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

December 16, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (IS 24-11/ PL-25-120)

1. Project Title:	Global Interactive Solutions, LLC
2. Permit Numbers:	Major Use Permit - UP 24-15/ PL-25-120 Initial Study - IS 24-11/ PL-25-120
3. Lead Agency Name and Address:	County of Lake Community Development Department 255 North Forbes Street Lakeport, CA 95453
4. Contact Person:	Trish Turner, Associate Planner (707) 263-2221
5. Project Location(s):	1780 CA State Highway 53, Clearlake, CA (APN 010-055-24)
6. Project Name & Address:	Global Interactive Solutions, LLC 8587 Topanga Canyon Boulevard West Hills, California 91304
7. General Plan Designation:	Agriculture and Resort Commercial
8. Zoning:	A-WW-SC-CR-DR; Agriculture - Waterway – Scenic Corridor - Commercial Resort - Design Review.
9. Supervisor District:	District 2
10. Flood Zone:	**“**D”; Areas in which flood hazards are undetermined
11. Slope:	Varied; cultivation sites are less than 20%
12. Fire Hazard Severity Zone:	SRA; High Fire Risk
13. Earthquake Fault Zone:	None
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Size:	64.2 Acres

16. Description of Project:

Global Interactive Solutions LLC is seeking approval of a Major Use Permit for A-Type 3 outdoor cultivation, A-Type 3B mixed-light cultivation, and Type 13 self-transport distribution from the Lake County Planning Commission.

The 2-stage development project will be located at 1780 State Hwy 53, Clearlake, CA - Lake County - APN 010-055-24. The project will include:

The facilities will include:

- A 6' tall security fence around the cultivation area, constructed of heavy gauge wire fence (or similar), with steel gates and padlocks.
- Security cameras and lighting system.
- Drip irrigation system, consisting of several water storage tanks/above ground pools, valves and filters, PVC pipe, black polyvinyl flexible tubes, and drip emitters. Irrigation water to be supplied via the existing groundwater well.
- Total of 28,000 gallons of water for fire suppression in a tank made of steel, fiberglass, or concrete.
- Nutrient storage shed.
- 6 parking spaces including an accessible space.
- Trash enclosures, compost area, and a soil storage area.

Stage I of development consists of:

- Development of three (3) acres of outdoor cultivation area and irrigation water storage and distribution system.
- Construction of a 50' x 120' (6,000 square feet) building for on-site cannabis processing activities.
- Construction of two ancillary greenhouses for immature plant propagation stock (clones) for on-site outdoor cultivation.
- Construction of parking facilities and improvement of the existing driveway access.
- Septic tank and leach field

Stage II of development consists of:

- Reduction of the outdoor cultivation area from three (3) to two (2) acres.
- Development of 20,736 square feet of mixed light cultivation in greenhouses.
- Development of 20,736 square feet of immature plant propagation in greenhouses/hoop houses.
- Construction of a 36' x 70' (2,520 square feet) pole barn over three 12,000 gallon above ground nutrient pools for Koi fish - to be used for water storage and for the production of organic fertilizer.

The liquid fertilizers being used will be compost tea (organic compost in the form of a liquid) and fish emulsion, which will come from the above ground, covered koi pools which will then be distributed to the cultivation area via drip lines.

The proposed project will use existing power supplied by PG&E and may also use a backup solar voltaic power system. A power upgrade is not needed for operations, as the existing PG&E service is sufficient. The outdoor cultivation areas will have a minimal need for power. The proposed processing building, mixed light cultivation area and immature plant propagation will require power for lighting and climate control. Other uses that would require power include the security system, night lighting, and well pump.

Trip Generation
The project property is accessed by an existing private driveway off of Hwy 53 and will be used to access the cultivation area. A total of six parking spaces are proposed. Construction traffic will occur over approximately one to two months. Larger equipment would be mobilized at the beginning of the construction season and will be moved out at the end of construction. During construction, it is expected that there would be approximately three to four construction employees, with up to approximately three round trips per day. Maximum daily trips during construction would be approximately six to eight trips per day. During operations, there would be approximately four to six average daily trips (ADT) for full-time employees and 10 to 20 ADT for seasonal employees. Delivery vehicles are expected to number about one to three trips monthly.

Site Preparation Activities:
The majority of the proposed cultivation area is within an existing vineyard operation. The site has already been prepared, tilled, and was developed with wine grapes and agricultural support facilities, including the existing single-family residence, septic system, accessory structures, well, access roads, fencing, power, and irrigation facilities. Other land uses on the project site include residential, timberland, grazing land, and open space. No new grading will be taking place in the proposed planting area and typical site preparation work will occur in conjunction with the building(s) construction. All existing roads and driveways will be utilized for project access. An erosion and sediment control plan has been created and will be implemented for this project.

Cultivation Operation Details:
Operations will occur for up to six days per week with cultivation operations occurring all year long. Hours of operation for the proposed activities will typically be between approximately 6 a.m. and 8 p.m. daily. The Lake County Zoning Ordinance restricts deliveries and pickups for cannabis cultivation operations from 9:00 a.m. to 7:00 p.m. Monday through Saturday and Sunday from 12:00 p.m. to 5:00 p.m. and also supports traditional agricultural hours. The number of employees for the proposed project includes two full-time employees and four seasonal employees for a total of six employees during peak season.

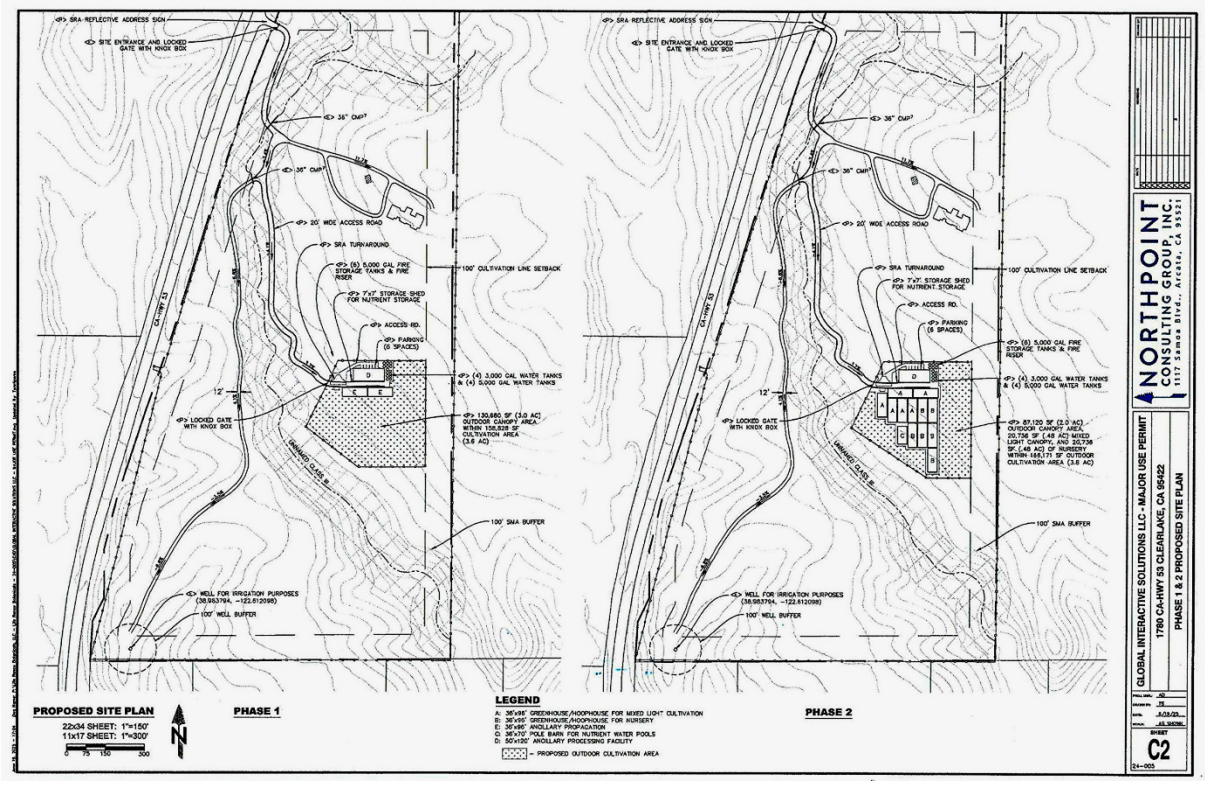
Chemical Storage
Fertilizers, pesticides, and petroleum products will be stored with compatible chemicals in the proposed building or secondary storage container. All waste will be kept in the secured cultivation area and regularly hauled off-site to be disposed of properly at an appropriate waste disposal facility or composted and re-used on site.
Natural organic pesticides used for this project may include citrus oil and sulfur, in limited quantities during the growing months and only used when necessary. These substances will be stored in the processing facility within their manufacturer's original containers or placed within a secondary containment structure.

Regulatory Stormwater Compliance
The property is enrolled with the State Water Resources Control Board (SWRCB) for Tier 1, 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 site was assigned WDID 5S17CC406556.
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 Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes

and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required to be submitted to the SWRCB prior to commencing cultivation activities.

The proposed cannabis cultivation project is permitted under and is limited by the provisions of the Lake County Cannabis Cultivation Ordinance - Article 27 of the Lake County Zoning Code. Cannabis cultivation area is defined by the County of Lake as an area of a cannabis cultivation site where cannabis is planted, grown, harvested, dried, cured, graded, packaged, stored, or trimmed, or that does all or any combination of those activities.
There will be no cannabis manufacturing or extraction activities conducted at this location.
The Lake County Cannabis Cultivation Ordinance requires, in addition to the approval of a Major Use Permit, an extensive amount of detail and information regarding proposed cannabis cultivation projects.

Figure 1 - Site Plan



Source: Northpoint Consulting Group, Inc., 2025

Water Source and Supply
There is an existing groundwater irrigation well (Lat/Long: 38.983794, -122.612098) that will be used for cultivation irrigation. The estimated yield reported on the Well Completion Report (WCR) for each well is 300+ gallons per minute (gpm) after a 10-hour air lift test. A well production test was conducted by Cal-Tech Pump in December 2019. The yield during the test was recorded at 217 gpm, which is the maximum output of the pump installed in the well. The static water level during the test was recorded at 98 ft bgs.

Existing Water Demand and Storage

The property has a history of intensive agricultural use. The property has been operated as a vineyard for over 20 years, the current vineyard area is about 13 acres (Google Earth, 2023), which is less than historical vineyard cultivation (Google Earth). According to the Lake County Water Inventory Analysis, the average annual water demand for vineyards in Lake County is 0.5 acre-feet (AF) per acre per year or 6.5 AF per year (AFY).In addition to the existing vineyard demand, there is an existing residence on site.

AccordingtotheEnvironmentalProtectionAgency(EPA,https://www.epa.gov/watersense/how-we-use-water), the average American family uses 300 gallons of water per day, which equates to an annual demand of 109,500 gallons or 0.33 AFY.

The CalCannabis Environmental Impact Report (CDFA, 2017) uses 6.0 gallons per day (gpd) per plant as an estimated water demand for cannabis cultivation. This is 1.0 gpd per plant more than reported by Bauer et. al. (2015), who reported up to 5.0 gpd per plant (18.9 Liters/day/plant). Using the more conservative estimate of 6.0 gpd (CDFA, 2017), the demand is 3,000 gpd (2.1 gallons per minute [gpm]) per acre of canopy. The estimate of 6.0 gpd is a largely conservative estimate for a large outdoor plant, measured in the driest period of the season.

Another estimate that is used for outdoor cultivation 1.2 to 14.7 gallons per canopy square foot per year (Ascent, 2017) which equates to 290-3,560 gpd per acre of canopy. Annual demand is estimated using the most conservative estimate of 3,560 gpd per acre of canopy. This is an average daily demand over the cultivation period which is lower during seedling/vegetative states and higher during the flowering period. Assuming 65% of the time the cultivation is in the vegetative state and 35% of the time it is in the flowering state and the water use during the flowering period is about 1.7 times the water used during the vegetative state,

The estimated irrigation water demand is the average daily rates over the course of the growing season; however, seasonal water demand likely varies in response to temporal and environmental variables (e.g., climate, temperature, relative humidity, wind, plant age and size, etc.).to temporal and environmental variables (e.g., temperature, relative humidity, wind, plant age and size, etc.).

The project proposes two full-time and up to four seasonal employees. Employee demand is assumed to be equivalent to sanitary sewer generation for factories without shower facilities, which, according to the Lake County Rules and Regulations for On-Site sewage Disposal (Lake County, 2010), is 15 gallons per day, per person. The total demand is summarized below. The estimated irrigation water demand reported above is an average daily rate over the course of the growing season; however, seasonal water demand likely varies in response to temporal and environmental variables (e.g., temperature, relative humidity, wind, plant age and size, etc.).

The total water demand (existing demand plus the project demand) is summarized below for annual residential, vineyard, employee, and cannabis irrigation demand.

Total Proposed Water Use Demand

Source	Stage I - Acre Feet	Stage II – Acre Feet
Residential	.33	.33
Vineyard	6.5	6.5
Employee	.05	.05
Cannabis	5.9	6.8

Total	12.8	13.7

Source: Applicant Submitted Material, 2024

Stage I of Development: The project proposes to use the existing groundwater well to fill 32,000 gallons of water storage tanks. The maximum daily cannabis irrigation demand would occur August through September with approximately 14,700 gallons per day. The storage represents about 2.2 days of water storage during peak demand. Water from the storage tanks will be piped to drip irrigation systems to the cultivation areas. Drip lines will be sized to irrigate the cultivation areas at a slow rate to maximize absorption and prevent runoff. Drip irrigation systems, when implemented properly, conserve water compared to other irrigation techniques. The proposed cultivation operation will utilize a drip irrigation system to conserve water resources.

