



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

May 11, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (PL-25-243)

1. **Project Title:** East Side Farms Expansion
2. **Permit:** Major Use Permit PL-25-243
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse, 3rd Floor, 255 North Forbes Street
Lakeport, CA 95453
4. **Contact Person:** Pablo Guerrero, Assistant Planner
(707) 263-2221
5. **Project Location(s):** 23071, 23083, 23119, 23131, 23143 and 23179
Jerusalem Grade, Middletown, CA
APN: 013-015-36, 38, 39, 40, 43 & 57
6. **Project Sponsor's Name/ Address:** East Side Farms, Inc. / Ross Cunningham
6010 Swiss Avenue
Dallas, TX 75214
7. **General Plan Designation:** "RL" Rural Lands
8. **Zoning:** "RL" Rural Lands
9. **Supervisor District:** District One
10. **Flood Zone:** "D" - Areas of undetermined but possible flood hazards
11. **Slope:** Relatively flat, slope is below 30 percent in proposed areas of development
12. **Natural Hazards:** California State Responsibility Area (CALFIRE)
Very High Fire Hazard Severity Zone
13. **Fire District:** South Lake County FPD
14. **Area Plan:** Middletown Area Plan
15. **Parcel Size:** approximately 35 acres combined

16. Existing and Proposed Project Conditions:

The Applicant, Ross Cunningham, is requesting discretionary approval from the County of Lake for an amendment to Major Use Permit, PL-25-243, for a proposed commercial cannabis cultivation operation with a maximum of 50,560 sq. ft. of outdoor canopy and a Type 13 Distribution, Self-transport only license. The Project site is located at 23071, 23083, 23119, 23131, 23143 and 23179 Jerusalem Grade, on Lake County Assessor's Parcel Numbers 013-015-36, 013-015-38, 013-015-39, 013-015-40, 013-015-43 & 013-015-57, approximately 7.5 miles northeast of Middletown, CA (Section 14, Township 11N, Range 6W, Mount Diablo Base and Meridian, in the Jericho Valley USGS 7.5-minute quadrangle). The Project property is accessed via a shared private gravel access road from Jerusalem Grade. Locking metal gates control access to the Project site from the shared private gravel access road.

The Applicant currently operates an A-Type 3 "Medium Outdoor" cultivation operation on the Project property under Major Use Permit (UP 19-43) and Department of Cannabis Control (DCC) Commercial Cannabis Cultivation License, CCL20-0001616.

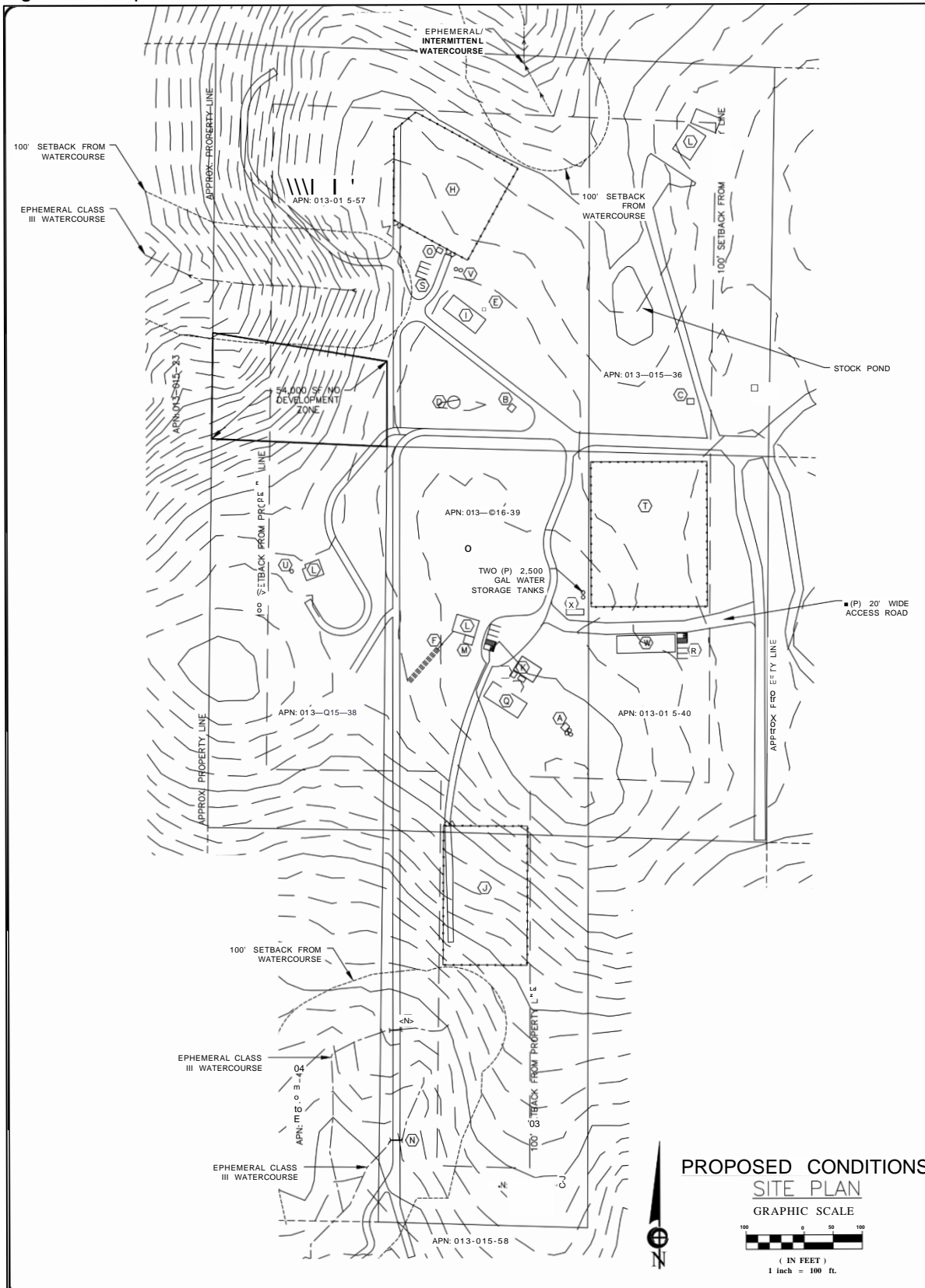
The Project property has been improved with the following:

- 34,800 sq. ft. fenced outdoor cultivation area with 14,880 sq. ft. of canopy (existing)
- 34,346 sq. ft. fenced outdoor cultivation area with 14,080 sq. ft. of canopy (existing)
- Interior access roads and driveways
- Two onsite groundwater wells
- A 30,000-gallon metal fire water storage tank and hydrant
- Multiple small outbuildings
- 8' X 8' (64 sq. ft.) Pesticides & Agricultural Chemicals Storage Shed (existing)
- Ground and roof-mounted solar arrays
- Five 2,500-gallon water storage tanks

The proposed improvements include:

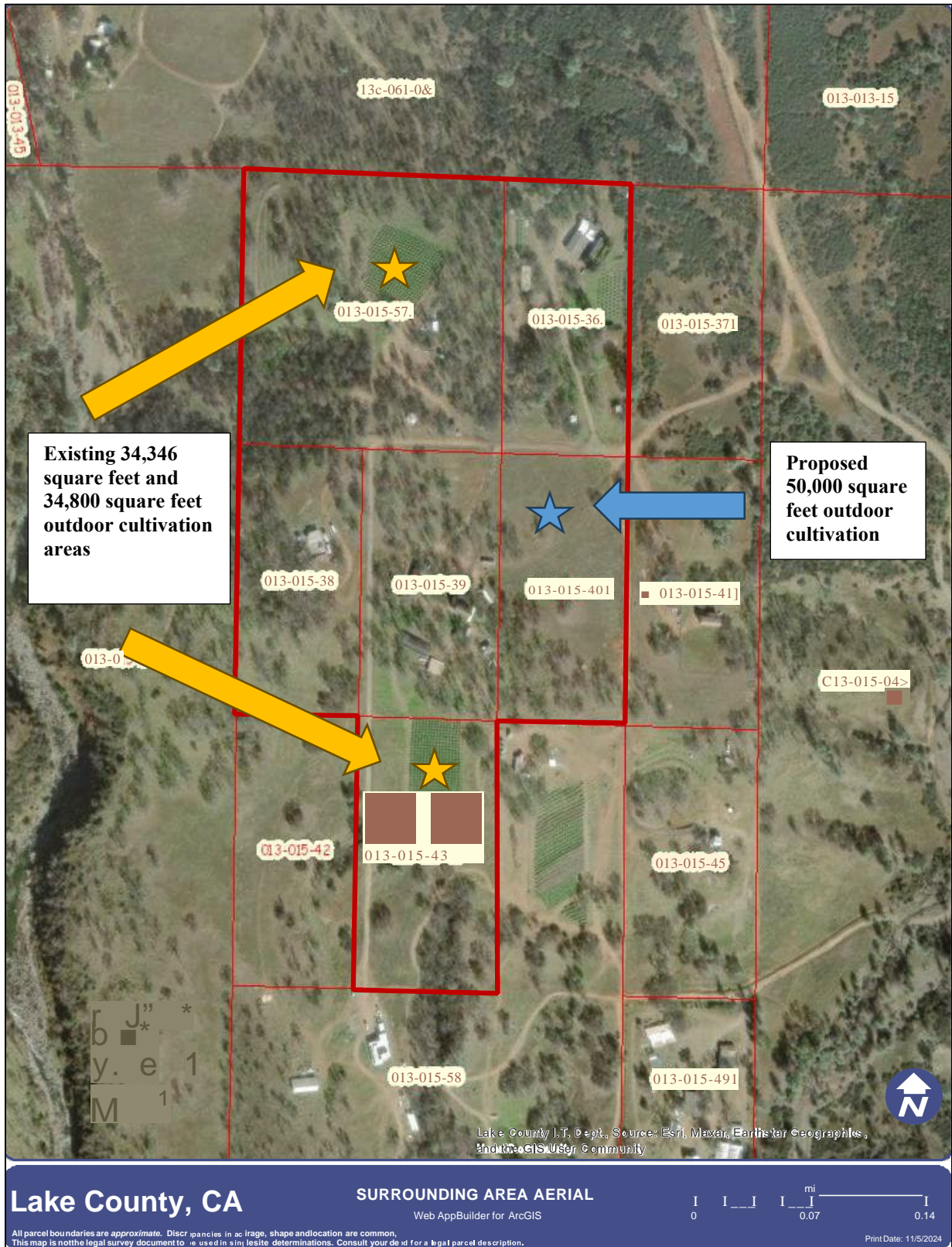
- 50,000 sq. ft. fenced outdoor cultivation area with 21,600 sq. ft. of canopy (proposed)
- Utilizing the 30' X 70' (2,100 sq. ft.) metal building (existing) for cannabis drying
- Utilizing the 28' X 40' (1,120 sq. ft.) wooden barn (existing) for harvest storage
- 30' X 70' (2,100 sq. ft.) greenhouse for immature plant cultivation
- 30' X 100' (3,000 sq. ft.) metal building for cannabis processing
- Two 2,500-gallon water storage tanks

