 75,000 pounds.

WILD-2: Knox Box installation required at every locked gate for Fire Protection District/ Emergency Medical Services access.

WILD-3: Prior to cultivation, the bridge must be rated to withstand at least 75,000 lbs. and will be required to be fitted with engineered siderails.WILD-4: The Distribution Facility and Processing Facility shall have separate and distinct addresses. The Greenhouses shall be identified with individual signage letters, in alphabetical order, to aid in locating for emergency services.

i. The address(s) of the proposed cultivation, manufacturing, and distribution operation will be displayed on metal rectangles mounted to metal posts in a location that is visible and legible from at least 100 feet in both directions from Soda Bay Road. The numbers of the address(es) will be reflectorized, of a contrasting color (to the color of the metal rectangle) and have a height of at least 4 inches with 0.5 stroke.

WILD-5: Water tanks made of steel or fiberglass, dedicated for fire suppression, shall be located near the Processing Facility and the Distribution Facility.

i. The water storage tanks dedicated to fire suppression shall be connected to a 2-foot-high hydrants/ fire valves equipped with 4-inch National Hose male thread and cap to be utilized by the Fire District. The location of the hydrant/ fire valve shall be identified with a +3-inch reflectorized blue marker mounted to a 4-foot tall/ high metal post.

b) The project site is located in a low fire risk area and the overall parcel flat. 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 improve fire access and the ability to fight fires at or from the project site and other sites accessed from the same roads through the upkeep of the property area and the installation of a PRC §4290-compliant water tank, in addition to the proposed 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 processing building site.

Less than Significant Impact with Mitigation Measures WILD-1 through WILD-5 Incorporated.

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 parcel.

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	☐	☒	☐	☐	ALL

	animal, or eliminate important examples of the major periods of California history or prehistory?					
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐	ALL
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	ALL

Discussion:

a) According to the Biological Resource Assessment (Attachment 2) conducted, the 140 Soda Bay 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 or eliminate important examples of the major periods of California 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 impact with Mitigation Measures BIO-1 through BIO-5 incorporated.

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

Of particular concern would be the cumulative effects on hydrology and water resources.

To address the potential impacts on hydrology, the Lake County Board of Supervisors adopted Ordinance 3106 on July 27, 2021, requiring the applicant to submit a Hydrology Report and Drought Management Plan (Attachment 3) Upon review of the Hydrological Report and Drought Management Plan, along with the implementation of hydrological mitigation measures, the project is expected to have a less than significant cumulative impact.

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 AES-1 through AES-5; AQ-1 through AQ-8; BIO-1 through BIO-7; CUL-1 through CUL-4; GEO-1 through GEO-4, HAZ-1 through HAZ-7, HYD-1 through HYD-4, NOI-1 and NOI-2, TCR-1 through TCR-6, UTL-1, and WILD-1 through WILD-5 .

c) The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Tribal Cultural Resources, and Wildfire 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 AES-1 through AES-5; AQ-1 through AQ-8; BIO-1 through BIO-7; CUL-1 through CUL-4; GEO-1 through GEO-4, HAZ-1 through HAZ-7, HYD-1 through HYD-4, NOI-1 and NOI-2, TCR-1 through TCR-6, UTL-1, and WILD-1 through WILD-5.

Impact Categories defined by CEQA

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lakeport Area Plan
5. Soda Bay 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 Serpentine Soil Mapping
11. California Natural Diversity Database (https://wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment, prepared by Pinecrest Environmental Consulting Inc., and dated July 21, 2019.
14. Cultural Resource Evaluation, prepared by Wolf Creek Archaeology, dated May17, 2019. Addendum to the Cultural Resource Evaluation, prepared by Wolf Creek, dated April 28, 2024.
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. Lakeport Fire Protection District
38. Site Visit – October 29, 2023
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 31st, 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. Department of Cannabis Control