Monthly Water Usage: Stage I

Table 1. Stage 1 estimated projected monthly water use based on vegetative (65% or 117 days) and flowering (35% or 63 days) over a 180-day outdoor cultivation season.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Irrigation (1,000 gal)	0	0	0	128	265	256	265	394	441	176	0	0	1,925

Source: Applicant Submitted Material, 2024

Stage II: The project proposes to use the existing groundwater well to fill 32,000 gallons of water storage tanks and three, 12,000 gallon above ground pools, totaling 68,000 gallons of water storage for cannabis irrigation. The maximum daily cannabis irrigation demand would occur August through September at about 12,500 gallons per day, therefore, the storage represents about 5.4 days of water storage during peak demand. Water from the storage tanks and ponds will be piped to drip irrigation systems to the cultivation areas. Drip lines will be sized to irrigate the cultivation areas at a slow rate to maximize absorption and prevent runoff. Drip irrigation systems, when implemented properly, conserve water compared to other irrigation techniques.

Monthly Water Use: Stage II

Table 2. Stage 2 estimated projected monthly water use based on vegetative (65% of total # days) and flowering (35% of total # da7s) over a 180-day outdoor cultivation season and a 300-day mixed light and nursery cultivation season (assuming two-runs).

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Outdoor Irrigation (1,000 gal)	0	0	0	85	177	171	177	263	294	117	0	0	1,283
Mixed-Light & Nursery Irrigation (1,000 gal)	0	0	84	81	90	140	113	84	81	119	140	0	933
Total	0	0	84	167	266	311	290	347	375	237	140	0	2,216

Source: Applicant Submitted Material, 2024

According to the Hydrological Analysis submitted by Northpoint Consulting Group, dated August 2024. The estimated storage capacity of the alluvial formation of Big Valley Groundwater Basin (BVGB) is 4,000 AF, with a usable storage capacity of 1,400 AF. However, the deeper Cache Formation, from which the project draws water, has between

50,000 and 75,000 acre-feet of storage (Upson and Kunkel, 1955). According to Department of Water Resources, groundwater in the BVGB is derived from rain that falls within the 12.5 square mile Burns Valley Watershed drainage area. The recharge over this 12.5 square mile area, based on 10% of the precipitation, is approximately 430 AFY and 1,850 AFY during a drought year and average year, respectively. Based on rainfall data, a drought occurs once every seven to eight years and can last up to three years, the average recharge over a 7-year period, assuming three drought years and four average years, the long-term average recharge would be 1,240 AFY.

The project property has an existing groundwater well that has been used to irrigate vineyards for over 20 years. The total well yield reported on the Well Completion Report (WCR) is 300+gpm, however, the pump installed limits the rate to a maximum of 217 gpm or 350 AFY.

Current water demand for the existing residence and vineyards is approximately 2,215,780 gallons (6.8 AFY). Upon implementation of Stage I, the maximum daily cannabis irrigation demand is estimated at 14,700 gpd during the peak season from June through September; the project proposes two days of irrigation water storage to support this phase. At Stage II (full buildout), the total maximum project demand—which encompasses all existing residential and vineyard uses, new employee requirements, and full cannabis irrigation—is projected to reach 4,464,145 gallons (13.7 AFY). To accommodate this final phase, onsite storage will be expanded to five days of capacity during the peak summer months. Ultimately, this total projected demand represents only 3.9% of the project well yield, ensuring ample supply for all site operations.

Based on rainfall data, a drought occurs once every seven to eight years and can last up to three years, the average recharge over a 7-year period, assuming three drought years and four average years, the long-term average recharge in the BVGB would be 1,240 AFY. The total potential agricultural demand within the BVGB is the existing demand of approximately 555 acre-feet, plus net proposed, 140.6 acre-feet, is approximately 695.6 acre-feet per year, with residential demand, the total groundwater demand is approximately 735.6 acre-feet per year. The dominant demand in the BVGB is associated with residential development and orchards in the lower part of BVGB and vineyards in the upper part of the BVGB. The long-term average recharging, including drought years, is sufficient to meet this demand. In addition, the projected overall demand (735.6 acre-feet per year) represents only 53% of the BVGB alluvial storage and less than 2% of the deeper Cache Formation storage.

The project area and surrounding area has had a historical use of vineyard and hops irrigation demand. The wells in the vicinity of the project area are primarily used for irrigation and have an average depth of 243 ft and average yield of 215 gpm. Drawdown was estimated using the Theis equation. The radius of influence is estimated to be less than 15 feet, which is the distance where the modeled cone of depression from groundwater extraction under these conditions is negligible. None of the nearby wells are within the modeled cone of depression. In addition, since the project proposes approximately two to five days of water storage during peak cannabis irrigation, the project well would have approximately 2 to 5 days, or more, to recover, depending on the pumping and irrigation

schedule. The project wells extract water from the confined Cache Formation water bearing unit, at elevations well below Burns Valley Creek and are not likely hydrologically connected to the creek.

Since the recorded and tested yields of the projects well are much greater than the anticipated demand, the project proposes 2 to 5 days of water storage during the peak cannabis irrigation season. The long term average annual recharge exceeds the project's annual demand; the aquifer storage below the project area and within the overall aquifer is sufficient to meet the project's demand and cumulative future basin demand, the project is required to comply with the County's groundwater monitoring and reporting requirements, the potential drawdown due to the project is unlikely to result in appreciable drawdown of off-site wells, and the project wells are not likely hydrologically connected to Burns Valley Creek; the project would have sufficient water and would not have a significant impact on the surrounding area.

Drought Management Best Management Practice

Drought can reduce both water availability and water quality necessary for productive farming, ranches, and grazing lands, resulting in significant negative direct and indirect economic impacts to the farm. As discussed in the Hydrology Report submitted by Northpoint Consulting Group, dated August 2024, it is recommended project monitoring will help detect if seasonal groundwater depletion is occurring, which is especially important during periods of drought. In addition, project reporting requires a revised Water Management Plan that demonstrates how the project will operate to address groundwater depletion.

To plan and prepare for drought conditions, the project will follow recommendations for monitoring, planning, and preparedness provided by the National Integrated Drought Information System - https://www.drought.gov/sectors/agriculture.

In addition to the above ongoing conservation measures, water metering, and reporting, during times of drought emergencies or water scarcity, the project will implement the following additional measures, as needed or appropriate to the site, to reduce water use and ensure both success and decreased impacts to surrounding areas:

- Install additional water storage and/or implement a rainwater catchment system;
- 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 covers or similar 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 water needs; and/or
- Use a growing medium that retains water in a way to conserve water and aid plant growth. Organic soil ingredients like peat moss, coco coir, compost and other substances like perlite and vermiculite retain water and provide a good environment for cannabis to grow.

In the event the well cannot supply the water needed for the project, the following measures may be taken:

- Reduce the amount of cultivation and/or length of cultivation season;

- The amount of cultivation would be determined based on available water
- Early crop harvest, if water becomes limited
- Install additional storage and/or implement a rainwater catchment system, installation of a rainwater catchment pond could provide additional storage and catchment area if the existing groundwater source becomes depleted.

Energy Usage

The project's Energy Report memorandum prepared by NorthPoint Consulting Group dated December 10, 2024, assumes the project is at full buildout (Stage II) which includes the following activities associated with future electrical demand:

- 6,000 square foot processing building
- 18,000 square feet immature plant propagation area (six (6) 30'x100' greenhouses)
- 18,000 square feet mixed-light cultivation (six (6) 30'x100' greenhouses)
- 87,120 square feet outdoor cultivation area (no electrical demand for artificial lighting)
- Irrigation Pumps

The immature plant propagation greenhouses and mixed light greenhouses will be equipped with LED lights, HVAC, receptacles and a Telephone/Data/Security/Fire Alarm system. Lighting specifications were obtained from FoHSE Lighting. The specifications include 'Room Calculations which include a total of ninety (90) Cobra700W LEDs in each of the nurseries and mixed light greenhouses. This data was extrapolated to total sum of twelve (12) identical greenhouses (to be used for immature plant propagation and mixed light cultivation). The 'Room Calculations data sheet states that the LED lights result in a total load of 20.48 Watts per square foot (W/sq.ft.). Loading rates of interior lighting allowances, HVAC allowances and receptacle allowances were determined using rates and loading factors from the International Building Code (IBC).

Equipment and loading rates for each of the activities associated with future electrical demand are described below.

Processing Building:

- General interior lighting: 0.45 W/SF (International Building Code C405.3.2 Interior Lighting Power Allowances – Warehouse)
- HVAC/Air Conditioning: 2.0 W/SF
- Receptacles: 1W/SF
- Other Equipment:
    - o Microwaves: (2) at 1,800 W each
    - o Refrigerator/Freezer: (1) at 500 W
    - o Telephone/Data, Security & Fire Alarm: (1) at 1,000 W

Immature plant propagation Greenhouses:

- General interior lighting: 0.45 W/SF (International Building Code C405.3.2 Interior Lighting

Power Allowances – Warehouse)

- GROW LIGHTS: 20.48 w/SF (Specifications listed in Attachment 2)
- HVAC/Air Conditioning: 2.0 W/SF

- Receptacles: 1W/SF
- Other Equipment:
    - o Telephone/Data, Security & Fire Alarm: (1) at 1,000 W

Mixed Light Greenhouses:

- General interior lighting: 0.45 W/SF (International Building Code C405.3.2 Interior Lighting

Power Allowances – Warehouse)

- GROW LIGHTS: 20.48 w/SF (Specifications listed in Attachment 2)
- HVAC/Air Conditioning: 2.0 W/SF
- Receptacles: 1W/SF
- Other Equipment:
- Telephone/Data, Security & Fire Alarm: (1) at 1,000 W

Mixed Light Greenhouses:

- General interior lighting: 0.45 W/SF (International Building Code C405.3.2 Interior Lighting

Power Allowances – Warehouse)

- GROW LIGHTS: 20.48 w/SF (Specifications listed in Attachment 2)
- HVAC/Air Conditioning: 2.0 W/SF
- Receptacles: 1W/SF
- Other Equipment:
    - o Telephone/Data, Security & Fire Alarm: (1) at 1,000 W

Irrigation & Pumps:

- 10 HP Pump: 2 at 7,457 W each
- 1 HP Pump: 12 at 746 W each

Total electrical demand for the Project is outlined in Table 1. Total load demand for the project is approximately 915 kW.

The Lake County Zoning Ordinance requires energy monitoring within the annual performance report, primarily for indoor or mixed light cultivation. Energy consumption would be monitored and metered with data stored. Energy consumption would be metered using Electric Meters (KWh Meters) for alternating current DC meters that measure power in ampere-hours. The meters are included in the controllers / inverters that are part of the solar power system

Solid Waste Management

Annual non-hazardous solid waste generated by project operations is estimated to be about 500 to 1000 pounds per year. At least one solid waste bin will be located at the cultivation site and processing facility. Waste bins will consist of trash cans (20 or 35 gallon) with lids or roll-off toters with lids. The locations of waste bins / containers are shown on the site plan. These solid waste containers should not be used to dispose Cannabis green waste.

Recyclables will be segregated from solid waste and stored in bins. At weekly intervals, staff will transfer them by truck to the pick up location for deposit in an appropriate recycling facility. Recyclables such as scrap metal, glass, metal and plastic containers, can be conveniently unloaded at a recycling drop-off center (a Lake County Integrated Waste Management facility or private facility). Cardboard and newspaper may be recycled or mixed in with other composting materials.

Waste will be transported to an appropriate licensed facility by cultivation operation staff

using personal vehicles or hauled by a private waste-hauling contractor – South Lake Refuse Company, LLC. The Lake County Eastlake Landfill is located at 16015 Davis Ave, Clearlake

Waste
Projected waste for the proposed project would be approximately 200 lbs. of solid waste annually and approximately 1,000 lbs. of organic waste annually. Plant waste will likely be chipped/mulched and spread around the cultivation area. A trash enclosure, soil stockpile, and compost pile will be located within the cultivation areas. The canopy areas will be fully secured within 6-foot-high wire fencing and a minimum 14-foot-wide locked gate that is wide enough to allow access for emergency vehicles and trucks.

Wastewater Management
The site uses the existing septic system serving the house and portable ADA-compliant restrooms for the cannabis workers for stage I of development. A new septic system is required for the processing facility with ADA compliant restroom facilities based on Lake County Environmental Health requirements.

Stormwater Management
A Preliminary Grading Plan with Erosion Control Notes has been prepared by NorthPoint Consulting group. The Plan identifies several method of stormwater containment in the cultivation area (straw wattles, silt fencing, jute mats, etc.), which are typical for this type of cultivation activity. The cultivation area is set back more than 100 feet from all water courses on site. Setbacks from any surface water channel or above-ground water storage facility is 100 feet or more as is required by Article 27.13(at) of the Lake County Code.

Best Management Practices (BMPs) are noted on the Preliminary Grading Plans and will will be deployed in a sequence to follow the progress of site preparation / tilling / cultivation. As the locations of soil disturbance change, erosion and sedimentation controls will need to be adjusted accordingly to control storm water runoff at the downgrade perimeter and drain inlets. BMPs should be mobilized as follows:

Year-round:
The site manager or stormwater manager should monitor weather using National Weather Service reports (https://www.weather.gov/) to track conditions and alert crews to the onset of rainfall events. Disturbed soil areas should be stabilized with temporary erosion control or with permanent erosion control as soon as possible after grading or construction is complete.

During the rainy season:
Disturbed areas will be stabilized with temporary or permanent erosion control before rain events. Disturbed areas that are substantially complete will be stabilized with permanent erosion control (soil stabilization) and vegetation (if within seeding window for seed establishment). Prior to forecast storm events, temporary erosion control BMPs should be deployed and inspected.