Figure 1: Proposed Conditions Site Plan



Source: Applicant's Property Management Plan, 2025

Figure 2: Aerial Image Of Project Property and Surrounding Area



Source: Lake County Parcel Viewer, 2025

17. Project Description

Construction

Development of the proposed Project would involve the construction of the proposed immature plants greenhouse, 3,000 sq. ft. metal processing building, and fencing around the proposed 50,000 sq. ft. outdoor cultivation area, as well as minor internal improvements to the existing 2,100 sq. ft. metal building and the existing wooden barn. The following equipment is expected to be used to construct the Project facilities:

- Backhoe Loader
- Cement Truck
- Skid steer
- Compactor / Roller
- Scissor Lift / Boom Lift
- Trucks and trailers
- Auger
- Hand tools

Construction activities are expected to occur over a six-to-eight-week period. All construction activities, including engine warm-up, shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays between 12:00 noon and 5:00 p.m. Construction-related vehicle trips are estimated to range between 120 and 160, including delivery of construction materials. Materials and equipment would be staged on existing roads, parking spaces and work areas. Grading less than 500 cubic yards would occur to create level pads on which the proposed Processing Building and Immature Plant Area/Greenhouse are to be constructed. The project will displace approximately 100 cubic yards for the development proposed and proposes to clear appositely 60,000 square feet of vegetation. Additionally, approximately 185 cubic yards of gravel would be imported to widen and armor an existing access road of the Project property, which would be used to access the proposed Processing Building.

Operation

Operations would occur up to seven days per week from March through November, with outdoor cultivation occurring between May through October. The operation hours would be Monday through Sunday during daylight hours from approximately 6:00 a.m. to 10:00 p.m. The Lake County Zoning Ordinance restricts deliveries and pickups from 9:00 a.m. to 7 p.m., Monday through Saturday, and Sunday from 12 noon to 5:00 p.m. Once operational, the proposed project would staff approximately two full-time employees and two seasonal employees for planting and harvesting. Daily traffic commutes would be approximately four trips during regular operations, and up to eight commutes during the peak harvest and processing periods. Weekly truck deliveries of various project-related materials would occur throughout the year.

The growing medium of the existing and proposed outdoor cultivation areas would be an amended native soil mixture at or below grade, with drip irrigation systems. The growing medium of the proposed immature plants greenhouse would be an imported soilless growing medium in nursery pots that are hand watered. Serpentine soil is present within the proposed cultivation area. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) would be stored within the existing Pesticides & Agricultural Chemicals Storage Shed. According to the applicant's Property Management Plan, only pesticides approved by the California Department of Pesticide Regulation and/or the California Department of Food and Agriculture for use on cannabis would be used.

Distribution / Transportation

The proposed Project would utilize an unmarked, registered, and insured distribution vehicle to transport cannabis/cannabis products. The distribution vehicle would only travel from the Project property to the premises of licensed cannabis facilities, and back to the Project property. The distribution vehicle would be locked and secured whenever they are not being loaded or unloaded, and they would not be left unattended while transporting cannabis/cannabis products. The inventory tracking and recording requirements of the California Cannabis Track-and-Trace system shall adhered to at all times when transporting cannabis/cannabis products.

Power

Power would be provided to the security cameras, lights and well pumps of the Project property via ground and roof-mounted solar panels with battery storage/backup systems. The proposed processing and drying buildings (existing and proposed metal buildings) would be equipped with fans, lights and dehumidifiers. Power would be provided to the Processing and Drying Buildings from roof-mounted solar arrays and battery banks. Two quiet and fuel efficient gasoline-powered generators would be used as backup power sources for the proposed Processing and Drying Buildings, for when power cannot be supplied from the roof-mounted solar arrays and battery banks.

Waste

All cannabis waste generated from the proposed Project would be chipped and composted onsite. Composted cannabis waste would be stored in the designated composting area, until it is incorporated into the growing medium of the cultivation areas, as an organic soil amendment. All solid waste would be stored in bins with secure fitting lids until being disposed of at the Eastlake Landfill, at least once a week during the cultivation season.

Watercourse Setbacks and Erosion and Sediment Control

The Project site is located in the Jerusalem Valley, within the Soda Creek Watershed (HUC12). Soda Creek, a Perennial Class I watercourse, flows from north to south approximately 250 feet west of the Project property. Three Class III ephemeral drainages form on the Project property and flow north, west and south immediately off of the Project property towards Soda Creek. Additionally, there is a seasonal stock pond located in the northeastern quarter of the Project property. No existing/proposed cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody.

According to the Applicant's Property Management Plan, established vegetation would be maintained/protected through best management practices and mitigation measures as follows:

- All existing and proposed structures and cultivation areas would be located more than 100 feet from the nearest surface water bodies
- Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by runoff, and prevent pollutants from reaching nearby surface water bodies.
- A native grass seed mixture and certified weed-free straw mulch would be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization.
- Straw wattles / fiber rolls would be installed and maintained throughout the proposed cultivation operation per the Applicant's engineered Erosion & Sediment Control Site Plan (Figure 3) following site development, until permanent stabilization has been achieved. If

areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures would be implemented to protect those areas and their outfalls.

- The Applicant shall conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Water Use and Availability Analysis

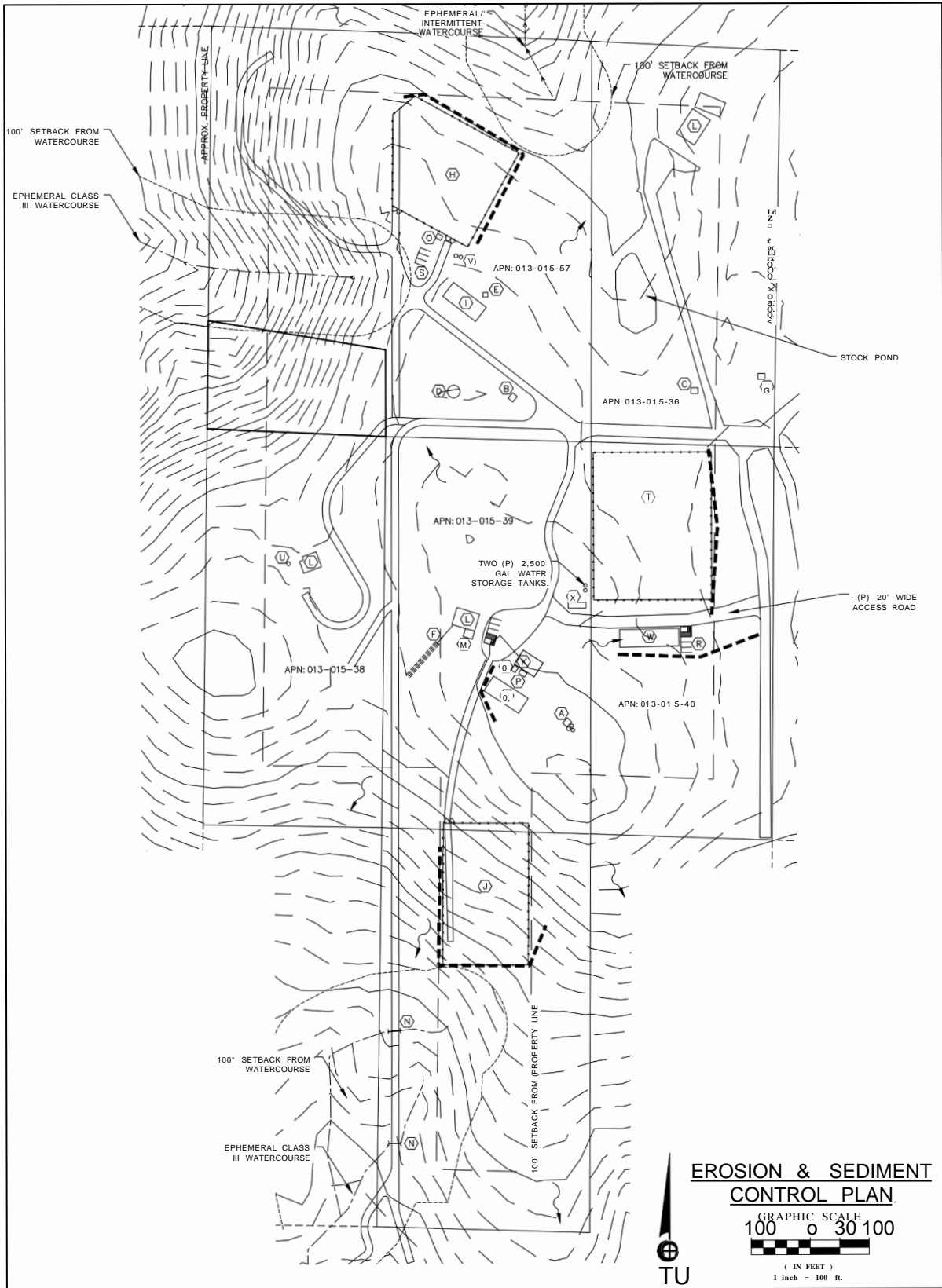
All water for the existing/proposed cultivation operation is/would be supplied from two existing onsite groundwater wells (Project wells). Irrigation water from the Project wells would be stored within seven 2,500-gallon polyethylene water storage tanks and delivered to the existing/proposed cultivation areas via polyvinyl chloride (PVC) piping. Water for the 30,000-gallon metal fire water storage tank and existing outdoor cultivation area on APN 013-015-57 is/would be provided by the groundwater well located at Latitude 38.810926° and Longitude -122.488773° (identified as "B" on Site Plans). Water for the proposed immature plant area, existing outdoor cultivation area on APN 013-015-43, and proposed outdoor cultivation area on APN 013-015-40 is/would be provided by the groundwater well located at Latitude 38.809398° and Longitude -122.488449° (identified as "A" on Site Plans).