During the non-rainy season:
The project schedule should sequence earth-moving activities with the installation of both

erosion control and sediment control measures. The schedule will be arranged as much as practicable to leave existing vegetation undisturbed until immediately prior to grading. Sufficient quantities of temporary sediment control materials will be maintained on-site throughout the duration of the project, to allow implementation of temporary sediment controls in the event of predicted rain, and for rapid response to failures or emergencies. This includes implementation requirements for active areas and non-active areas before the onset of rain.

17. Environmental Setting and Existing Conditions

The project site has an existing permitted 9,000 square foot single-family residence on the north end of the property which will not be used as part of the proposed cultivation project; however, it will be used for residential purposes by the property owner and operational staff. The property has existing vineyards that have been actively farmed for several years; the vineyard operations will be continued and enhanced.

The total acreage of the parcel is 64.2 acres. The parcel is split zoned A-WW-SC-CR-DR; Agriculture - Waterway – Scenic Corridor - Commercial Resort - Design Review. The location for the proposed cannabis project is entirely located within the A - Agriculture zone.

The project site is contiguous to the City of Clearlake (City) sphere of influence. Cannabis cultivation is allowed within 1,000 feet of an incorporated city sphere of influence when the applicant can provide a letter of support from the City. A letter of support for the reduced setback has been obtained from the Clearlake City Manager and was submitted as part of the Major Use Permit application package.

The parcel is located on the east side of Highway 53, just north of the Clearlake City Limits, approximately 1 mile south of the intersection between Highway 53 and Highway 29 and lies within the Clear Lake Shoreline Communities Planning Area. The site is accessed by a private driveway off of Hwy 53.

There is an unnamed ephemeral Class III watercourse indicated on the Federal NWI map layer. This seasonal creek flows from the northwest end of the project property to the southeast into Burns Valley Creek. This watercourse is culverted at the beginning of the property along the access driveway. To the east of the seasonal creek is the proposed cultivation area, with setbacks a minimum of 100 feet from the top of the bank. There are no other surface water bodies on the Project property. The present land use of the property are residential and agricultural (vineyard).

The property is fairly flat and there is a well vegetated buffer – oak woodland between Hwy 53 and the proposed cultivation areas. This buffer will be maintained between all project areas and the highway. There are no trees that are proposed to be removed. Due to the parcel topography and location of the seasonal creek, straw wattles will be placed along the western outdoor canopy area boundary to reduce the potential of any storm water/sediment runoff into the stream

18. Surrounding Land Uses and Setting:

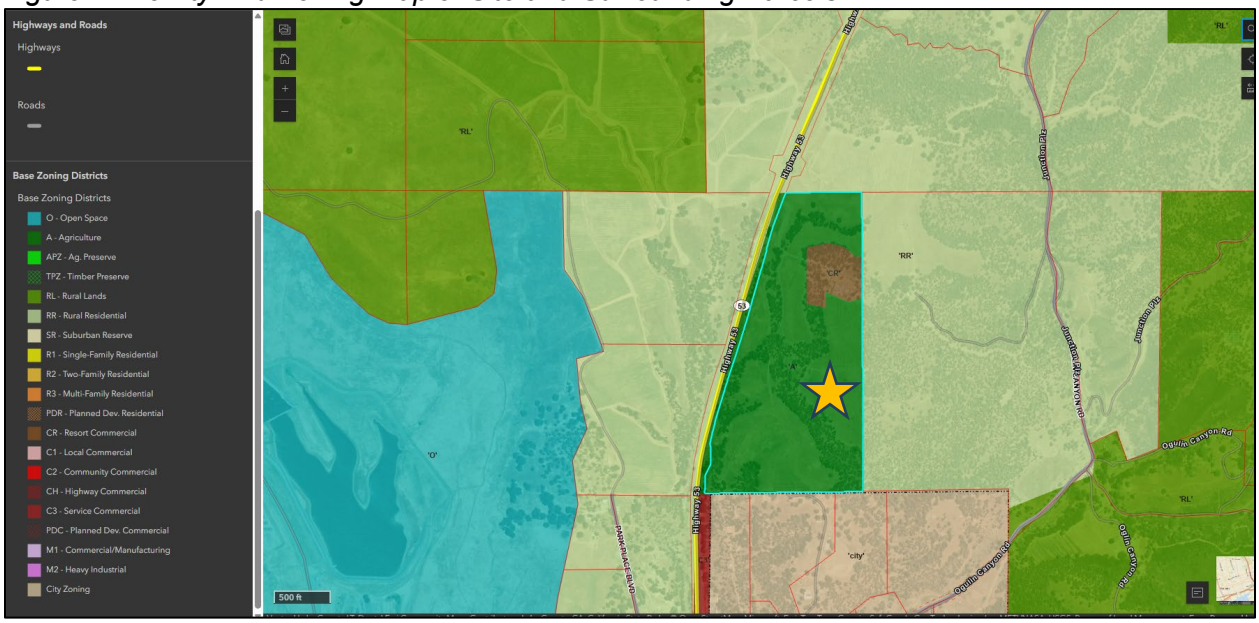
- North: 1270 State Hwy 53; Parcel Number 010-055-26; Zoned “RR-WW-SC” Rural Residential – Waterway Combining District-Scenic Combining District; Developed with Commercial Cannabis Cultivation

- East: 1755 Ogulin Caynon Road; Parcel Number 010-055-25; Zoned “RR – WW” Rural Residential – Waterway Combining District; Vacant Land

- West: 1215 and 1615 State Hwy 53; Parcel Numbers 010-055-22 and 010-055-23; Zoned "RR-WW-SC" Rural Residential – Waterway Combining District-Scenic Combining; Developed with Vineyards

- South: 2395 Ogulin Canyon Road, 2325 and 2305 Serenity Place; Parcel Numbers 010-044-15, 010-044-26, and 010-044-25; City of Clearlake Zoning Industrial; Developed with Commercial Buildings d Single-Family Dwellings

Figure 2: Vicinity And Zoning Map of Site and Surrounding Parcels



Source: Lake County GIS Mapping, 2025

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 Shoreline Communities 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
    Department of Motor Vehicles
    Central Valley Regional Water Quality Control Board
    California Water Resources Quality Control Board
    California Department of Food and Agriculture
    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)
California Department of Forestry & Fire Protection (CAL FIRE)
California Department of Transportation (Caltrans)

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

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

    A Cultural Resources Assessment with intensive pedestrian surveys of the project site was prepared by Natural Investigations, Inc., and dated March 2020. No items of significance were identified under CEQA. Based on the findings of this assessment, there is no indication that the Project will impact any historical resources as defined under CEQA Section 15064.5, unique archaeological resources as defined under CEQA Section 21083.2(g), or Tribal Cultural Resources as defined under Public Resources Code Section 21074. However, mitigation measures are proposed in the event of an unanticipated discovery. An inquiry to the California Historical Resources Information System (CHRIS) was sent on June 7, 2024, for the Project Property. CHRIS recommended the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values.

    On April 21, 2025, a formal invitation for consultation pursuant to Public Resources Code (PRC) section 21080.3.1 (AB 52) was distributed to 12 California Native American Tribes with traditional and cultural affiliation to the geographic area, which included the Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation. A written request for consultation was received from the Koi Nation on April 29, 2025, and Tribal Consultation was subsequently held on May 20, 2025. During the consultation, the Koi Nation determined that the project area's fell within the traditional territories of the Elem Indian Colony and the Yocha Dehe Wintun Nation. Project staff reached out to both the Elem Indian Colony and the Yocha Dehe Wintun Nation for further coordination; however, since neither Tribe submitted a formal written request for consultation within the required statutory timeframe following the initial notification, the consultation process required by AB 52 was formally concluded on August 11, 2025, pursuant to PRC section 21080.3.1(b)(1), with Elem Indian Colony in consideration for the proposed project Mitigation Measures.

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.

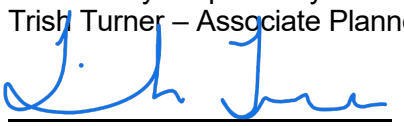
☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ 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



SIGNATURE

Date: December 16, 2025

Trish Turner, Associate Planner

Community Development Department

Attachment 1 – Site Plans
Attachment 2 – Property Management Plan
Attachment 3 - Biological Analysis
Attachment 4 – Hydrology and Drought Management Plan
Attachment 5 – Electric Service Demand

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 Measures 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) 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) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Discussion:

The parcel is located on the east side of CA State Hwy 53, just north of the Clearlake City Limits, approximately 1 mile south of the intersection between CA State Hwy 53 and CA State Hwy 20 and lies within the Clear Lake Shoreline Communities Planning Area. The site is accessed by a private driveway off of CA State Hwy 53.

The project parcel is on a locally designated scenic corridor; however, the grow site cannot be seen from Hwy 53 and is approximately 650 feet east. There are no scenic vistas on or adjacent to the subject site. The project site is located in a rural area surrounded by hilly topography with oak

woodland and brush vegetation that serve as a natural screen. The cultivation areas are on a relatively flat portion of the site behind numerous oak trees. Due to the rural nature of the site, and because it is visually protected by the natural topography and surrounding vegetation, the cultivation activities would not be highly visible from public roads. The project will need to have fencing around the perimeter of the cultivation area for security purposes.

Less than Significant Impact

a) No unique scenic rock outcroppings or historic buildings exist on the project site. The site is also not located on a locally designated scenic corridor. No tree removal is proposed for the project as development will occur on relatively flat portions of the site. There are no proposed construction activities that would include damage to rock outcrops. In addition, the site is not visible from a scenic highway.

   Less than Significant No Impact

b) The site is in a rural, unincorporated area of Lake County and is situated in a manner that makes it difficult to be seen from Hwy 53 due to vegetation and terrain. The project is consistent with the property base Zoning and General Plan land use designations in the area. As further described above, the Proposed Project would not substantially degrade the existing visual character and/or quality of public views.

   Less Than Significant Impact

c) The proposed cultivation project will have a Less Than Significant Impact on the existing visual character or quality of public views and will not conflict with applicable scenic quality regulations. The cultivation area is significantly setback from the main public thoroughfare, with the closest point of the site lying approximately 778-feet from the public right-of-way. A hillside runs between the highway and the project site, acting as a natural topographical screen that effectively limits the public's ability to view the site from the most frequently traveled publicly accessible vantage points. The project is not located in an urbanized area, thus the consideration of conflicting with urban scenic quality regulations is not applicable. The development is fully aligned with the County's applicable Zoning Ordinance and the General Plan designation for the area, ensuring there is no conflict with established regulations governing scenic quality. Due to the considerable setback distance and the effective visual shielding provided by the intervening topography, the project will not substantially degrade the existing visual character or quality of public views.

   The project would be located on a parcel that is zoned "SC" – Scenic Combining District. The proposed location of the cultivation site on the parcel is outside of the "SC" overlay. The project also does not meet the following analysis of the "SC" district two or more of the following criteria must be met:

   Views predominantly possessing two (2) or more of the following characteristics: (Ord. No. 1749, 7/7/1988)

1. Varied topographic features including uniquely shaped rocks, dominant hills, mountains or canyons. *Although the parcel is not flat, it is not visible from a public hilltop, not within a canyon, and has no unique rock formations.*

2. Vegetative features including significant stands of trees, colorful variety of wildflowers or plants. *The surrounding area has vineyards, but the site itself is not described as possessing significant native or colorful vegetative features for public view.*
3. Water features including views of Clear Lake, creeks or streams, waterfalls. *There are no prominent water features, and Clear Lake is not visible from the site.*
4. Pastoral features such as farms, pasture, vineyards or orchards. *. The area has vineyards, but the cannabis site is not visible from a public vantage point (State Hwy 53 or other public areas).*
5. Historical buildings or districts which characterize period architecture or are indicative of past lifestyles. *. There are no historical buildings or architecture in the area.*
6. Provide convenient visual access from a state highway, county roadway, bikeway or trail. *The site is not visible from CA State Hwy 53, and there are no public trails or bikeways in the area.*
7. Allow features to remain in view of the traveling public for a reasonable length of time for lasting views or impressions. *Due to the site's location and lack of visibility from State Highway 53, the project will not have an impact on the traveling public's views or impressions.*

Less than Significant Impact

d) The project has little potential to create additional light or glare. Exterior security lighting fixtures will be downcast and shielded. The outdoor cultivation areas will have security lighting, however the light fixtures to be used are downcast and comply with the outdoor lighting recommendations found in consistent with the Dark Sky Initiative darksky.org. The following mitigation measures will be implemented to reduce the impacts to less than significant:

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

AES-1: All outdoor security lighting fixtures shall be downcast, shielded, and installed consistent with the specifications of the Dark Sky Initiative (darksky.org) . This ensures all illumination remains directed onto the project site and prevents light trespass onto adjacent properties or roadways. Furthermore, all outdoor security lighting shall be motion-activated where feasible to minimize operational hours.

AES-2: All indoor lighting, including supplemental lights used in greenhouses shall be fully contained by incorporating fully opaque blackout screening or curtains. This screening must be implemented from sunset to sunrise to prevent any light or glare from escaping the structures and impacting the nighttime visual environment.

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide	☐	☐	☒	☐

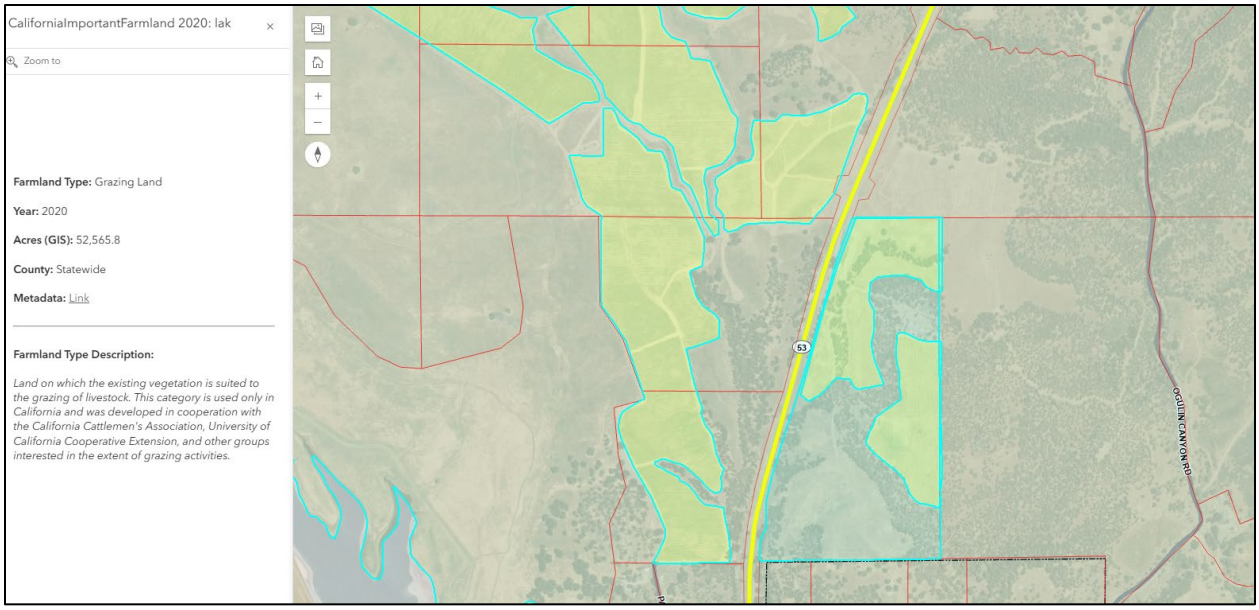
Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, 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, Lake County as the lead agency 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 County of Lake GIS mapping data and the FMMP, the proposed cultivation site is primarily designated as Grazing Land, with a portion of the larger parcel shown as Unique Farmland. However, the specific footprint of the proposed cultivation and related site improvements is located entirely within the mapped Grazing Lands designation. Since the project does not involve the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and the site is not under a mapped Farmland Protection Zone the impact is considered less than significant. The sites historic uses include agricultural operations and the project is consistent with those uses.

Figure 3: GIS FMMP Data for Lake County



Source: Lake County GIS portal

The subject property has two primary zoning designations including the A - Agriculture and the CR Resort Commercial districts.

Article 27 of the County Zoning Ordinance indicates that outdoor, mixed light, nurseries, and self-distribution cannabis uses are permissible within the A Zoning District subject to approval of a Use Permit (Section 27.2 Table B).

Less Than Significant Impact

b) The site is not under a Williamson Act contract, nor are any of the neighboring properties. This project will have no effect on any Williamson Act properties.

No Impact

c) The project site is zoned “A” - Agriculture and “CR” Resort Commercial and is not zoned for forestland or timberland, nor has it been used historically for timber production.

No Impact

d) The project site does not contain land designated as forest lands and has not been used historically for timber production, and no tree removal is needed for this project, which will occupy a cleared area on site. Because no timber harvesting is proposed or needed, 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

e) The project would not adversely affect neighboring lots or the subject parcel in a manner that would inhibit or prevent agricultural uses on site or on surrounding lots.

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 and 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 property. There is mapped serpentine soil located approximately 4.5 miles to the east.

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

According to the Lake County Zoning Ordinance section on Commercial Cannabis Cultivation (§27.13), Air Quality must be addressed in the Property Management Plan (Attachment 2). 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 Property Management Plan (Attachment 2) for the proposed project includes a section on air quality.

The project has minimal potential to result in short and long-term air quality impacts from construction and operation of the proposed project. Construction impacts, which are limited to grading, tilling the ground, greenhouse/hoophouse construction, and preparing soils for planting, would be temporary in nature and would occur over about a three (3) to six (6) month period. A grading permit will be required for ground preparation of cultivation areas and/or building pad preparation. Ongoing field management is considered an operational, not construction, activity. The Project would not conflict with an applicable air quality plan.

Operational impacts could include dust and fumes from some vehicular traffic, including small delivery vehicles that would be contributors during operations. Odors from the outdoor cultivation activity may be released, particularly during flowering season. Carbon air filtration systems are proposed to be installed inside the greenhouses, which will help to minimize odors from escaping into the atmosphere. The outdoor cultivation areas are more difficult to mitigate odors. The mitigation measure for odor for the outdoor canopy to the nearest off-site dwelling is located over 1,300 feet to the south, exceeding the 200-foot setback.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-7 incorporated:

AQ-1: Prior to obtaining the necessary permits and/or approvals for any stage, applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct and Serpentine Dust Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions or provide proof that a permit is not needed.

AQ-2: All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine use.

AQ-3: 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 LCAQMD such information in order to complete an updated Air Toxic emission Inventory.

AQ-4: 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-5: 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-6: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel, chip seal, asphalt, or an equivalent to an all-weather surfacing. Applicant shall regularly use and/or maintain graveled areas to reduce fugitive dust generations.

AQ-7: All buildings and greenhouses containing mature cannabis plants shall be equipped with carbon or similar air filtration systems prior to cultivation.

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. As stated in "a" above, 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.

Up to two full-time employees are proposed with an increase of four trips proposed per day. Up to four employees are proposed during peak planting and harvest season (for a total of six employees during peak season). During construction, an estimated six daily trips (two arriving, two departing) will result from three employees for a total of approximately 216 total employee trips in addition to up to 14 delivery trips during construction for a total of 230 trips during construction for six weeks.

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 schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located within one mile of the project site. The nearest off-site dwelling is located over 1,300 feet from the outdoor canopy and proposed facilities. This is greater than the required 200-foot setback for offsite residences from commercial cannabis cultivation as described in Article 27.13 of the Lake County Zoning Ordinance.

Pesticide application in accordance with State law will be used during the growing season and, as described in the Property Management Plan (Attachment 2), will be applied carefully to individual plants. The outdoor cultivation area will be surrounded by a fence, which will help reduce the risk of off-site drift of pesticides. Additionally, no demolition or renovation will be performed which would cause asbestos exposure, and serpentine soils have not been detected and are not mapped onsite.

Soil disturbance activities related to the project include grading to upgrade the interior driveway to meet Public Resource Code (PRC) sections 4290 and 4291 commercial driveway standards; preparing areas for parking or importing soil for outdoor cultivation (usually fabric pots); and preparation for erecting structures and water tanks. A grading permit if required will be obtained for earthwork for ground preparation of cultivation areas and building pad preparation. Additionally, the following mitigation measures will be implemented which would reduce the impacts to less than significant:

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-7 incorporated.

d) The proposed project has the potential to cause objectionable odors, particularly during the harvest season. The applicant has prepared an Odor Monitoring and Mitigation Program within the Air Quality Section of the Property Management Plan (Attachment 2) (Plan). The applicant is required to install carbon filtration systems inside the greenhouses and in any other building that will contain cannabis plants. With the nearest off-site dwelling being located over 1,300 feet from the outdoor canopy area, and exceeding the 200-foot setback, given the sparse population of the area, a substantial number of people will not be adversely affected by potential air quality issues.

The proposed cultivation would generate minimal amounts of carbon dioxide from operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.) and from vehicular traffic associated with staff commuting, deliveries and pickups. This was discussed in greater detail under “a” above.

Less than Significant Impact with Mitigation Measures AQ-1 and AQ-7 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 Game 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 wetlands, 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 Resources Assessment (Attachment 3)with Botanical Survey and Wetland Delineation Study prepared by Northwest Bio survey dated August 2019 was submitted to Lake County as part of the Major Use Permit application package. A follow up report was required by the County and was prepared by Northwest Biosurvey in December of 2024.

The 2019 Biological Resources Assessment (Attachment 3) involved surveys for sensitive plants and wildlife potentially occurring in the vicinity of the project, review of current California Natural Diversity Database (CNDDB) mapping of known sensitive plant and wildlife populations within the region, analysis of the suitability of the site for sensitive plants and wildlife using the California Native Plant Society On-line Inventory of Rare and Endangered Vascular Plants of California, and the California Department of Fish and Wildlife's Wildlife Habitat Relationships System, vegetation mapping, and delineation of waters of the U.S.

Sensitive Plants: A total of 42 native and introduced plant taxa were identified on the property during the in-season, floristic-level botanical surveys. No sensitive taxa were identified.

The relatively small number of species identified is a result of the lack of diversity within the ruderal and agricultural areas, and the limited number of natural plant communities.

A total of fourteen sensitive wildlife species were assessed for potential occurrence at the site because of inclusion in the CNDDB database for the Lower Lake quadrangle. Two wildlife species with sensitive regulatory status have a potential to occur on within the oak woodlands on the property, including the White-tailed kite and Pallid bat.

Several short-term ephemeral drainages were mapped on the parcel; however, they are not affected by the project as discussed in Appendix C, Aquatic Resources Report.

The proposed project does not have a significant potential to adversely impact plants or wildlife with sensitive regulatory status. Impacts on woodlands have a potential to result in an incidental take of the following wildlife species with sensitive regulatory status:
Pallid bat and White-tailed kite.

The December 2024 follow up supplemental Memo indicated that there was a visit to the site was made on November 19, 2024, by Steve Zalusky, Principal Biologists with Northwest Biosurvey. During the site visit, current conditions were compared to vegetation and other biological resources mapped and identified in 2019. All native vegetation mapped in the 2019 report remains intact; no changes to this vegetation (consisting of blue oak woodland and wild oat grassland) have been made. A portion of a vineyard that was present in 2019 has been cleared as shown in Figure 1, which also shows the proposed new project area within the former vineyard. Neither the clearing of this vineyard nor the expansion of the cannabis project into it will adversely impact biological resources on the property. The Northwest Biosurvey Chief Biologist recommended no further biological studies are recommended. It is our opinion that the 2019 Biological Resource Report remains valid. If future development impacts the native vegetation, the mitigation measures proposed in the 2019 assessment report should be implemented.

None of the animal species discussed in the Report have the potential to inhabit the cultivation site or the immediate vicinity, so the project would not substantially reduce the number or restrict the range of a rare, endangered or threatened species of fauna. No impacts to special status species of plant or animal would occur due to implementation of the project. No tree removal is proposed; however one mitigation measure provided within the biological assessment is intended for proposed activities of grading and vegetation clearing to be performed, and the following mitigation measure (BIO-1) is required:

BIO-1: Special-Status Species and Nesting Bird Protection to comply with state and federal laws protecting migratory birds and special-status species, a qualified biologist must first conduct a focused pre-construction survey if grading or any vegetation clearing is proposed, especially within oak woodland, riparian, or chaparral habitat. If work is scheduled during the typical nesting season, which runs from February 15 through September 1, the nesting bird survey must occur within 14 days of the start of work. Should an active nest or special-status species be identified, all work must cease and a suitable Species-Specific Exclusion Buffer will be established and marked. Furthermore, the California Department of Fish and Wildlife (CDFW) must be consulted immediately to develop appropriate avoidance measures to prevent "take." The buffer shall remain in place until the qualified biologist confirms the young have fledged and are independent, or the nesting season has ended.

BIO-2: Protection of Roosting Bats to avoid the incidental take of bats, particularly during the maternity roosting season, a specific protocol is required for any work in woodland habitat. If activities occur during the maternity roosting season, defined as April 1 through September 15, a qualified biologist must survey all trees and structures with potential bat roosting features (e.g., cavities, loose bark) for active bat roosts or evidence of roosting. This survey must occur within 14 days prior to ground disturbance or vegetation removal. If an active bat roost is discovered, the biologist shall establish a minimum 50-foot

Exclusion Buffer around the roost site, and work within that area cannot proceed until the biologist confirms that active roosting has ceased.

Less than Significant Impact with mitigation measure BIO-1 and BIO-2 incorporated

b) There is one water course crossing on the project parcel within an existing well-constructed culvert. The Biological Report and the Update did identify an ephemeral drainage on the subject property and recommend a 100' foot setback and installation of erosion control devices placed along the edge of the fence surrounding the cultivation area. Minimum standards for the Lake County include 100-foot setbacks. The project design is consistent with the greater setback as imposed by the Lake County Zoning Ordinance. The Property Management Plan (Attachment 2) submitted indicates that no disturbance of riparian areas or tree removal are proposed as part of this project, which is limited to discing the outdoor cultivation areas and ground preparation for the structures.

The survey area contains approximately 0.086-acre of ephemeral stream channels. Placement of fill within any possible waters of the U.S. would be regulated under the Clean Water Act. Proposed Mitigation for Impacts to Waters of the U.S and may require a Nationwide Permit by the Corps of Engineers (possibly a non-reporting permit under the Nationwide Permit Program), along with a 401 Water Quality Certification from the Regional Water Quality Control Board, and 1604 Stream Alteration Agreement from the California Department of Fish and Wildlife.

All work should incorporate extensive erosion control measures consistent with Lake County Grading Regulations. Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required.

Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan (Attachment 2) and in the Site Plans (Attachment 1). Erosion control measures include the placement of straw wattles, vegetated swales, and buffer strips.

BIO-3: Prior to the issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to the Community Development Department for review. The plan shall demonstrate how all ground-disturbing work and cultivation activities will incorporate extensive erosion and sediment control measures that are consistent with the Lake County Grading Code and Best Management Practice (BMP).