The applicant had a Hydrogeologic Assessment Report prepared on June 6, 2025, by Hurvitz Environmental Services, Inc. for the proposed Project. According to the Hydrogeologic Assessment Report, the estimated groundwater usage for the Project property, including the proposed Project and existing residential uses of the Project property, is 1,307,349 gallons (4.01 acre-feet) per year. This includes annual water usage for two residences that receive water from their own groundwater wells (not the Project wells). The estimated average daily demand for onsite water usage during the cultivation season for the Project wells is 6,219 gallons, with a peak daily demand of 6,866 gallons. The Applicant had pump tests performed of the Project wells in June of 2023. The pump tests indicate that the Project wells have a combined yield of at least 33 gallons per minute. At 33 gallons per minute, the Project wells could produce the maximum estimated daily demand for water of the proposed cultivation operation in less than 3 and a half hours. The recharge rate for the aquifer is 20,828,640 gallons per year or 63.4 acre-feet per year. The hydrological analysis concluded that the proposed project would not cause overdraft conditions.

Table 1: Technical Studies Submitted

APN	Study	Date
013-015-39 & 57	Protocol-level Special-status Plant Surveys	May 24, 2019
013-015-57	Protocol-level Special-status Plant Surveys	April 6, 2021
013-015-36, 39, 43, & 57	Protocol-level Special-status Plant Surveys	April 23, 2024
013-015-36, 38, 39, 40, 43 & 57	Protocol-level Special-status Plant Surveys	June 11, 2024
013-015-38, 39, 40, 43 & 57	Protocol-level Special-status Plant Surveys	March 9, 2026
013-015-36, 38, 39, 40, 43 & 57	Hydrological Assessment, Hurvitz Environmental Services (HES)	June 6, 2025
013-015-36, 38, 39, 40, 43 & 57	Cultural Resource Assessment, John W. Parker, Wolf Creek Archeology	November 19, 2024

Figure 3: Erosion & Sediment Control Site Plan

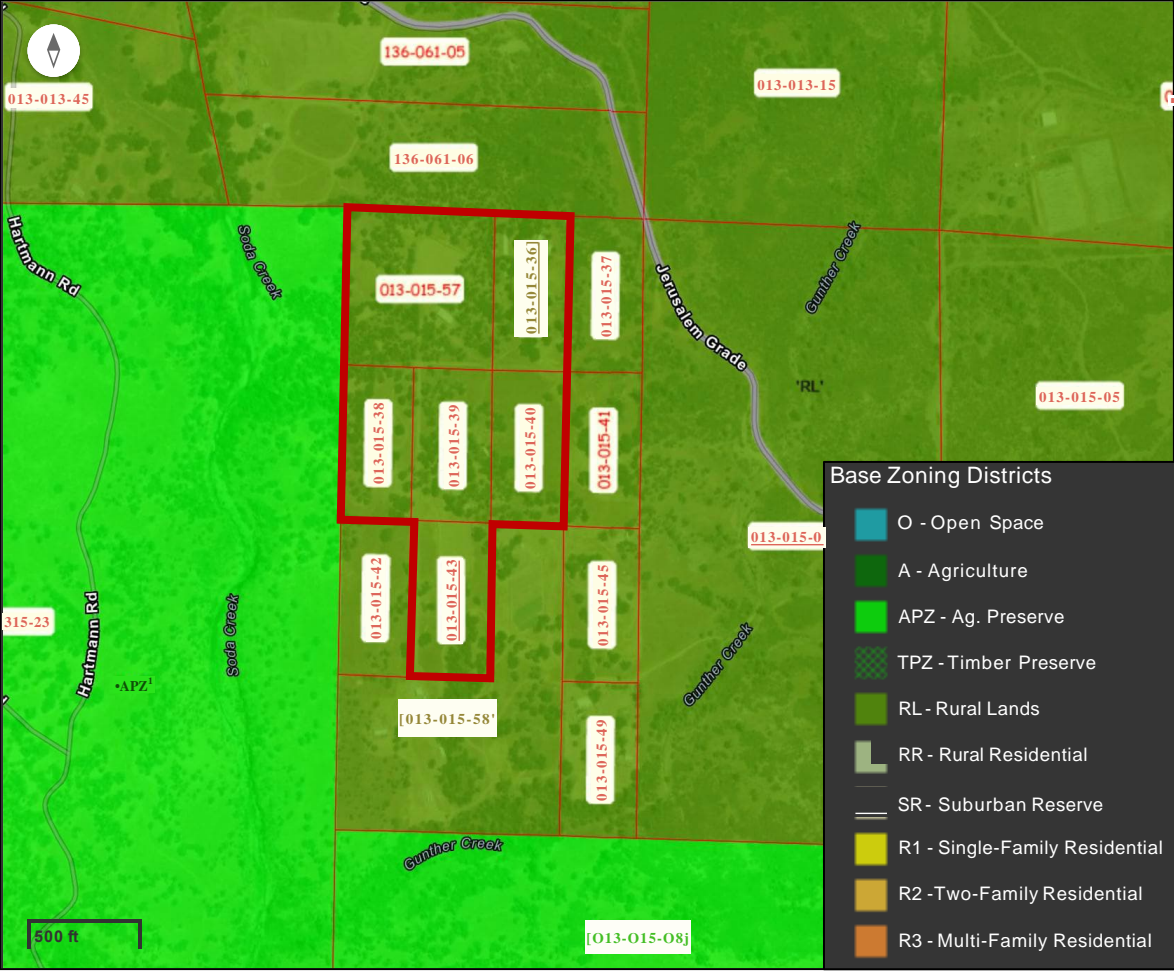


Source: Applicant's Property Management Plan, 2025

18. Surrounding Land Uses and Setting:

Surrounding land uses include rural residential, agriculture, and undeveloped properties. The proposed Project site is surrounded by parcels zoned Agricultural Preserve “APZ” and Rural Lands “RL” Rural Lands “RR” zoned properties border the subject parcels to the north, east, and south. Agricultural Preserve “APZ” zoned properties border the subject parcel to the west.

Figure 4: Lake County Base Zoning Districts



Source: Lake County Parcel Viewer, 2026

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

- 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’s Office
- Lake County Building Safety Division
- South Lake County Fire Protection District

- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Food and Agricultural
- California Department of Pesticides Regulations
- California Department of Public Health
- California Department of Cannabis Control
- California Department of Consumer Affairs
- California Department of Fish & Wildlife (CDFW)
- 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.

Notification of the Project and offering consultation under Assembly Bill 52 was sent to the Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hinthel Environmental Resource Consortium (HERC), Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo, Habematolel Pomo of Upper Lake, and Yocha Dehe Wintun Nation on October 8, 2025 from the County of Lake Community Development Department. The Community Development Department held an AB 52 Tribal Consultation on October 27, 2025.

Representatives of the Middletown Rancheria Tribal Historic Preservation Department visited the Project Site on December 3rd, 2025, and the Applicant entered into a Cultural Resources Monitoring and Treatment Agreement with the Middletown Rancheria Tribal Historic Preservation Department on March 9th, 2026. Tribal Consultation was concluded on March 16, 2026.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Pablo Guerrero, Assistant Planner



SIGNATURE

Date: May 11, 2026

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 project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

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

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

The Project site is located in a rural area within the Jerusalem Valley. The surrounding area contains rural residential land and open space areas that consist of ranches, grazing land, vineyards, and cannabis cultivation operations. The Project site is not visible from a public road, and the proposed Project would not obstruct views of vineyards, hills, mountains or scenic vistas.