- **Fertilizer and Pesticide Management:** The Erosion Control Plan shall specifically address the handling and storage of fertilizers, pesticides, and soil amendments to prevent their runoff into receiving waters.
- **Buffer Protection:** All erosion and sediment control BMPs shall be designed and maintained to prevent runoff from crossing the established 100-foot project required setback and entering the protected biological resource area.
- **BMP Implementation:** The applicant shall install and maintain a comprehensive suite of temporary and permanent BMPs (e.g. silt fences, fiber rolls, sediment traps) around the perimeter of the construction and cultivation area and at all discharge points

- **Wet Season Requirements:** All disturbed soils shall be stabilized before the onset of the wet weather season (typically October 15) to prevent erosion that could introduce sediment into the waterway on site.

Less Than Significant Impact with Mitigation Measure BIO-3 incorporated.

c) According to the Biological Report and the Update, there are no wetlands and vernal pools or other isolated wetlands within 100 feet of the project area (proposed for development). There are water resources within the remaining portion of the parcel: Potential adverse impacts to water resources could occur during construction or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. The cultivation areas have been designed with 100-foot setbacks from watercourses and situated in flat areas. No watercourse crossings are proposed. Because of these avoidance measures, no direct impacts to water resources will occur.

Less Than Significant Impact with BIO-3 incorporated.

d) The Biological Resources Report and the Update state that no specific wildlife corridors exist within or near the project area. Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in the CNDDB) exist within or near the cultivation area, the open space and the stream corridors in the cultivation area facilitate animal movement and migrations. 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 parcel will still be available for corridor and migration routes. Of the 64 acres on the parcel, about 30 acres will remain available for natural habitat and wildlife corridors.

Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDB) exist within or near the Project Areas, the open space and the stream corridors in the property facilitate animal movement and migrations. While the property may be used by wildlife for movement or migration, the Project would not have a significant impact on this movement because it would not block movement and the majority of the open space in the property would still be available. Implementation of the proposed project would necessitate erection of security fences around the cultivation areas. These fences do not allow animal movement and may act as a local barrier to wildlife movement. However, the fenced cultivation areas are surrounded by open space, allowing wildlife to move around these fenced areas.

Given the site's undeveloped, rural context, the likelihood of supporting active nursery sites is high for nesting birds and roosting bats. Mitigation Measures BIO-1 and BIO- 2 require preconstruction surveys to ensure impacts are reduced to less than significant.

Less than Significant Impact with Mitigation Measure BIO-1 and BIO-2 incorporated

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

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

Implementation of the project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance The Property Management Plan (Attachment 2) for the Project has incorporated conservation, and mitigation measures similar to those that have been included in other County oak woodlands conservation plans used in the State of California, which follow Assembly Bill 242, referred to as the Oak Woodlands Conservation Act. The project does not propose to remove any trees.

Less than Significant Impact

f) There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan applicable to the project 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 formal cemeteries?	☐	☒	☐	☐

Discussion:

a) A Cultural Resources Assessment with an intensive pedestrian survey of the project site was prepared by Wolf Creek Archeology and dated June of 2019. An updated addendum was required by the Lake County Community Development Department which was completed by Wolf Creek Archeology in May of 2025.

No historic or prehistoric cultural material or features were discovered during the 2019 field inspection or during the 2025 follow up. It has been determined that no significant historic resources exist within the proposed project location.

It is recommended that the proposed project be approved as planned.

Based on the findings of this assessment, there is no indication that the Project will impact any historical resources as defined under CEQA Section 15064.5, unique archaeological resources as defined under CEQA Section 21083.2(g), or Tribal Cultural Resources as defined under Public Resources Code Section 21074. For these reasons, no further cultural resources work was recommended.

An inquiry to the California Historical Resources Information System (CHRIS) was sent on June 9, 2019, for the Project Property. CHRIS recommended the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values.

The County of Lake notified local tribes under Assembly Bill (AB) 52 by sending notification of the project to the following twelve (12) Tribes on April 1, 2025: Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation.

Consultation Summary
Responses and Deferrals: The Habematolel Pomo of Upper Lake Tribe responded to the initial notice and deferred their comments to the Koi Nation. Koi Nation Consultation: The Community Development Department received a formal consultation request from the Koi Nation on April 29, 2025. Consultation was conducted on May 20, 2025. During this consultation, the Koi Nation determined the project was within the aboriginal territory of the Elem Indian Colony and potentially the Yocha Dehe Wintun Nation.

Staff subsequently contacted both the Elem Indian Colony and the Yocha Dehe Wintun Nation. The Yocha Dehe Wintun Nation deferred all comments to the Elem Indian Colony. Consultation Conclusion: Although the Elem Indian Colony did not formally request consultation, staff reached out and presented proposed Tribal Cultural Resource mitigation measures. The Elem Indian Colony agreed with these measures, and the Tribal consultation process was formally concluded on August 11, 2025. The agreed-upon mitigation measures are detailed in the Tribal Cultural Resources section of this document.

It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. If significant artifacts or human remains of any type are encountered, it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the remains. The Sheriff's Department must also be contacted if any human remains are encountered. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

CUL-1: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials artifacts 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-2: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of within 100 feet of the find(s). , the Permittee shall notify the culturally affiliated Tribe(s), and a professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and qualified archaeologist shall to evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and subject to the approval of the Lake County Community Development Director prior to commencing work.

CUL-3: Should any human remains be encountered, the Permittee 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 Impact with Mitigation Measures CUL-1 through CUL-3 through incorporated.

a) 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 no mapped historically significant sites on the project property.

The County has added three mitigation measures to protect any culturally-sensitive items that might be inadvertently discovered during site preparation and operations which are added as mitigation measures (CUL-1 through CUL-3) above.

Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3 through incorporated.

b) The project site does not contain a cemetery and there are no known cemeteries are located within the immediate site vicinity. In the event that human remains are discovered on the project site, the project 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 Impact with Mitigation Measures CUL-1 through CUL-3 through incorporated.

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 resource, during construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion:

a) Onsite electricity is supplied by an existing Pacific Gas and Electric Company (PG&E) service. The applicant has provided an Energy Report dated December 2024 addressing the power needs for the project. This report assumes the project is at full buildout (Stage II), which includes the following activities associated with future electrical demand:

- 6,000 square foot processing building
- 18,000 square feet immature plant propagation area (six (6) 30'x100' greenhouses)
- 18,000 square feet mixed-light cultivation (six (6) 30'x100' greenhouses)

• 87,120 square feet outdoor cultivation area (no electrical demand for artificial lighting)
• Irrigation Pumps

The immature plant propagation greenhouses and mixed light greenhouses will be equipped with LED lights, HVAC receptacles and a Telephone/Data/Security/Fire Alarm system. Lighting specifications were obtained from FoHSE Lighting. The specifications include 'Room Calculations which include a total of ninety (90) Cobra 700W LEDs in each of the immature plant propagation and mixed light greenhouses. This data was extrapolated to total sum of twelve (12) identical greenhouses (to be used for immature plant propagation and mixed light cultivation). The specifications and 'Room Calculation' sheet is included in Attachment 1. The 'Room Calculations data sheet states that the LED lights result in a total load of 20.48 Watts per square foot (W/sq.ft.).

Loading rates of interior lighting allowances, HVAC allowances and receptacle allowances were determined using rates and loading factors from the International Building Code (IBC). Equipment and loading rates for each of the activities associated with future electrical demand are described below.

<u>Processing Building:</u>
• General interior lighting: 0.45 W/SF (International Building Code C405.3.2 Interior Lighting Power Allowances – Warehouse)
• HVAC/Air Conditioning: 2.0 W/SF
• Receptacles: 1W/SF
• Other Equipment:
    o Microwaves: (2) at 1,800 W each
    o Refrigerator/Freezer: (1) at 500 W
    o Telephone/Data, Security & Fire Alarm: (1) at 1,000 W

<u>Immature Plant Propagation Greenhouses:</u>
• General interior lighting: 0.45 W/SF (International Building Code C405.3.2 Interior Lighting Power Allowances – Warehouse)
• GROW LIGHTS: 20.48 w/SF (Specifications listed in Attachment 2)
• HVAC/Air Conditioning: 2.0 W/SF
• Receptacles: 1W/SF
• Other Equipment:
    o Telephone/Data, Security & Fire Alarm: (1) at 1,000 W

<u>Mixed Light Greenhouses:</u>
• General interior lighting: 0.45 W/SF (International Building Code C405.3.2 Interior Lighting
Power Allowances – Warehouse)
• GROW LIGHTS: 20.48 w/SF (Specifications listed in Property Management Plan, Attachment 2)
• HVAC/Air Conditioning: 2.0 W/SF
• Receptacles: 1W/SF
• Other Equipment:
    o Telephone/Data, Security & Fire Alarm: (1) at 1,000 W

<u>Irrigation & Pumps:</u>
• 10 HP Pump: 2 at 7,457 W each
• 1 HP Pump: 12 at 746 W each

Total electrical demand for the Project is outlined in Table 1, of the Electric Service Demand Report, Attachment 5. Total load demand for the project is approximately 915 kW. Table 1 also contains the service amps required to meet the approximate 915 kW demand for both a 208/120V 3 phase service as well as a 480/277V 3 phase service.

The project will not result in an excessive or significant energy demand and inefficient energy use during long-term operations. There are no known grid capacity issues at this location. A back-up generator is proposed for emergency use only.

Less than Significant Impact

b) According to the California Department of Cannabis Control's Title 4 Division 19 §15010 on compliance with the CEQA, all cannabis applications must describe their project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resources. The applicant has submitted a Property Management Plan (Attachment 2) that details the project's anticipated operational energy requirements and has identified the existing service provided by Pacific Gas and Electric Company (PG&E). PG&E has provided an agency comment stating there are no issues foreseen at this location. Additionally, the Energy Report dated December 2024 has been provided, which assesses the electrical needs of the project. The project proposes an electrical upgrade to the existing connection as described above.

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 earthquake faults in the vicinity of the subject site. Because there are no known faults located on the project site, there is little potential for the ground surface 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.

Seismic Ground Shaking (ii) and Seismic–Related Ground Failure, including liquefaction (iii)
Lake County contains numerous known active faults particularly around Mt. Konocti. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. The new structures proposed on this project site will be required to comply with the California Building Code.

Landslides (iv)
The subject property and the project cultivation sites are generally level without significant slopes. There are minimal risks 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 stable. As such, the project's cultivation site is not considered to be 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 cultivation areas were designed to be located primarily on areas previously cleared of vegetation. Preliminary engineered grading information is provided on the updated Site Plans (Attachment 1) dated June of 2025 for the project. Expansion of the cultivation operations will require some grading; and a grading permit will be obtained for approximately 479.7 cubic yards of earthwork for Stage I and 735.1 cubic yards for Stage II. Ground preparation of cultivation areas, building pad preparation, and construction of interior parking areas meeting Public Resource Code Sections 4290 requiring roadways to be twenty feet wide with hammerhead turnaround. An Erosion and Sediment Control Plan has been prepared and being implemented at the site for approved operations. Preliminary grading is noted on the site plan dated June 2025 along with Erosion and Sediment Control Plans.

The project involves some site prep grading for the greenhouses and processing facility pad preparation, as well as soil tilling/discing for cultivation area preparation, and parking area. According to the Property Management Plan (Attachment 2) this would not involve any adverse effects on the potential for erosion or the loss of topsoil. The proposed structures require the applicant to apply for and obtain a building permit from the Lake County Community Development Department prior to construction of the structures. Any earth movement greater than the scope of a building permit requires a grading permit.

The project is enrolled with the SWRCB for Tier 2, Low Risk coverage under the 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 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. These Plans have been prepared and were submitted with the Major Use Permit 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. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

GEO-1: 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-2: 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-3: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate 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.

GEO- 4: All work shall incorporate erosion control measures consistent with the State Water Resources Control Board Order No. WQ 2019-001-DWQ.

Less Than Significant Impact with Mitigation Measures GEO-1 through GEO-4, and BIO-3 incorporated.

c) The primary soil type on the project site is 195 - Phipps complex, 5 to 15 percent slopes. This map unit is on uplifted and dissected hills. These soils are susceptible to slumping and gullying. The vegetation is mainly annual grasses, oaks, and brush. Elevation is 1,400 to 1 ,600 feet. The average annual precipitation is 25 to 35 inches, the average annual air temperature is 55 to 59 degrees F, and the average frost-free period is 160 to 200 days.

This unit is about 40 percent Phipps clay loam and 40 percent Phipps loam. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used.

Included in this unit are small areas of Forbesville soils, Phipps soils that have more than 15 percent slopes, and soils that are similar to these Phipps soils but have a gravelly surface layer. Included areas make up about 20 percent of the total acreage. The percentage varies from one area to another.

The Phipps clay loam is very deep and well drained. It formed in alluvium derived from mixed rock sources. Typically, the surface layer is pale brown clay loam about seven inches thick. The upper 11 inches of the subsoil is pale brown and light yellowish brown clay loam, and the lower 24 inches is light yellowish-brown clay. The substratum to a depth of 60 inches or more is light yellowish brown clay loam.

Permeability of the Phipps clay loam is slow. Available water capacity is eight to 12 inches. Effective rooting depth is 60 inches or more. Surface runoff is rapid, and the hazard of erosion is moderate. The shrink-swell potential is high.

The Phipps loam is very deep and well drained. It formed in alluvium derived from mixed rock sources. Typically, the surface layer is brown loam 6 inches thick. The subsoil is brown gravelly clay loam about 15 inches thick. The substratum to a depth of 73 inches is brown and yellowish brown gravelly and very gravelly sandy clay loam. In some areas the surface layer is sandy clay loam.

Permeability of the Phipps loam is slow. Available water capacity is 6.0 to 7.5 inches. Effective rooting depth is 60 inches or more. Surface runoff is medium, and the hazard of erosion is moderate. The shrink-swell potential is high.

This unit is used mainly for livestock grazing, wildlife habitat, and watershed. It is also used for homesite development and firewood production.