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

Mitigation Measures:

AES-1: All outdoor lighting shall be directed downward onto the Project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksky.org.

AES-2: Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not shine light or allow light glare to exceed the boundaries of the property which they are placed.

- b) There are no scenic resources, rock outcroppings, or historic buildings on or in the vicinity of the Project property. The Project site is located off of Jerusalem Grade, which is not identified as “Officially Designated” or an “Eligible State Scenic Highway-Not Officially Designated”, nor is it identified as a County scenic road in the Middletown Area Plan.

No Impact

- c) The Project site is located in a rural area within the Jerusalem Valley in unincorporated Lake County. The surrounding area contains rural residential land and open space areas that consist of ranches, grazing land, vineyards, and cannabis cultivation operations. The Project site is not visible from a public road or the public lands east of the Project property. The proposed use would not substantially degrade the existing visual character of the site or the quality of public views of the surrounding area.

Less than Significant Impact

- d) The proposed use is an outdoor cultivation operation that does not involve cultivation using artificial lighting. However, the Project has some potential to create additional light and/or glare through exterior security lighting. The following mitigation measures shall be implemented which would reduce the impacts to less than significant.

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

II. AGRICULTURE AND FORESTRY RESOURCES

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

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

California Resources Agency, to non-agricultural use?

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

Discussion:

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

- a) According to the California Department of Conversation Farmland Mapping and Monitoring Program the Project site is listed as non-agricultural or natural vegetation and is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed use is agricultural in nature, outdoor cannabis cultivation, and the proposed Project would not be converting farmland that is high quality or significant farmland to a non-agricultural use.

No Impact

- b) The Project properties are zoned Rural Lands “RL” and are not under a Williamson Act Contract. The Lake County Zoning Ordinance, Article 7 Rural Lands, allows for agricultural uses and single family dwellings on “RL” zoned parcels. The proposed use, outdoor commercial cannabis cultivation is agricultural in nature, and the proposed Project would not be converting farmland that is high quality or significant farmland to non-agricultural use. The proposed Project would not interfere with the ability of the landowner or neighbors to use the surrounding land for agricultural production.

No Impact

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

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

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

The Project properties are zoned Rural Lands “RL”. The Project site does not contain any forest lands, timberland, or timberland zoned Timberland Production lands, nor does the Project propose any tree removal. Since no lands of the Project property are zoned for forestland or timberland, the Project has no potential to impact such zoning. Additionally, the Project does not propose a zone change that would rezone forest land, timberland, or timberland zoned for Timberland Production.

No Impact

- d) The Project site does not contain forest lands, and the Project property is not zoned for forest lands, nor is it identified as containing forest resources by the General Plan. Because forest land is not present on the Project site, nor is any tree removal proposed, 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 site does not contain forest lands, and the Project property is not zoned for forest lands, nor is any tree removal proposed. The Project parcel is currently used as grazing land. The proposed use is agricultural in nature, and the proposed Project would not be converting farmland that is high quality or significant farmland to non-agricultural use. The proposed Project would not interfere with the ability of the landowner or neighbors to use the surrounding land for agricultural production.

Less than Significant Impact

III. AIR QUALITY

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

Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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. Due to this, LCAQMD has not adopted an Air Quality Management Plan, but rather uses its Rules and Regulations to address air quality standards.

According to the USDA Soil Survey and the ultramafic, ultrabasic, serpentine rock and soils map of Lake County: serpentine soils have been found in the eastern third of the Project property, immediately east of the Project site. Therefore, there is a potential for asbestos exposure during either the construction phase or the operational phase. The applicant shall obtain a Serpentine Dust Control Permit from the LCAQMD prior to site development and operation.

According to the Lake County Zoning Ordinance section on Commercial Cannabis Cultivation (§27.11), Air Quality must be addressed in the Property Management Plan. The intent of addressing this is to ensure that “all cannabis permittees shall not degrade the County’s air quality as determined by the Lake County Air Quality Management District” and that “permittees shall identify any equipment or activity that may cause, or potentially cause the issuance of air contaminates including odor and shall identify measures to be taken to reduce, control or eliminate the issuance of air contaminants, including odors”. This includes obtaining an Authority to Construct permit pursuant to LCAQMD Rules and Regulations.

The proposed Project has the potential to result in short- and long-term air quality impacts from construction and operation. Construction impacts would be temporary in nature and would occur over a six to eight week period. Operational impacts would include dust and fumes from preparation of the cultivation areas and vehicular traffic, including delivery vehicles that would be contributors during and after site preparation and construction.

Site preparation shall be limited during periods of high winds (over 15 mph) and all visibly dry, disturbed soil and road surfaces shall be watered to minimize fugitive dust emissions. Implementation of mitigation measures below would reduce air quality impacts to less than significant.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-9 incorporated

Mitigation Measures:

AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, the 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 all weather surfacing. The Applicant shall regularly maintain graveled areas to reduce fugitive dust generations.

AQ-7: All grading shall be done in accordance with the Applicant's Property Management Plan and Lake County's Grading Ordinance.

AQ-8: Processing building(s) shall be equipped with carbon or similar air filtration systems to minimize odor drift prior to cultivation activities.

AQ-9: The applicant shall obtain a Serpentine Dust Control Permit from the LCAQMD prior to site development and operation.

- b) The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators are only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated 6 to 8 weeks) with grading for the proposed structures and cultivation. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.

Less than Significant Impact

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

There are no schools, parks, childcare centers, convalescent homes, or retirement homes located in proximity to the Project site. The nearest off-site residence is in compliance with the 200-foot setback (approximately 300 feet) for offsite residences from commercial cannabis cultivation meeting requirements as described in Article 27.11 of the Lake County Zoning Ordinance. The Project would not expose sensitive receptors to substantial pollutant concentrations with implementation of Mitigation Measures AQ-1 through AQ-9.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-9 incorporated.

- d) The proposed Project includes up to 50,560 sq. ft. of commercial cannabis canopy within three fenced outdoor cultivation areas, which has the potential to cause objectionable odors, particularly when the plants are mature/flowering. However, due to the rural nature of the surrounding area, a substantial number of people would not be adversely affected. Additionally, the proposed Project includes odor control measures through the use of carbon filtration systems inside the proposed structures.

The proposed Project would generate minimal amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.), a diesel-powered tractor and from vehicular traffic associated with staff commuting, deliveries and pickups. Additionally, Mitigation Measures AQ-1 and AQ-9 would reduce impacts of dust generation from on-site roads and parking areas.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-9 incorporated.

IV. BIOLOGICAL RESOURCES

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

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a) A Biological Resources Assessment (BRA) was prepared by Pinecrest Research Corporation, Inc. for the proposed Project in March of 2026. The field surveys for the BRA were conducted on May 24, 2019, April 6, 2021, April 23, 2024, June 11th, 2024, and March 10, 2026, see Table 1, Technical Studies Submitted. The purpose of the BRA was to provide information about the biological resources of the Project property, the regulatory environment affecting such resources, any potential Project-related impacts upon these resources, and to identify mitigation measures and other recommendations to reduce the significance of these impacts. The information below is derived from the results of the BRA:

The Project property can be described as blue oak savannah interspersed with

grassland primarily dominated by non-native annual grasses. However, there are some remnant patches of native grassland, a sensitive plant community type, located in the northeastern portion of the Project property (APN: 013-015-36). Two special-status plant species were positively identified on the Project property: Hoover's lomatium (*Lomatium hooveri*), Colusa layia (*Layia septentrionalis*). These species are not listed as Threatened or Endangered by the State or Federal governments, but Colusa layia is considered to be "fairly endangered" (CNPS List 1B.2) by the California Native Plant Society (CNPS), and Hoover's lomatium is on the CNPS "Watch List" (CNPS List 4.3).

Numerous animal species were observed both directly and indirectly during the field surveys conducted for the Biological Resource Assessment. Bird species observed onsite include acorn woodpecker (*Melanerpes formicivorus*), Western scrub jay (*Aphelocoma californica*), turkey vulture (*Cathartes aura*), common crow (*Corvus brachyrhynchos*), white-breasted nuthatch (*Sitta carolinensis*), and mourning dove (*Zenaida macroura*). Other animal species observed onsite include Western bumblebee (*Bombus occidentalis*), pocket gopher (*Thomomys bottae*), Western fence lizard (*Sceloporus occidentalis*), prints of mule deer (*Odocoileus hemionus*), excavation mounds of California ground squirrel (*Otospermophilus beecheyi*), scat of Western coyote (*Canis latrans*), and runways of black-tailed jackrabbit (*Lepus californicus*). No special-status animal species were observed during the surveys performed at the site.

The Project properties are located within the Soda Creek Watershed. Soda Creek follows from north to south approximately 250 feet west of the Project properties, and more than 500 feet west of Project site(s). Soda Creek flows into Putah Creek approximately 0.8 miles south of the Project property. Three unnamed ephemeral Class III watercourses form on the Project property, and flow north, west, and south from the Project property and into Soda Creek. Additionally, there is a seasonal stock pond in the northeast portion of the Project property that is not associated with the proposed Project. No wetlands or potential wetlands have been identified on the Project property. No cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of any surface waterbody.

Impacts to Special Status Plant Species and Habitat

No special-status species or habitats were detected on APN 013-015-40, where the new outdoor cultivation area and processing building are proposed, and the non-native annual grasses of this area have a low potential for harboring special-status plant or animal species. Two special-status plant species were detected along the boundary of the existing outdoor cultivation area on APN 013-015-57, and adjacent to the gravel road used to access this outdoor cultivation area and the existing metal building on this parcel. Regular operations could affect these special-status plant populations. As such, this is a potentially significant impact without mitigation.

Impacts to Protected Nesting Birds

Special-status bird species were reported in databases (CNDDDB and USFWS) in the vicinity of the Project site. Trees and utility poles adjacent to the Project site contain suitable nesting habitat for various bird species. If construction activities are conducted during the nesting season, nesting birds could be indirectly impacted by noise, vibration, and other construction-related disturbances. Therefore, Project construction is considered to have a potentially significant adverse impact to nesting birds without mitigation.

Less than Significant Impact with Mitigation Measure BIO-1 and BIO-6 incorporated

Mitigation Measures:

BIO-1: Populations of *Colusa layia*, shown in Figure 2 of the Biological Resource Assessment dated March 10, 2026, shall be avoided. These populations are not in proposed development areas and it shall be possible to keep vehicle traffic to the existing roadbed. Avoidance buffers shall be established around all populations and demarcated with construction fencing or stakes connected with ropes. Buffers shall be set back at least 5 feet in all directions from the locations staked with yellow flags. If any individuals of *Colusa layia* are observed in proposed development areas in the future, including expansion or maintenance of the north side of the road on parcel 013-015-57, they shall not be disturbed until a mitigation plan has been prepared by a qualified biologist. The mitigation plan for this annual plant involves collecting seed and sowing seed in another suitable location onsite under the supervision of a biological monitor, and monitoring the establishment of the new populations for a period of time. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW.

BIO-2: Several populations of Hoover's *lomatum* were found including in areas that are likely to be impacted by project related activities. Avoidance buffers shall be established around all populations and demarcated with construction fencing or stakes connected with ropes. Buffers shall be set back at least 5 feet in all directions from the locations staked with yellow flags. If avoidance is not feasible, then a mitigation plan for this perennial species shall be prepared by a qualified biologist. The mitigation plan involves transplanting the affected individuals to another suitable location onsite under the supervision of a biological monitor, and monitoring them for a period of time. Collection of seeds and dispersal of seeds near the transplanted individuals shall be a part of any transplanting scheme to account for transplant mortality. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW.

BIO-3: Several populations of native grassland with greater than 80% cover of native grasses were observed in the locations shown in Figure 2 of the Biological Resource Assessment dated March 10, 2026. These areas shall not be disturbed since they are not located near any potential or existing cultivation areas. If disturbance of these areas is required in the future such as for road widening, a mitigation plan shall be developed by a qualified biologist that involves collecting seed of affected individuals and dispersal into suitable habitat onsite that is not proposed to be disturbed. The mitigation plan shall contain quantitative performance criteria, adaptive management strategies, and shall be approved by relevant regulatory agencies including CDFW.

BIO-4: If construction activities occur during the nesting season for birds (February 1 to October 31), a pre-construction nesting bird survey shall be performed by a qualified biologist within 500 feet of proposed construction areas to ensure that no active nests of protected bird species are present. The survey shall take place no more than 7 days prior to the onset of construction activities. If active nests are identified, the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service shall be consulted to develop measures to avoid a "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.

BIO-5: Due to the recent listing of several bumble bee species as candidate endangered species under CESA, and the observation of unidentified bumble bees and suitable nesting habitat in the project area, a preconstruction survey for bumble bee nests shall be performed on APN 013-015-40 prior to ground disturbance according to CDFW (2023) protocols. The survey shall be performed prior to significant disturbance including vegetation removal or grading, and shall take place between April and August. If active nests of any protected species are found, appropriate disturbance setbacks shall be established based on the known requirements of the species observed, in coordination with CDFW.

BIO-6: Minimize dust production during construction and any project related activities to reduce the risk of exposure to serpentine dust. Dust mitigation measures shall include spraying all exposed surfaces with water while work is being performed, and stabilizing any spoils piles with tarps.

- b) The Project property is located within the Soda Creek Watershed. Soda Creek follows from north to south approximately 250 feet west of the Project property, and more than 500 feet west of Project site(s). Soda Creek flows into Putah Creek approximately 0.8 miles south of the Project property. Three unnamed ephemeral Class III watercourses form on the Project property, and flow north, west, and south from the Project property and into Soda Creek. Additionally, there is a seasonal stock pond in the northeast portion of the Project property that is not associated with the proposed Project. No wetlands or potential wetlands have been identified on the Project property. No cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of any surface waterbody.

The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to surface water bodies. According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation would be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

The growing medium of the proposed outdoor cultivation/canopy areas would be native soil amended with compost, worm castings, and composted manure, with drip irrigation systems. Each spring, the native soil of the proposed outdoor cultivation/canopy areas would be plowed/disc'd and harrowed to create planting beds for the cultivation of cannabis. Each fall, the native soil of the proposed outdoor cultivation/canopy areas would be plowed/disc'd and planted with a nitrogen-fixing cover crop, to stabilize the site(s) for the winter wet weather period. These cover crops shall be native species as described in the associated biological resource report.

A native grass seed mixture and certified weed-free straw mulch would be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles and silt fences would be installed and maintained throughout the proposed cultivation operation per the Applicants engineered Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures would be implemented to protect those areas and their outfalls. The

Applicant would conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

Less Than Significant Impacts with Mitigation Measures BIO-7 incorporated

Mitigation Measures:

BIO-7: During and after project implementation, deploy appropriate erosion control best management practices (BMPs) to the greatest extent practicable such that no sediment is discharged to waters of the State or waters of the U.S. and dust and sediment escape from the work areas is minimized. All work shall incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Site Plan submitted, Lake County Grading Regulations, and the State Water Resources Control Board's Cannabis General Order. Anywhere revegetation after disturbance is required, only native vegetation from local genotypes shall be used.

- c) According to the BRA, there are no wetlands or vernal pools on the Project property. Three unnamed ephemeral Class III watercourses form on the Project property, and flow north, west, and south from the Project property and into Soda Creek. Additionally, there is a seasonal stock pond in the northeast portion of the Project property that is not associated with the proposed Project. As required by County code, all areas of the proposed cultivation operation would be located more than 100 feet from the ephemeral watercourses and seasonal stock pond.

Less Than Significant Impact

- d) No mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDDB) exist within or near the Project property. However, the open space and the stream corridors of the Project property facilitate animal movement and migrations. The Project would not significantly impact wildlife movement or migration, as it would not obstruct passage and most of the property's open space would remain available for wildlife use.

There are no wetlands or water courses on the Project property that could sustain aquatic special-status animals, except for the seasonal stock pond. All areas of the proposed cultivation operation would be located more than 100 feet from the ephemeral watercourses and seasonal stock pond of the Project property, and no water would be taken from these surface water bodies for use by the proposed Project.

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

Less than Significant Impact

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

Furthermore, the County of Lake General Plan chapter nine Open Space, Conservation, and, Recreation 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.

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

Less than Significant Impact

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

No Impact

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) A Cultural Resource Evaluation was prepared for the existing cultivation operation on May 28, 2019, by Registered Professional Archaeologist Dr. John Parker. A complete field inspection of APNs 013-015-34, 35, 39, & 43 (APNs 013-015-34 & 35 were later merged into APN 013-015-57) was performed for this Cultural Resource Evaluation. One isolated prehistoric artifact was discovered during the field inspection, and no historic artifacts or features were discovered. A second Cultural Resource Evaluation was prepared, and a

complete field inspection of APN 013-015-40 was performed on November 19, 2024, by Dr. John Parker. No historic or prehistoric cultural materials, features, or sites were discovered. California Historical Resource Information System (CHRIS) record searches were performed prior to the field inspections for both Cultural Resource Evaluations. Both CHRIS record searches indicated that two prehistoric sites had been recorded within 1 mile of the Project property.

Based on the findings of the Cultural Resource Evaluations and CHRIS records searches, there is no indication that the Project would impact any historical resources as defined under CEQA Section 15064.5. It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

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

Mitigation Measures:

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

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

- b) A California Historical Resource Information System (CHRIS) records search were performed prior to the field inspections for both Cultural Resource Evaluations. Both CHRIS record searches indicated that two (2) prehistoric sites had been recorded within 1 mile of the Project property.

Based on the findings of the Cultural Resource Evaluations and CHRIS records searches, there is no indication that the Project would impact any archaeological resources as defined under CEQA Section 15064.5 or Tribal Cultural Resources as defined under Public Resources Code Section 21074. However, it is possible that significant artifacts or human remains could be discovered during 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 situation. The Sheriff's Department must also be contacted if any human remains are encountered.

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

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

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

Less than Significant Impacts with Mitigation Measures CUL-1 and CUL-2 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 resources, during construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) Individual photovoltaic solar panels would be used to power the security cameras and lights around the proposed cultivation operation. Roof-mounted solar panels and battery banks would be used to power the proposed Processing and Drying Buildings (existing and proposed metal buildings). Ground-mounted solar arrays currently power the well/water pumps of the Project property. Cannabis would be cultivated outdoors with no supplemental lighting.