The production of forage is limited by a dense canopy cover in some areas. Where oaks are present, forage production can be increased by managing the harvesting of trees. Vegetation in drainageways should be left for erosion control, wildlife habitat, and esthetic purposes. Volumes of 5 to 1 5 cords of wood per acre have been measured on the Phipps soils. This unit responds well to fertilizing, rangeland seeding, and proper grazing use.

The main limitation for seeding is the woody canopy cover. Among the common understory plants are wild oats, soft chess, and filaree.

If this unit is used for homesite development, the main limitations are slow permeability, high shrink-swell potential, and low load bearing capacity. If the unit is used for septic tank absorption fields, the limitation of slow permeability can be minimized by increasing the size of the absorption field or by using a specially designed septic system. The shrink-swell potential and low load bearing capacity of the Phipps clay loam should be considered when designing and constructing foundations, concrete structures, and paved areas. The effects of shrinking and swelling can be reduced by maintaining a constant moisture content around the foundation area and by backfilling with material that has low shrink-swell potential. If the Phipps clay loam is used as a base for roads or streets, it can be mixed with sand and gravel to increase its strength and stability.

The applicant has submitted Site Plans (Attachment 1) and a Property Management Plan (Attachment 2) addressing Stormwater and Erosion Control incorporating Best Management Practices. The Plan has mitigation measures that will decrease the likelihood of the loss of soil due to erosion.

Less Than Significant Impact with Mitigation Measures GEO-1 through GEO-4 and BIO-3 incorporated.

d) The Uniform Building Code is a set of rules that specify standards for structures. All proposed structures will require a building permit and compliance with the California Building Code. As indicated above the soil subtypes are generally stable. The applicant has submitted a Property Management Plan (Attachment 2) including a section on Stormwater and Erosion Control.

The Uniform Building Code is a set of rules that specify standards for structures. All new construction requiring a building permit, including the proposed processing facility and greenhouses, are subject to the California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist within a site-specific study. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

GEO-5: Prior to the issuance of any grading or building permits, the Applicant shall submit a Geotechnical Soils Report prepared and stamped by a licensed Civil or Geotechnical Engineer. This report must specifically evaluate the high shrink-swell potential and slope stability of the Phipps soils, and provide site-specific recommendations for grading, foundation design, and preparation of the building pad to ensure soil stability and structural safety in accordance with the California Building Code (CBC).

GEO-6: The final grading plans must ensure that positive surface drainage is established and maintained. All surface water runoff shall be directed away from the perimeters of building foundations and retaining walls at a minimum slope of 2% to prevent water infiltration into the expansive subgrade.

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

e) The proposed project will be served by an Americans with Disability Act compliant restroom facility located within the proposed processing facility. A new septic system is required for this project. According to the SCS Soil information, if the Phipps loam soil unit is used for septic tank absorption fields, the limitation of slow permeability can be minimized by increasing the size of the absorption field or by using a specially designed septic system.

Less Than Significant Impact

f) The project site does not contain any known unique geological feature or paleontological resources, and the Cultural Resources Assessment performed by Wolf Creek Archeology yielded negative results of finds resulting in CEQA significance. Disturbance of sensitive prehistoric resources is not anticipated. The following measures, however, will be implemented which would reduce the impacts to less than significant:

Less than Significant Impact with Mitigation Measure CUL-2 incorporated.

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

a) The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air

pollution regulations to all major stationary pollution sources and monitors countywide air quality.

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 thresholds of significance for Greenhouse Gas (GHG) emissions. In the interim, emissions estimates have been calculated using the California Emissions Estimator Model (CalEEMod) and compared with thresholds defined by the Bay Area Air Quality Management District (BAAQMD). The recommended maximum threshold used by Lake County is 1,100 metric tons ***per project***. This project would not exceed the significance threshold for CO_2 emissions.

The BAAQMD threshold of significance for a project is 1,100 metric tons of CO2 emissions per project. As stated in the Air Quality section of this document, the project amount of C02 emissions is negligible during construction and would have no emissions during operations.

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 to local agencies on April 21, 2025 , no comments were received from LCAQMD.

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_2 per capita by 2030 and no more than two (2) metric tons CO_2 per capita by 2050. As described in the Property Management Plan (Attachment 2), the Project will have two (2) individuals working on site (owners/operators) during normal operational hours, and with an expected 10 metric tons of overall operational CO_2 per year.

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
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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

a) Materials associated with the proposed cultivation of commercial cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if unintentionally released and could create a significant hazard to the public or the environment if done so without intent and mitigation. According to the Property Management Plan (Attachment 2) for the proposed project, only natural fish by products fertilizers and pesticides will be used. The plan indicates that all potentially harmful chemicals would be stored and locked in a secured building on site and measures will be taken to avoid any accidental release and environmental exposure to hazardous materials.

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

The Lake County Division of Environmental Health, which acts as the Certified Unified Program Agency (CUPA) for Hazardous Materials Management, has been notified about the project and the project is required to address Hazardous Material Management in the Property Management Plan (Attachment 2), which has been reviewed by the Lead Agency to ensure the contents are current and adequate. In addition, the Project will require measures for employee training to determine if they meet the requirements outlined in the Plan and measures for the review of hazardous waste disposal records to ensure proper disposal methods and the amount of wastes generated by the facility.

The Property Management Plan (Attachment 2) also addresses the following:

Natural fertilizers will be incorporated into the soil and will not typically be stockpiled or stored on site. Should bulk fertilizers be stockpiled, they will be placed on a protective surfaces, covered with tarps, and secured with ropes and weights, or stored within the tanks on site. Dry and liquid fertilizers will be stored within a secure shed or the processing building inside the cultivation compound.

Cannabis waste will be chipped and spread on site, composted as needed, or hauled to Quackenbush Mountain Resource, a waste composting facility for vegetative materials. The burning of cannabis waste is prohibited in Lake County and will be not take place as part of project operations.

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

Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, will be stored and covered in containers deemed appropriate by the Certified Unified Program Agency. All pesticides and fertilizers products will be stored a minimum of 100 feet from all potentially sensitive areas and watercourses. A spill containment and cleanup kit will be kept on site in the unlikely event of a spill. All employees would be trained to properly use all cultivation equipment, including pesticides. Proposed site activities would not generate any additional hazardous waste. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of in accordance with applicable local, state, and federal regulations.

As long as the project is in operation, the Certified Uniform Program Agency and Lead Agency will conduct regular and/or annual inspections and monitor activities to ensure that the routine transport, use, and disposal of hazardous materials will not pose a significant impact. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

HAZ-1: All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing equipment will occur on an impermeable surface that are situated at least 100 feet away from any surface water body, storm drain inlet, or sensitive habitat, and that these areas utilize drip pans or absorbent pads. In the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

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

HAZ-3: Readily accessible spill kits appropriate for the types of hazardous materials used on site (e.g. hydrocarbon absorbent pads and booms) shall be maintained at all times. All employees shall be trained in the materials for proper use and the proper disposal requirements. The spill kit shall have the phone numbers and physical addresses of the nearest emergency medical facility (emergency room) and local fire/paramedic responders.

Less Than Significant Impact with Mitigation Measures HAZ-1 and HAZ-3 incorporated.

b) The Project involves the use of organic fertilizers and pesticides which will be stored in a secure, stormproof structure. Flood risk at the Project site is minimal and according to Lake County GIS Portal data and the Project is not located in or near an identified earthquake fault zone. Fire hazard risks on the Project site is high; the applicant has indicated that four (4) 3,000-gallon water tanks and four (4) 5,000-gallon water tank will be placed near the cultivation areas, and that six (6) 5,000-gallon water tanks are exclusively for fire suppression.

Construction duration for Stage I of development is anticipated to take two to three months to construct outdoor cultivation area, construct the processing facility and parking area, and install perimeter fencing around the three-acre cultivation area. The Stage II development will take between two to three months of construction time. All equipment staging shall occur on previously disturbed areas on the site. The project site does not contain any identified areas of serpentine soils or ultramafic rock, and risk of asbestos exposure during construction is minimal. 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 property. There is no mapped serpentine soil located on adjacent parcels.

A spill kit will be kept on site in the unlikely event of a spill of hazardous materials. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

HAZ-4: Secondary containment: All stationary storage of liquid hazardous materials (including fuel tanks, 55-gallon drums, and storage of used oil) shall be placed within an impermeable secondary containment structure (e.g. berms, containment pallets, or double-walled tanks, in plastic bins on shelves) The secondary containment system must be sized to hold 110% of the volume of the largest single container or 10% of the total volume of all containers, whichever is greater.

HAZ-5: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.

HAZ-6: 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.

Less than Significant Impact with HAZ-1 through HAZ-6 incorporated.

c) The site is located within the Konocti Unified School District. The district schools include elementary, middle, high school, and alternative education schools. There are no schools within .25 miles of the project site.

Less Than Significant 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 15.25 miles from the nearest airport, Lampson Field, and has an adopted Airport Land Use Compatibility Plan. In accordance with the Lake County Airport Land Use Compatibility Plans, the site would not be located within an area of influence for the airport. Therefore, there will be no hazard for people working in the project area from Lampson Field.

Less Than Significant Impact

f) Access to the project site is from Hwy 53, a major State highway linking Highways 20 and 29. Hwy 53 runs in a north south alignment directly in front of the project parcel and would be used as an emergency evacuation route if necessary. Hwy 53 is a two-lane paved road capable of supporting a 75,000-pound emergency vehicle.

Less than Significant Impact

g) The project site is on an area of high fire risk. CAL FIRE's requirement for defensible space in high fire risk areas requires the removal of brush and vegetation that would reduce fire risk 100 feet around the existing buildings on site. The interior driveways are designed to meet Public Resource Code (PRC) 4290 and 4291 standards. Some interior roadway improvements are required for development of the proposed processing facility and indoor cultivation. The project is also required to have water storage calculated by National Fire Protect Agency National Fire Protection Association (NFPA) standards for dedicated water tanks for fire suppression. An engineered calculation addressing this required has been provided to the County by the applicant (see May 2025 Calculation from NorthPoint Consulting Group)

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 structures, 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.

Refer to Section XX (Wildfire) for detailed information regarding wildland fire risks and required mitigation measures.

Less than Significant Impact with Mitigation Measures WDF-1 through WDF-4 incorporated.

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐
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?	☐	☒	☐	☐

d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

Discussion:

a) The Lake County Zoning 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). The project area has one stream crossing in proximity to the cultivation area. According to the proposed Project's *Property Management Plan – Waste Management Plan*, 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 practicable treatment or control (BPTC) measures, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. Additionally, cultivators who enroll in the State Water Board's Waste Discharge Requirements for Cannabis Cultivation Order must comply with the Minimum Riparian Setbacks. Cannabis cultivators must comply with 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). A Stormwater and Erosion Control Plan is being implemented as part of the Site Plans (Attachment 1) and Property Management Plan (Attachment 2), and is the plan used to evaluate a grading permit that is concurrent with this CEQA evaluation for construction of the proposed structures should additional earth work be required. A grading permit will be obtained for approximately 479.7 cubic yards of earthwork for ground preparation of cultivation areas, interior roadway improvements, and building pad preparation in Stage I and 735 cubic yards in Stage II.

Potential adverse impacts to water resources could occur during construction by modification of stream banks or riparian vegetation, or by increased erosion and sedimentation in receiving water bodies due to soil disturbance. Project implementation will not directly impact any channels or wetlands. Soil disturbance from project implementation could increase erosion and sedimentation. Regulations at both the County and State levels require the creation and implementation of an erosion control and stormwater management plan. The applicant has provided a Property Management Plan (Attachment 2) and Site Plans (Attachment 1)/preliminary grading plans addressing Stormwater and erosion control measures. Interior roadway improvements consisting of roadways 20 feet wide are proposed.

As described above, the design of the current project site has implements avoidance by design 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-3 and GEO-1 through GEO-4 incorporated.

b) Due to the recent drought conditions, on July 27, 2021, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) requiring land use applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 requires that all project that require a CEQA analysis of water use include the following items in a Hydrology Reports and Drought Management Plan (Attachment 4) prepared by a licensed professional experienced in water resources:

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

While the drought conditions have significantly changed and there is no longer a declared drought emergency, the Community Development Department will continue to require Hydrological Assessments for all land use permits in accordance to the Lake County Zoning Ordinance.

Water Analysis:

A Hydrology Reports and Drought Management Plan (Attachment 4) was prepared by Northpoint Consulting in April 2024 for the three-acre expansion project. The Report (Attachment 4) includes approximate amount of water available for the project's identified water source, approximate recharge rate for the project's identified water source, cumulative impact of water use to surrounding areas due to the project, and a Drought Management Plan (DMP) depicting how the applicant proposes to reduce water use during a declared drought emergency.

Stage One: The project proposes to use the existing groundwater well to fill 32,000 gallons of water storage tanks. The maximum daily cannabis irrigation demand would occur August through September at about 14,700 gallons per day, therefore, the storage represents about 2.2 days of water storage during peak demand. Water from the storage tanks will be piped to drip irrigation systems to the cultivation areas. Drip lines will be sized to irrigate the cultivation areas at a slow rate to maximize absorption and prevent runoff. Drip irrigation systems, when implemented properly, conserve water compared to other irrigation techniques.

Stage II: The project proposes to use the existing groundwater well to fill 32,000 gallons of water storage tanks and three, 12,000 gallon above ground pools, totaling 68,000 gallons of water storage for cannabis irrigation. The maximum daily cannabis irrigation demand would occur August through September at about 12,500 gallons per day, therefore, the storage represents about 5.4 days of water storage during peak demand. Water from the storage tanks and the above ground pools will be piped to drip irrigation systems to the cultivation areas. Drip lines will be sized to irrigate the cultivation areas at a slow rate to maximize absorption and prevent runoff. Drip irrigation systems, when implemented properly, conserve water compared to other irrigation techniques.