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 would require an increase in energy demand and the need for additional energy resources. Individual photovoltaic solar panels would be used to power the security cameras and lights around the proposed cultivation operation. Roof-mounted solar panels and battery banks would be used to power the proposed Processing and Drying Buildings (existing and proposed metal buildings). Ground-mounted solar arrays currently power the well/water pumps of the Project property. Cannabis would be cultivated outdoors with no supplemental lighting. While not required for outdoor cultivation, the Project would meet the standards of Title 4 Division 19 §16305 Renewable Energy Requirements. Gasoline-powered generators would be available onsite as an emergency backup energy source.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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.

i) Earthquake Faults

According to the California Geologic Survey Earthquake Hazards Zone Application (EQ Zapp) the nearest Alquist-Priolo Fault Zones is located over five (5) miles east of the Project property. Thus, no rupture of a known earthquake fault is anticipated, and the proposed Project would not expose people or structures to adverse effects related rupture of a known earthquake fault.

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

Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built under Current Seismic Safety Construction Standards.

iv) Landslides

Topography of the Project site is flat without significant slopes. According to the California Geologic Survey Earthquake Hazards Zone Application (EQ Zapp) there are no CGS Landslide Zones within five (5) miles of the Project property. As such, the Project site is considered low to moderately susceptible to landslides and would not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

- b) Soils of the Project site are identified as the Bally-Phipps complex and Phipps complex. All new ground disturbances would occur on soils identified as the Phipps complex, with less than 20 percent slopes, which has a moderate erosion hazard rating. The growing medium of the proposed outdoor cultivation/canopy areas would be an amended native soil mixture, with drip irrigation systems. The project's scope would require a grading permit and the analysis with appropriate mitigation measures are described below.

According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation would be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

A native grass seed mixture and certified weed-free straw mulch would be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles and silt fences would be installed and maintained throughout the proposed cultivation operation per the attached Erosion & Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures would be implemented to protect those areas and their outfalls. The Applicant would conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order. Additionally, approximately 185 cubic yards of gravel would be imported to widen and armor an existing access road of the Project property, which would be used to access the proposed Processing Building.

Less Than Significant Impacts with Mitigation Measures GEO-1 through GEO-3, BIO-6, and BIO-7 incorporated

Mitigation Measures:

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: The permit holder shall receive and comply with the Lake County Zoning Ordinance, Chapter 30 Stormwater and Grading. Additionally, Permit holder shall follow the best management practices depicted in the submitted erosion and sediment control plan.

- c) Topography of the Project site is flat without significant slopes. According to the California Geologic Survey Earthquake Hazards Zone Application (EQ Zapp) there are no CGS Alquist-Priolo Fault Zones, Landslide Zones or Liquefaction Zones within five (5) miles of the Project property. Soils of the Project site are identified as the Bally-Phipps complex and Phipps complex. All new ground disturbances would occur on soils identified as the Phipps complex, with less than 15 percent slopes, which has a moderate erosion hazard rating. The growing medium of the proposed outdoor cultivation/canopy areas would be an amended native soil mixture, with drip irrigation systems.

The proposed Project would increase the impervious surface area of the Project property by approximately 3,200 sq. ft., or approximately 0.2% of the Project property, through the installation of the proposed 3,000 sq. ft. Processing Building and two 2,500-gallon water storage tanks. The existing and proposed outdoor cultivation areas have not / would not increase the impervious surface area of the Project property and would not increase the volume of runoff from the Project site. The erosion and sediment control site plan would be followed from the Applicant's Property Management Plan. The proposed parking lot would have a permeable gravel surface, and the proposed ADA parking space would be

constructed of permeable pavers. The geologic unit(s) on which the Project site is located is considered stable and not susceptible to subsidence, liquefaction or collapse.

Less Than Significant Impact

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

Soils of the Project site are identified as the Bally-Phipps complex and Phipps complex, and characterized as well-drained gravelly, sandy and clay loams derived from a parent material of alluvium. These soils have a low to moderate shrink-swell potential.

The Uniform Building Code is a set of rules that specify standards for structures. No structures are proposed that would require a building permit. Any new construction requiring a building permit would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist within a site specific study.

Less Than Significant Impact

- e) The proposed Project would be served by an ADA-compliant restroom within the proposed Processing Building. The restroom would rely on a new onsite wastewater treatment septic system, which would require a permit from the Lake County Department of Environmental Health. Prior to applying for a permit, the Lake County Department of Environmental Health requires a Site Evaluation to determine the suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. The proposed septic system would be located in soils identified as the Phipps complex. According to the USDA Soil Survey, this soil type provides good conditions for standard septic systems.

Less Than Significant Impact

- f) The Project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated.

Less than Significant Impact

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion:

- a) The Project consists of up to 50,560 sq. ft. of commercial cannabis canopy within three fenced outdoor cultivation areas totaling approximately 2.7 acres. In general, greenhouse gas emissions from outdoor cultivation activities are generated from the use of farming equipment (such as tractors), delivery vehicles and haul trucks, employee trips to and from the site, and from stationary equipment (such as generators, if any are used).

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. Although the LCAQMD has not adopted thresholds of significance for Greenhouse Gas (GHG) emissions. The Bay Area Air Quality Management District (BAAQMD) has adopted standards for air emissions which are used informally by the County of Lake.

The BAAQMD threshold for GHGe (including CO₂, CH₄, N₂O, HFCs, PFCs, SF₆) for projects other than stationary sources (power generating plants, mining sites, petroleum facilities, chemical plants, etc.) that are not under a GHG Reduction Plan is 1,100 metric tons of CO₂e per year. According to the California Emissions Estimator Model (CalEEMod) estimates for this project (using figures from the Property Management Plan and other parameters that most closely match the project description) the estimated annual emissions of CO₂e for overall operations would be less than 10 metric tons of CO₂e per year, and estimates for site preparation and construction period (less than 30 days) are less than 100 metric tons of CO₂e. Both figures are well below BAAQMD threshold. These calculations show that the Project would have a less than significant impact on GHG emissions.

Less than Significant Impact

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

Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the “County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County.” The proposed Project was sent out for review from the LCAQMD. The LCAQMD indicated that multiple permits would be required for development and operation of the proposed Project.

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 metric tons CO₂e per capita by 2030 and no more than two metric tons CO₂e per capita by 2050. The Project would have up to four individuals working on site during normal operational hours, and with an expected 6.875 metric tons of overall operational CO₂e per year, the per capita figure of 1.72 metric tons of operational CO₂e per year meets the 2017 Climate Change Scoping Plan’s 2030 target and 2050 target.

On October 9, 2021, AB 1346 Air Pollution: Small Off-Road Equipment (SORE) was passed, which will require the state board, by July 1, 2022, consistent with federal law, to adopt cost-effective and technologically feasible regulations to prohibit engine exhaust and evaporative emissions from new small off-road engines, as defined by the state board. The bill would require the state board to identify and, to the extent feasible, make available funding for commercial rebates or similar incentive funding as part of any updates to existing applicable funding program guidelines to local air pollution control districts and air quality management districts to implement to support the transition to zero-emission small off-road equipment operations, and the applicant shall 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 cultivation of commercial cannabis, such as gasoline, pesticides and fertilizers (agricultural chemicals), 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 for the proposed Project, all potentially harmful chemicals would be stored and locked in a secured building on site and measures would be taken to avoid any accidental release and environmental exposure to hazardous materials.

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

The Lake County Division of Environmental Health, which acts as the Certified Unified Program Agency (CUPA) for Hazardous Materials Management, has been consulted about the project and the project is required to address Hazardous Material Management in the Property Management Plan, which has been reviewed by the Lead Agency to ensure the contents are current and adequate. In addition, the Project would 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 number of wastes generated by the facility.

The Property Management Plan also addresses the following:

All fertilizers/nutrients and pesticides, when not in use, would be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area/Shed. Petroleum products would be stored under cover, in State of California-approved containers with secondary containment, and separate from pesticides and fertilizers. Spill containment and cleanup equipment would be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area/Shed, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite.

All fertilizers/nutrients would be mixed/prepared on an impermeable surface that is at least 100 feet from surface water bodies. Personnel would be trained how to appropriately prepare and apply fertilizers/nutrients before being allowed to use them. When using/preparing fertilizers and other chemicals, personnel would be required to use personal protective equipment (PPE) consistent with the MSDS/SDS recommendations for the product they're using/preparing. PPE to be used by staff include safety glasses, gloves, dust masks, boots, pants, and long-sleeved shirts.

Cannabis waste would be chipped and composted on site. The burning of cannabis waste is prohibited in Lake County and would not occur as part of the project's operations.

Solid waste would be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation/canopy areas. Solid waste from the bins would be deposited into a trailer ("dump trailer"), and hauled away to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly.

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

Mitigation Measures:

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

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

- b) The Project involves the use of fertilizers and pesticides which would be stored in a secure, stormproof structure. According to the Lake County GIS data, the Project site is not within a flood zone, therefore does not have a substantial flood risk. Additionally, the project is also not within a known fault zone. The Project site is within a very high fire hazard severity zone.

A spill kit would be kept on site in the unlikely event of a spill of hazardous materials. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

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

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

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

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

HAZ-6: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area shall be deposited in trash containers with an adequate lid or cover to contain trash. All food waste shall be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.

HAZ-7: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.

- c) There are no schools (existing or proposed) located within one-quarter mile of the proposed Project site. The nearest school is located over 3.5 miles west of the Project site.

No Impact

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

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

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

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

No Impact

- e) The Project site is located over 15 miles from Lampson Field, which is administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. In accordance with regional Airport Land Use Compatibility Plans, the site would not be located within an area of influence for the airport. Therefore, there would be no hazard for people working in the project area from Lampson Field.