The estimated storage capacity of the alluvial formation of BVGB is 4,000 AF, with a usable storage capacity of 1,400 AF. However, the deeper Cache Formation, from which the project draws water, has between 50,000 and 75,000 acre-feet of storage (Upson and Kunkel, 1955). According to DWR, groundwater in the BVGB is derived from rain that falls within the 12.5 square mile Burns Valley Watershed drainage area. The recharge over this 12.5 square mile area, based on 10% of the precipitation, is approximately 430 AFY and

1,850 AFY during a drought year and average year, respectively. Based on rainfall data, a drought occurs once every seven to eight years and can last up to three years, the average recharge over a seven-year period, assuming three drought years and four average years, the long-term average recharge would be 1,240 AFY.

The project property has an existing groundwater well that has been used to irrigate vineyards for over 20 years. The total well yield reported on the WCR is 300+gpm, however, the pump installed limits the rate to a maximum of 217 gpm or 350 AFY.

The existing demand, including vineyards and the residence, is approximately 6.8 AFY.

The proposed maximum project water demand, including existing demand and the employee use, is 13.7 AFY (Stage II – full buildout). The maximum daily cannabis irrigation demand is estimated at 14,700 gpd (Stage I), would occur June through September. The overall demand is 3.9% of the project well yield. The project proposes two to five days of cannabis irrigation water storage during the highest demand period June through September, during Stages 1 and 2, respectively.

According to the geologic log from the project's WCR, the water bearing unit of the well is comprised primarily of fractured volcanic/basalt consistent with the Cache Formation water bearing unit. Wells drilled in this formation have yields up to 450 gpm. The long-term average recharge, based on the most conservative estimates presented herein (based on 10% of precipitation per USGS Fact Sheet 2007-3007), is approximately 31.7 AFY during a dry year and 135 AFY during an average year over a recharge area of 584.2 acres. Both of which are sufficient to meet the project's demand. The average recharge, based on 10% of the precipitation, over the last 23 years was 135 AFY, which is sufficient to meet the project's demand. The estimated groundwater storage beneath the project parcel, over an area of 64.2 acres, is 23.4 AF. The project's groundwater supply, both recharge and storage, is sufficient to meet the project's demand. The estimated storage capacity of the alluvial formation of BVGB is 4,000 AF, with a usable storage capacity of 1,400 AF. However, the deeper Cache Formation, from which the project draws water, has between 50,000 and 75,000 acre-feet of storage.

Based on rainfall data, a drought occurs once every seven to eight years and can last up to three years, the average recharge over a seven-year period, assuming three drought years and four average years, the long-term average recharge in the BVGB would be 1,240 AFY. The total potential agricultural demand within the BVGB is the existing demand of approximately 555 acre-feet, plus net proposed, 140.6 acre-feet, is approximately 695.6 acre-feet per year, with residential demand, the total groundwater demand is approximately 735.6 acre-feet per year. The dominant demand in the BVGB is associated with residential development and orchards in the lower part of BVGB and vineyards in the upper part of the BVGB. The long-term average recharge, including drought years, is sufficient to meet this demand. In addition, the projected overall demand (735.6 acre-feet per year) represents 53% of the BVGB alluvial storage and less than 2% of the deeper Cache Formation storage.

The project area and surrounding area has had a historical use of vineyard and hops irrigation demand. The wells in the vicinity of the project area are primarily used for irrigation and have an average depth of 243 ft and average yield of 215 gpm. Drawdown was estimated using the Theis equation. The radius of influence is estimated to be less than 15 feet, which is the distance where the modeled cone of depression from groundwater extraction under these conditions is negligible. None of the nearby wells are within the modeled cone of depression. In addition, since the project proposes approximately two to five days of water storage during peak cannabis irrigation, the project well would have approximately 2 to 5 days, or more, to recover, depending on the pumping and irrigation schedule. The project wells extract water from the confined Cache Formation water bearing unit, at elevations well below Burns Valley Creek and are not likely hydrologically connected to the creek.

Since the recorded and tested yields of the projects well are much greater than the anticipated demand, the project proposes two to five days of water storage during the peak cannabis irrigation season. The long term average annual recharge exceeds the project's annual demand; the aquifer storage below the project area and within the overall aquifer is sufficient to meet the project's demand and cumulative future basin demand, the project is required to comply with the County's groundwater monitoring and reporting requirements, the potential drawdown due to the project is unlikely to result in appreciable drawdown of off-site wells, and the project wells are not likely hydrologically connected to Burns Valley Creek; the project would have sufficient water and would not have a significant impact on the surrounding area. The following mitigation measures specify water monitoring for the proposed project.

HYD-1: A Water Monitoring Program, including seasonal static water level monitoring and water level monitoring during extraction, shall be followed as described in the Hydrology Reports and Drought Management Plan (Attachment 4) prepared by NorthPoint Consulting Group, Inc., in April of 2023. The applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.

Less Than Significant Impact with Mitigation Measure HYD-1 incorporated.

c) According to Lake County Ordinance Section 27.13 (at) 3, the Property Management Plan (Attachment 2) 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 Stormwater and Erosion Control Plan is also being implemented as part of the Property Management Plan (Attachment 2).

According to the Stormwater and Erosion Control Plan, the cultivation operations are not expected to alter the hydrology of the parcels significantly, and an engineered Erosion Control Plan has been submitted. Establishment of the cultivation operations will require grading for the construction of new buildings and roadway improvements. Construction of the processing building and the greenhouses will require building permits and compliance with the California Building Code standards

A grading permit will be obtained for approximately 479.7 cubic yards of earthwork for ground preparation of cultivation areas and building pad preparation in Stage I. In addition to significantly exceeding all setback requirements, vegetative buffers exist between the cultivation area and the nearest water resource. These vegetated areas will be preserved.

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

Due to the natural conditions of the Project site and with these erosion best practices, the project will not result in substantial erosion or siltation on-site or off-site; will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; and will not impede or redirect flood flows.

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

d) The Project site is not located in an area of potential inundation by seiche or tsunami. The project site is located in Flood Zone D (undetermined) – not in a special flood hazard area.

Less than Significant Impact

e) Due to the former drought conditions, on July 27, 2021, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) requiring land use applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 requires that all project that require a CEQA analysis of water use include the following items in a Hydrology Reports and Drought Management Plan (Attachment 4) prepared by a licensed professional experienced in water resources:
    - Approximate amount of water available for the project's identified water source,
    - Approximate recharge rate for the project's identified water source, and
    - Cumulative impact of water use to surrounding areas due to the project

While the drought conditions have significantly changed and there is no longer a declared drought emergency, the Community Development Department will continue to require Hydrological Assessments (Hydrolgy Reports and Drought Management Plan (Attachment 4)) for all land use permits in accordance to the Lake County Zoning Ordinance. The project has provided a Drought Management Plan (DMP) as part of the requirements of Lake County Ordinance 3106, passed by the Board of Supervisors on July 27, 2021.

The DMP illustrates how the applicant proposes to further reduce water use during a declared drought emergency and ensures both the success and decreased impacts to surrounding areas. The project also proposes water metering and conservation measures as part of the standard operating procedures, and these measures will be followed whether or not the region is in a drought emergency.

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

- No surface water diversion
- The selection of plant varieties that are suitable for the climate of the region
- The use of driplines and drip emitters rather than spray irrigation
- Covering drip lines with straw mulch or similar materials to reduce evaporation
- Using water application rates modified from data obtained from soil moisture meters and weather monitoring
- Utilizing shutoff valves on hoses and water pipes
- Daily visual inspections of irrigation systems
- Immediate repair of leaking or malfunctioning equipment
- Water-use metering and budgeting

A water budget will be created every year and water use efficiency from the previous year will be analyzed. This will include monthly water usage totals.

In addition to water use metering, water level monitoring is also required by Lake County Zoning Ordinance Article 27 Section 27.13 (at) 3, specifically that wells must have a meter to measure the amount of water pumped as well as a water level monitor. Well water level monitoring and reporting will be performed as follows:

<u>Seasonal Static Water Level Monitoring</u>
The purpose of seasonal monitoring of the water level in a well is to provide information regarding long-term groundwater elevation trends. The water level in each well will be measured and recorded once in the Spring (March or April), before cultivation activities begin, and once in the fall (October) after cultivation is complete, as the California Statewide Groundwater Monitoring Program (CASGEM) monitors semi-annually, around April 15 and October 15 of each year. Records shall be kept, and elevations reported to the County as part of the project's annual reporting requirements. Reporting shall include a hydrograph plot of all seasonal water level measurements, for all project wells, beginning with the initial measurements. Seasonal water level trends will aid in the evaluation of the

recharge rate of the well. If the water level in a well measured during the Spring remains relatively constant from year to year, then the water source is likely recharging each year.

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 and determine the effect of the pumping rate on the water source during each cultivation season. This information will be used to determine the capacity and yield of the Project's wells and to aid the cultivators in 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 that the pumping rate has on the well water level. Records will be kept and elevations reported to the County as part of the project's annual performance reporting requirements. Reporting will include a hydrograph plot of the water level measurements for all project wells during the cultivation season and compared to prior seasons.

Measuring a water level in a well can be difficult and the level of difficulty will depend on site-specific conditions. As part of the well monitoring program, the well owner or operator will work with a well expert to determine the appropriate methodology and equipment to measure the water level, as well as who will conduct the recording and monitoring of the well level data. The methodology of the well monitoring program will be described and provided in the project's annual report.

In addition to monitoring and reporting, an analysis of the water level monitoring data will be provided and included in the project's annual report, demonstrating whether or not use of the project wells is causing significant drawdown and/or impacts to the surrounding area and what measures can be taken to reduce their impacts. If there are impacts, a revised Water Management Plan will be prepared and submitted to the County for review and approval, which demonstrates how the project will mitigate the impacts in the future.

Drought Emergency Water Conservation Measures

In addition to the above on-going water monitoring and conservation measures, during times of drought emergencies or water scarcity the project may implement the following additional measures as needed or appropriate to the site in order to reduce water use and ensure both the success and decreased impacts to surrounding areas:

- Cover the soil and drip-lines with removable plastic covers or similar 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 water needs
- Use a growing medium that retains water in a way to conserve water and aid plant growth. Organic soil ingredients like peat moss, coco coir, compost and other substances like perlite and vermiculite retain water and provide a good environment for cannabis to grow
- Install additional water storage

In the event that the well cannot supply enough water needed for the project, the following measures may be taken:

- Reduce the amount of cultivation and/or length of cultivation season
- Install additional water storage
- If possible, develop an alternative, legal, water source that meets the requirements of Lake County Codes and Ordinances.

A mitigation measure has been identified for drought emergency. The following mitigation measure will be implemented which would reduce the impacts to less than significant:

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

Less Than Significant Impact with mitigation measures BIO-3, GEO-1 through GEO-4, and HYD-1 through HYD-2 incorporated.

XI. LAND USE PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion:

a) The project site consists of 64 acres of minimally developed land in the Shoreline Communities Planning Area. The closest community growth boundary accessible by road is Clearlake, which is south of the subject site. The surrounding area is characterized by large rural parcels, marginally developed and undeveloped land including vineyards and cannabis farms. The project does not involve construction of features that would result in the division of an established community.

No Impact

b) The General Plan Land Use designation and Zoning District designation currently assigned to the Project site is “A” - Agriculture. The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the “A” zoning District with a major use permit. There is also a Scenic Combining Districts designated on site; however, the cultivation area is outside of the area. There are no specific policies related to commercial cannabis cultivation within the General Plan or Shoreline Communities Area Plan.

Less than Significant Impact

XII. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

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

No Impact

b) According to the California Geological Survey's Aggregate Availability Map, the Project site is not within the vicinity of a site being used for aggregate production. In addition, the site was not delineated on the County of Lake's General Plan, the Shoreline Communities 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
Would the project:				
a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise	☐	☒	☐	☐

ordinance, or applicable standards of other agencies?

b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☒	☐	☐
c) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Discussion:

a) Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages. Energy will be supplied by grid power and supplemented by roof mount solar on the processing building.

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

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

In regard to the Lake County General Plan Chapter 8 - Noise, there are few 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 (7:00 a.m. – 10:00 p.m.) or 45 dBA during night hours (10:00 p.m. – 7:00 a.m.) when measured at the property line. The construction activities needed would take between 2 and 4 weeks, and construction hours and days are limited to Monday through Friday, 7:00 a.m. to 6:00 p.m., and Saturday from noon to 5:00 p.m. which is consistent with the noise levels established in the General Plan, Chapter 8.
The following mitigation measures will be implemented which would reduce the impacts to less than significant:

NOI-1: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.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 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.

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

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

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

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

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

c) The project site is located approximately 15.25 miles from Lampson Field, which has an adopted Airport Land Use Compatibility Plan. In accordance with the Lake County Airport Land Use Compatibility Plans, the site would not be located within an area of influence for the airport Therefore, no impact is anticipated.

No Impact

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

a) The project is not anticipated to induce significant population growth to the area. The increased employment will be up to 2 full-time employees to be hired locally with up to four employees at planting and harvest peak season.

No Impact

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

No Impact

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

Discussion:

1) Fire Protection
The Lake County Fire Protection District #1 and CAL FIRE provide fire protection services to the proposed project area. Development of the proposed project could impact on fire protection services by increasing the demand for existing County Fire District resources. Comments and input from CAL FIRE regarding site improvements and enhanced emergency services have been addressed and are as noted on the updated Site Plans (Attachment 1) dated June 2025. To offset the increased demand for fire protection services, the proposed project is conditioned by the County to provide a minimum of fire safety and support fire suppression activities and installations, including compliance with State and local fire codes, as well as minimum private water supply reserves for emergency fire use. With these measures in place, the project would have a less than significant impact on fire protection.