No Impact

- f) The Project site is accessed via a shared private access road off of Jerusalem Grade. Jerusalem Grade is accessed via Spruce Grove Road off of Highway 29. During emergency events, both Jerusalem Grade and Spruce Grove Road are commonly utilized as an evacuation route to Highway 29. The Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

Less than Significant Impact

- g) The Project site is located within a very high fire hazard severity zone. The Project includes an existing 30,000-gallon metal water storage tank that is dedicated to fire protection, and proposed improvements that would make the Project property safer in the event of a wildfire. The applicant shall 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.

Less than Significant Impact

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) result in substantial erosion or siltation on-site or off-site;				
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv) impede or redirect flood flows?				
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Discussion:

- a) The Project property is located in the Jerusalem Valley, within the Soda Creek Watershed (HUC12). Soda Creek, a Perennial Class I watercourse, flows from north to south approximately 250 feet west of the Project property, and more than 500 feet west of the existing and proposed cultivation areas. Three unnamed ephemeral Class III watercourses form on the Project property, and flow north, west, and south off the Project property and into Soda Creek. Additionally, there is a seasonal stock pond located in the northeastern quarter of the Project property.

All the existing/proposed cultivation and agricultural chemical storage areas are/would be located more than 100 feet from any surface water body. All areas of the proposed cultivation operation would be located more than 100 feet from the ephemeral watercourses and seasonal stock pond. The Project site is enrolled in the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-001-DWQ) as a Tier 2, Low Risk site. The proposed cultivation operation has been designed to meet the requirements of Order No. WQ 2019-001-DWQ for water quality protection.

The Property Management Plan submitted with the application materials included Storm Water and Water Use Management Plans, with an engineered Erosion & Sediment Control Site Plan and water resource protection measures to reduce and/or eliminate to impacts to water quality during site development and operation. According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation would be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

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

Less Than Significant Impact with Mitigation Measures GEO-1 through GEO-3, BIO-3 and BIO-4, and HAZ 1 through HAZ-7 incorporated

- b) Due to the existing exceptional drought conditions, on July 27, 2021, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) requiring land use

applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 requires that all project that require a CEQA analysis of water use include the following items in a Hydrology Report prepared by a licensed professional experienced in water resources:

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

The applicant had a Hydrogeologic Assessment Report (HAR) prepared by a Certified Hydrogeologist / California-licensed Geologist for the proposed Project. All water for the proposed project would come from two existing onsite groundwater wells (Project wells). Water from the groundwater wells would be stored within seven 2,500-gallon heavy-duty plastic water storage tanks, and delivered to the proposed outdoor cultivation areas via PVC water supply lines and drip tapes/lines.

According to the HAR, the estimated groundwater usage for the Project property, including the proposed Project and existing residential uses of the Project property, is 1,307,349 gallons (4.01 acre-feet) per year. This includes annual water usage for two residences that receive water from their own, separate groundwater wells (not the Project wells). The estimated average daily demand for onsite water usage during the cultivation season for the Project wells is 6,219 gallons, with a peak daily demand of 6,866 gallons.

The HAR concluded that the quantity of groundwater to be used for the Project and within the Cumulative Impact Area, compared to the quantity of available groundwater, indicates that pumping for the Project is unlikely to result in significant declines in groundwater resources over time. Additionally, based on the findings of the HAR, pumping and groundwater extraction of the Project wells would not significantly impact neighboring wells or stream flow conditions in Soda Creek.

Water level monitoring is required by the Lake County Zoning Ordinance. Ordinance Article 27 Section 27.11(at) requires the well to have a water level monitor. Additionally, the applicant has provided a Drought Management Plan that would reduce onsite water usage by at least 10% during periods of drought. With these required measures in place, the impact is expected to be less than significant with Mitigation Measures HYD-1 and HYD-2 incorporated.

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

Mitigation Measures:

HYD-1: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring began at least three months before the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.

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

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

The Property Management Plan submitted with the application materials included Storm Water and Water Use Management Plans, with an engineered Erosion & Sediment Control Site Plan and water resource protection measures to reduce and/or eliminate to impacts to water quality during site development and operation. According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation would be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas would be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies. No cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of the unnamed ephemeral watercourses or seasonal stock pond of the Project property.

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

Due to the natural conditions of the Project site and with the proposed erosion and sediment control measures, the project i) would not result in substantial erosion or siltation on-site or off-site; ii) would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; iii) would 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 iv) would not impede or redirect flood flows.

Less Than Significant Impacts with Mitigation Measures GEO-1 through GEO-3 and BIO-3 incorporated

- d) The Project site is not located in an area of potential inundation by seiche or tsunami. The Project site is designated to be in Flood Zone D – areas of undetermined but possible flood risk – not in a special flood hazard area. The gentle slopes of the Project site are relatively stable with minimal potential to induce mudflows.

Less than Significant Impact

- e) The Project property is located within the Sacramento River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin Plan) is applicable to the Sacramento River Basin, as well as the San Joaquin River Basin. The State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) adheres to water quality and management standards identified and outlined within the Basin Plan. Compliance with the Cannabis General Order would ensure that the Project does not conflict with or obstruct implementation of a water quality control plan.

There are no groundwater management plans for the affected groundwater basin(s) at this time. Groundwater use and monitoring data collected and reported to comply with the Lake County Zoning Ordinance could be used in the development of a sustainable groundwater management plan at some point in the future.

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

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

Seasonal Static Water Level Monitoring

Seasonal monitoring of well water levels provides information regarding long-term groundwater elevation trends. The water level in the onsite groundwater well shall be measured and recorded prior to the start of the cultivation season (March/April), and once in the fall (November) after the cultivation season has ended.

Water Level Monitoring During Extraction

The purpose of monitoring the water level in a well during extraction is to evaluate the performance of the well to determine the effect of the pumping rate on the water source during each cultivation season. This information can be used to determine the capacity and yield of the onsite groundwater well for determining pump rates and the need for water storage. The frequency of water level monitoring will depend on the source, the source's capacity, and the pumping rate. It is recommended that initially the water level be monitored twice per week or more, and that the frequency be adjusted as needed depending on the impact the pumping rate has on the well water level.

In addition to the monitoring and reporting described above, the Project's annual report shall include an analysis of the water level monitoring data, demonstrating whether or not use of the onsite groundwater well is causing significant drawdown and/or impacts to the surrounding area and what measures were taken to reduce impacts. If there are impacts,

a revised Water Management Plan shall be prepared and submitted to the Lake County Community Development Department, for review and approval, demonstrating how the project will mitigate the impacts in the future.

Drought Emergency Response

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

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

By implementing the Drought Management Plan outlined above, the estimated annual water demand for the proposed cultivation operation would be reduced from approximately 788,574 gallons to 709,717 gallons during drought periods.

Less Than Significant Impact with Mitigation Measures GEO-1 and GEO-2, BIO-3 and BIO-4, HAZ 1 through HAZ-7 and HYD-1 and 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) The Project properties consist of +35 acres of undeveloped land in the Middletown Planning Area. The Project site is located within a rural / nonurbanized area in eastern Lake County that is over 10 miles from the nearest City and approximately two miles east of the nearest unincorporated community. The surrounding area is mostly composed of private estates, consisting of ranches/grazing land, vineyards, and cannabis farm projects, along with

single family residences. The proposed Project would not physically divide any established community.

No Impact

- b) The General Plan Land Use designation and Base Zoning District designation for all parcels of the Project properties are Rural Lands “RL”. The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the “RL” land use zone with a major use permit. The proposed Project is consistent with the Lake County General Plan and Middletown Area Plan, and would create diversity within the local economy and future employment opportunities for local residents.

There are general requirements for cannabis cultivation listed in Section 27.13 (at) of the Lake County Zoning Ordinance. These include, but are not limited to, obtaining a State License, completion of background checks, obtaining property owner approval, complying with hours of operations and deliveries, access requirements, and other applicable standards and criteria found in Article 27, subsection 27.13 (at), Article 41, Performance Standards, and Article 51, subsection 4, Major Use Permit Findings for Approval.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) The Lake County Aggregate Resource Management Plan does not identify any portion of the Project parcel as having an important source of aggregate resources. The California Department of Conservation describes the generalized rock type for the Project property as the Lower Cretaceous and Lower cretaceous-Upper Jurassic Great Valley Sequence, composed of marine mudstone, siltstone, sandstone, and conglomerate rocks. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the Project site, and thus no impact.

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 is not delineated on the County of Lake’s General Plan, the Middletown 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 result in:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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. Electricity would be supplied via solar power, with small gasoline-powered generators used as a backup electricity supply source in the event of an outage.

This project would 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 would help to reduce any noise detectable at the property line, mitigation measures would still be implemented to further limit the potential sources of noise.

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

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

Mitigation Measures:

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.

- 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 when using agricultural equipment, such as tractors. According to California Department of Transportation’s Transportation and Construction-Induced Vibration Guidance Manual: ground-borne vibration from heavy construction equipment does not create vibration amplitudes that could cause structural damage, when measured at a distance of 10 feet. The nearest existing off-site structures are located over 200 feet (approximately 300 feet) from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site.

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

Less Than Significant Impact

- c) The Project site is located over 15 miles from Lampson Field, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. Therefore, no impact is anticipated.

No Impact

XIV. POPULATION AND HOUSING

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

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

- 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. Once operational, the proposed Project would staff two full-time employees and two seasonal employees for peak season activities including planting and harvesting.