2) Police Protection
The Project site falls under the jurisdiction of the Lake County Sheriff's Department. Article 27 of the Lake County Zoning Ordinance lays out specific guidelines for security measures

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

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

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

5) Other Public Facilities
As the staff will be hired locally, no increase in impacts is expected.

Less than Significant Impact

XVI. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

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

No Impact

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

No Impact

XVII. TRANSPORTATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion:

a) <u>Roadway Analysis</u>

The parcel is located on the east side of Highway 53, just north of the Clearlake City Limits, approximately 1 mile south of the intersection between Highway 53 and Highway 29 and lies within the Clear Lake Shoreline Communities Planning Area. The site is accessed by a private driveway off of Ca Hwy 53.There are two locked gates leading to the site that will have Knox-boxes installed to enable emergency vehicles to enter the site.

California State Hwy 53 is in compliance with the Public Resource Code 4290 (PRC 4290). Comments made regarding the project Site Plans (Attachment 1) concerning driveway access by CAL FIRE in response to the County agency review notification process were incorporated into the June 16, 2025 Site Plans (Attachment 1) to depict compliance with PRC 4290. The June 16, 2025 revised Site Plans (Attachment 1) include notations and detail concerning internal driveway width, vertical clearance, surface materials, gates, Knox box locations, culvert sizing and weight capacity, and illuminated/reflective address signage compliance. As proposed, the interior driveways meet California PRC 4290 road standards for fire equipment access for current facilities and PRC 4291 for defensible space requirements.

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 1 – North Shore, Clearlake to Lakeport, provides public transit bus service between Clearlake and Lakeport with numerous stops along the route. This public transit service provides a viable option for worker access.

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 Lake County 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. Up to two full-time employees are proposed with an increase of four trips proposed per day. Up to four employees are proposed during peak planting and harvest season.

During construction, an estimated six daily trips (two arriving, two departing) will result from three employees for a total of approximately 216 total employee trips in addition to up to 14 delivery trips during construction for a total of 230 trips during construction for six weeks.

The applicants will be operating under an A-Type 13 Cannabis Distributor Transport Only, Self-distribution License. In the "A" - Agricultural zoning district the Type 13 Distributor Only, Self-distribution State licenses are an accessory use to an active cannabis cultivation site with a valid use permit. 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 will not generate or attract more than the threshold of 110 trips per day, and therefore it is not expected for the Project to have a potentially significant level of VMT. Impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.

Less than Significant Impact

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 site's interior driveway meets California PRC 4290 road standards for fire equipment access for current facilities. Interior roadway improvements are required for the stage II of development to the new facilities. The project does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. Up to two full-time employees are proposed with an increase of four trips proposed per day. Up to four employees are proposed during peak planting and harvest season.

No Impact

e) The proposed project will 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 CAL FIRE requirements for vehicle access according to PRC 4290, including adequate width requirements, overhead clearances, on-site turn-arounds, sufficient base materials use. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the County'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
Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

Discussion:

a) A Cultural Resources Assessment with an intensive pedestrian survey of the project site was prepared by Wolf Creek Archeology and dated June of 2019. An updated addendum was required by the Lake County Community Development Department which was completed by Wolk Creek Archeology in May of 2025. No historic or prehistoric cultural material or features were discovered during the 2019 field inspection or during the 2025 follow-up. It has been determined that no significant historic resources exist within the proposed project location.

No items of significance were identified. Based on the findings of this assessment, there is no indication that the Project will impact any historical resources as defined under CEQA Section 15064.5, unique archaeological resources as defined under CEQA Section 21083.2(g), or tribal cultural resources as defined under Public Resources Code Section 21074. For these reasons, no further cultural resources work was recommended.

An inquiry to the California Historical Resources Information System (CHRIS) was sent on June 9, 2019, for the Project Property. CHRIS recommended the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values.

The County of Lake initiated formal notification under Assembly Bill (AB) 52 by sending notification of the project to the following twelve (12) Tribes on April 1, 2025: Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation.

Consultation Summary
Responses and Deferrals: The Habematolel Pomo of Upper Lake Tribe responded to the initial notice and deferred their comments to the Koi Nation.

Koi Nation Consultation: The Community Development Department received a formal consultation request from the Koi Nation on April 29, 2025. Consultation was conducted on May 20, 2025. During this consultation, the Koi Nation determined the project was within the aboriginal territory of the Elem Indian Colony and potentially the Yocha Dehe Wintun Nation.

Follow-up with Elem Indian Colony and Yocha Dehe Wintun Nation: Staff subsequently contacted both the Elem Indian Colony and the Yocha Dehe Wintun Nation. The Yocha Dehe Wintun Nation deferred all comments to the Elem Indian Colony.

Consultation Conclusion: Although the Elem Indian Colony did not formally request consultation, staff reached out and presented proposed Tribal Cultural Resource mitigation measures. The Elem Indian Colony agreed with these measures, and the Tribal consultation process was formally concluded on August 11, 2025. The agreed-upon mitigation measures are detailed in the Tribal Cultural Resources section of this document.

It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. If significant artifacts or human remains of any type are encountered, it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the remains. The Sheriff's Department must also be contacted if any human remains are encountered. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

TCR-1: All on-site personnel of the project shall receive Tribal Cultural Resource Sensitivity Training prior to initiation of ground disturbance activities on the project. The training must be according to the standards of the NAHC or the culturally affiliated Tribe(s). Training will address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training will also provide a process for notification of discoveries to culturally affiliated Tribes, protection, treatment, care and handling of tribal cultural resources discovered or disturbed during ground disturbance activities of the Project.

TCR-2: If previously unidentified Tribal Cultural Resources are encountered during the project altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally affiliated Tribe(s) shall be contacted to evaluate the resource and prepare a Tribal Cultural Resources plan to allow for identification and further evaluation in determining the Tribal Cultural Resource significance and appropriate treatment or disposition.

Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3, TCR-1 and TCR-2 implemented.

b) The California Historical Resources Information System records search did not show the presence of tribal cultural resources on the project site. The Assessment generally resulted in negative findings following an on-site survey in and around the cultivation area portions of the site. The lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed project because the sensitive site is located outside the cultivation area boundary. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3, TRC-1 and TCR-2 implemented.

XIX. UTILITIES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a) The proposed project will be served by an existing onsite irrigation well with on-grid power, potentially.

   There are existing restrooms in the house on the property and a functioning septic system. The new processing building will likely have a restroom and hand washing facilities. In the interim an ADA compliant portable toilet and handwashing station will be used on the project site. The construction of a processing facility will be equipped with an ADA restroom facility. A septic tank will be installed at this location in compliance with Lake County Environmental Health requirements and standards.

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

   Less than Significant Impact

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

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

c) The project will rely initially on the use of portable toilets and hand washing station for cultivation operations during construction. Stage I of development includes construction of the processing facility equipped with ADA restroom facilities that may require a new or expanded septic system installation. There is an existing septic system on site that was installed during the home construction. The Project was referred to the Lake County Division of Environmental Health and a comment was received referencing the requirements for a new septic tank permit prior to installation.

   Less than Significant Impact

d) The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. Estimated annual solid waste will be between 500 and 1000 pounds.

   Waste will be transported to an appropriate licensed facility by cultivation operation staff using personal vehicles or be hauled by a private waste-hauling contractor, such as Waste Management, Inc., or C & S Waste Solutions. The licensed waste-hauler that is used at this facility is Lake County Waste Solutions. The Lake County Integrated Waste Management facilities include the following:

- Eastlake Landfill, 16015 Davis Ave, Clearlake
- Lake County Waste Solutions Transfer Station and Recycling Center, 230 Soda Bay Road, Lakeport
- South Lake Refuse and Recycling Center, 16015 Davis Street, Clearlake
- Quackenbush Mountain Resource Recovery and Compost Facility, 16520 Davis Street, Clearlake

Eastlake Landfill, South Lake Refuse Center, and Quackenbush Mountain Resource Recovery and Compost Facility are located within reasonable proximity of the Project site. As of 2019, the Eastlake Landfill had 659,200 cubic yards available for solid waste, with an additional 481,000 cubic yards approved in 2020.

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

Less than Significant 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
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?	☐	☐	☒	☐
b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒	☐	☐
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?	☐	☒	☐	☐

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?	☐	☒	☐	☐

Discussion:

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

CA State Hwy 53 is in compliance with the Public Resource Code 4290 and 4291 (PRC 4290).

Comments made regarding the project Site Plans (Attachment 1) concerning driveway access by CAL FIRE in response to the County agency review notification process were addressed by the applicant accordingly. The project Site Plans (Attachment 1) have been revised to depict compliance with PRC 4290 and 4291. The June 16, 2025 revised Site Plans (Attachment 1) include notations and detail concerning internal driveway width, vertical clearance, surface materials, gates, Knox box locations, culvert sizing and weight capacity, and address signage compliance. As proposed, the interior driveways meet California PRC 4290 road standards for fire equipment access for current facilities.

Less than Significant Impact

b) The Project site is within a moderately wildland fire hazard zone. Comments made by CAL FIRE concerning water storage for emergency water supply have been addressed by the applicant and incorporated into the June 16, 2025, revised Site Plans (Attachment 1). The project design does not further exacerbate the risk of wildfire; however certain mitigation measures are necessary in the event of a wildfire on or near the site. The project includes proposed improved fire access, roadway, and water storage systems that are designed in a manner that meets PRC 4290 regulations.

CAL FIRE's requirement for defensible space in moderately fire risk areas requires the removal of brush and vegetation that would reduce fire risk 100 feet around the existing buildings on site. The interior driveways are designed to meet Public Resource Code (PRC) 4290 and 4291 standards. Interior roadway improvements are required for development of the proposed processing facility and indoor cultivation. The project is also required to have water storage calculated by National Fire Protect Agency National Fire Protection Association (NFPA) standards for dedicated water tanks for fire suppression. An engineered calculation addressing this required has been provided to the County by the applicant.

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 structures, 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.

Access to the project site is from CA State Hwy 53 - a major State Highway linking CA State Highways 20 and 29. CA State Hwy 53 runs in a north south alignment directly in front of the project parcel and would be used as an emergency evacuation route if necessary. Hwy 53 is a two-lane paved road capable of supporting a 75,000-pound emergency vehicle. Six (6) 5,000-gallon fire safety water tanks are proposed to serve the site. Two security gates are to be equipped with a Knox box for emergency access/entry by first responders at the project site.

WDF-1: Prior to cultivation, the applicant shall schedule a site visit with the Building Official or designee to verify that the roads, gates, and sites are PRC 4290 compliant.

WDF-2: The applicant shall maintain 100' of defensible space around all buildings associated with the cannabis project for the life of the project. Tree removal is not required; however, trees shall be limbed up to a height of 8 feet to prevent ladder combustion in the event of a wildfire.

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

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. The following mitigation measures will be implemented which would reduce the impacts to less than significant:

WDF-3: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Scraping shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark

WDF-4: Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30 percent.

Less than Significant Impact with Mitigation Measures WDF-1 through WDF-4 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.

The erosion mitigation measures and BMPs to be implemented will provide further stability on and around the Project site, and with no neighboring people or structures within range of downstream flooding or landslides, the impact will be less than significant.

Less than Significant Impact with Mitigation MeasuresBIO-3 and GEO-1 through GEO-4 incorporated.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion:

a) According to the biological and cultural studies conducted, the Global Interactive Solutions 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 with AES-1 through AES-2; AQ-1 through AQ-7; BIO-1 through BIO-3; CUL-1 through CUL-3; GEO-1 through GEO-6; HAZ-1 through HAZ-6; HYD-1 through HYD-2; NOI-1 through NOI-2; TCR-1 through TCR-2; WDF-1 through WDF-4 incorporated.

b) Potentially significant impacts have been identified in relation to this project and include Air Quality, Cultural Resources, 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.

Within one mile of the proposed project there are 0 pending and four approved projects, with two being located at this project site. Within three miles of the proposed project there are six approved and one pending project.

Cumulative Impacts associated with the project would be Less than significant with implementation of Mitigation Measures AES-1 through AES-2; AQ-1 through AQ-7; BIO-1 through BIO-3; CUL-1 through CUL-3; GEO-1 through GEO-6; HAZ-1 through HAZ-6; HYD-1 through HYD-2; NOI-1 through NOI-2; TCR-1 through TCR-2; and WDF-1 through WDF-4 incorporated.

c) The proposed project has potential to result in adverse indirect or direct effects on human beings. Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazardous Material, Hydrology, 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-2; AQ-1 through AQ-7; BIO-1 through BIO-3; CUL-1 through CUL-3; GEO-1 through GEO-6; HAZ-1 through HAZ-6; HYD-1 through HYD-2; NOI-1 through NOI-2; TCR-1 through TCR-2; WDF-1 through WDF-4 incorporated.

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Shoreline Community Area Plan
5. Global Interactive Solutions Cannabis Cultivation Application – Major Use Permit including the NPCG Site Plans (Attachment 1) dated June 16, 2025.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, *(*https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways)
10. Lake County GIS Serpentine Soil Mapping
11. California Natural Diversity Database (https://wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory

13. Biological Resources Assessment (Attachment 3)for Global Interactive Solutions - A Biological Resources Assessment with Botanical Survey and Wetland Delineation Study prepared by Northwest Biosurvey dated August 2019.Follow up Addendum Report by Northwest Biosurvey - December of 2024.
14. Cultural Resources Assessment- A Cultural Resources Assessment prepared by Wolf Creek Archeology - June of 2019. Updated addendum - Wolf Creek Archeology - May of 2025.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. South Lake Fire Protection District
38. Site Visit – May 2025
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)