Less than Significant Impact

- b) The Project would not displace any people or 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:

- a) The Proposed Project is not anticipated to substantially increase the demands for fire protection services such that new or expanded facilities would be warranted (e.g., no new housing is proposed that would warrant substantial expansion of public services). No roads, housing, or extension of public facilities (e.g., public water/sewer, telecommunications, etc.) is proposed.

1) Fire Protection

The South Lake County Fire Protection District provides fire protection services to the proposed Project area. The proposed Project would be served by the South Lake County Fire Protection District Station in Middletown; an existing station located approximately 12 roadway miles from the Project site. Development of the proposed Project would impact fire protection services by increasing the demand on existing Fire District resources. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety, interior roadway improvements and dedicated water storage for fire suppression, 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 Office and is in a remote area not requiring increased response time by law enforcement in the event of an emergency. 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:

- i) establishing a physical barrier to secure the perimeter access and all points of entry;
- ii) installing a security alarm system to notify and record incident(s) where physical barriers have been breached;
- iii) establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors;
- iv) maintaining the premises such that visibility and security monitoring of the premises is possible; and
- v) establishing procedures for the investigation of suspicious activities. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature, and with these measures the impact is expected to be less than significant.

3) Schools

The proposed Project is not expected to significantly increase the population in the local area and would not place greater demand on the existing public school system by generating additional students. The site will employ two permanent employees and two seasonal employees, hired locally. No impacts are expected.

4) Parks

The proposed Project would 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

There would not be a need to increase other public facilities as a result of the proposed Project. The small staff needed for the proposed Project is anticipated to be hired locally, and no impacts are expected.

Less than Significant Impact

XVI. RECREATION

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

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) It is likely that all the Project's staff would be hired locally, there would be no significant increase in the use of existing neighborhood and regional parks or other recreational facilities that would be the direct result of this Project.

No Impact

- b) The proposed Project does not include any recreational facilities and would 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)?
- 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e) Result in inadequate emergency access?

Discussion:

a) Roadway Analysis

The Project site is accessed via a shared private road off of Jerusalem Grade. Vehicles traveling to the site would utilize Spruce Grove Road either from the North or South, and take Jerusalem Grade East towards the Project site. The proposed Project does not conflict with any existing program plan, ordinance, or policy addressing roadway circulation. This includes the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected.

Transit Analysis

The proposed Project is located in a remote rural area of the County that is not serviced by public transportation. The proposed Project does not conflict with any existing program plan, ordinance or policy addressing transit systems, including Chapter 6 of the General Plan.

Bicycle Lane and Pedestrian Path Analysis

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

Less than Significant Impact

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

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

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations. The estimated trips per day for the proposed Project are between four and eight during construction and operation.

The applicant would be operating under a Type 13 Cannabis Distributor Transport Only, Self-distribution License. In the "RL" zoning district, the Type 13 Distributor Only, Self-distribution State licenses are an accessory use to an active cannabis cultivation or cannabis manufacturing license site with a valid minor or major use permit. The parcel where the Type 13 license would be located, as required by Article 27.11, shall front and have direct access to a State or County maintained road or an access easement to such a road, the permittee shall not transport any cannabis product that was not cultivated by the permittee, and all non-transport related distribution activities shall occur within a locked structure vehicle or trailer.

The proposed Project would not generate or attract more than 110 trips per day, and therefore it is not expected for the project to have a potentially significant level of VMT. 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 would not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).

No Impact

- d) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. Equipment used in cultivation would be transported to the project site as needed and would not need to be operated on Jerusalem Grade.

No Impact

- e) The proposed Project would not alter the physical configuration of the existing roadway network serving the area and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal gates and roadways would meet CALFIRE requirements for vehicle access according to PRC §4290, including adequate width requirements. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. Spruce Grove Road is identified as a secondary evacuation route in the event of an emergency. Impacts on traffic are minimal as the project will employ two permanent employees and up to two seasonal employees. 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
--------------------------------	--	------------------------------	-----------

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

i) A Cultural Resource Evaluation was prepared for the existing cultivation operation on May 28, 2019, by Registered Professional Archaeologist Dr. John Parker. A complete field inspection of APNs 013-015-34, 35, 39, & 43 (APNs 013-015-34 & 35 were later merged into APN 013-015-57) was performed for this Cultural Resource Evaluation. One isolated prehistoric artifact was discovered during the field inspection, and no historic artifacts or features were discovered.

A second Cultural Resource Evaluation was prepared, and a complete field inspection of APN 013-015-40 was performed on November 19, 2024, by Dr. John Parker. No historic or prehistoric cultural materials, features, or sites were discovered during the field inspection for this Cultural Resource Evaluation. California Historical Resource Information System (CHRIS) record searches were performed prior to the field inspections for both Cultural Resource Evaluations. Both CHRIS record searches indicated that two prehistoric sites had been recorded within 1 mile of the Project property. Requests were sent to the California Native American Heritage Commission (NAHC) on May 21st, 2019, and October 8th, 2025, for a review of the Sacred Lands File (SLF) for the Project area. To date no responses have been received regarding these requests.

Notice of the project under AB 52 was sent to twelve local Tribes on October 8, 2025. Of the notified Tribes, Middletown Rancheria responded and requested consultation. Tribal Consultation was held on October 27, 2025, where applicant information and site visit were requested. Representatives of the Middletown Rancheria Tribal Historic Preservation Department, Lake County Community Development Staff, and the Applicant's representative visited the Project site on December 3rd, 2025. The result of Tribal Consultation is that the Applicant entered into a Cultural Resources Monitoring and Treatment Agreement with the Middletown Rancheria Tribal Historic Preservation Department on March 9, 2026. Tribal Consultation was concluded on March 16, 2026.

Based on the findings of the CHRIS records search, field surveys / Cultural Resource Evaluations, and outreach efforts with local tribes, there is no indication that the Project would impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. Mitigation Measure TCR-1 requires that all employees are trained in recognizing potentially significant artifacts, and the notification of the culturally affiliated Tribe a licensed archaeologist, and the Lake County Community Development Director if any artifacts or remains are found. If, however, significant artifacts or human remains of any type are encountered, Mitigation Measure TCR-2 requires that all activity be halted in the vicinity of the find(s) and the applicant to notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures. Additionally, TCR-2 requires the applicant to notify the Sheriff's Department, the culturally affiliated Tribe, and a qualified archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5, should any human remains be encountered.

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

Mitigation Measures:

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 would address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training would 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. Tribal monitors would be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any tribal monitoring activities for the project.

TCR-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.

- ii) Based on the findings of the CHRIS records searches, field surveys / Cultural Resource Evaluations, and outreach efforts with local tribes, there is no indication of the presence of Tribal Cultural Resources on the Project site. Additionally, the Applicant has entered into a Cultural Resources Monitoring and Treatment Agreement with the Middletown Rancheria Tribal Historic Preservation Department. Therefore, 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 would be affected by the proposed project.

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

Mitigation Measures:

TCR 3: Prior to commencement of ground disturbing activities, the permittee shall submit documentation to the Community Development Department demonstrating that they have engaged with the culturally affiliated tribe(s) and that cultural sensitivity training has been provided to site workers.

TCR-4: At least 45 days prior to ground disturbing activities, the culturally affiliated Tribe shall be notified. A qualified tribal monitor(s) is defined as qualified individual(s) who have experience with identification, collection, and treatment of tribal cultural resources of value to the Tribes. Such individuals would include those who:

1. Possess the desired knowledge, skills, abilities, and experience established by the Native American Heritage Commission (NAHC) through the NAHC's Guidelines for Native American Monitors/ Consultants (2005) OR
2. Members of culturally affiliated tribe(s) who:
3. Are culturally affiliated with the project area, as determined by the NAHC; and
4. Have been vetted by tribal officials of the culturally affiliated tribe(S) as having the desired knowledge, skills, abilities, and experience established by the NAHC's Guidelines for Native American Monitors (as cited in TCR-1(a), above).

XIX. UTILITIES AND SERVICES

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Discussion:

- a) The proposed Project would be served by two existing onsite groundwater wells, and onsite solar energy systems with a gasoline-powered generator as a backup energy source, for all project-related energy and water demands. The Project would not require or result in the relocation or construction of new or expanded water, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Stormwater from the existing and proposed structures and outdoor cultivation areas is/would be discharged to well-vegetated buffers surrounding the proposed Project. The existing and proposed outdoor cultivation areas would not increase stormwater runoff from the Project site. An ADA-compliant restroom, that discharges wastewater to a proposed Onsite Wastewater Treatment / Disposal System (septic), would be established within the proposed Processing Building for staff to use. Construction of the proposed septic system and use of well-vegetated buffers to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff would not cause significant environmental effects.

Less than Significant Impact

- b) The applicant has submitted a Hydrogeologic Assessment Report (HAR) prepared on June 6, 2025, by Hurvitz Environmental Services, Inc., a Geological and Environmental Consulting firm for the proposed Project. All water for the proposed project would come from two existing onsite groundwater wells. Water from the groundwater wells would be stored within seven 2,500-gallon heavy-duty plastic water storage tanks and delivered to the proposed outdoor cultivation areas via PVC water supply lines and drip tapes/lines.

According to the HAR, the quantity of groundwater to be used for the Project’s wells sphere of influence, compared to the average quantity of available groundwater, indicates that pumping for the proposed Project is unlikely to result in significant declines in groundwater resources over time, and pumping / groundwater extraction would not significantly impact neighboring wells or stream flow conditions in Soda Creek. Additionally, the applicant has provided a Drought Management Plan that would reduce onsite water usage by at least 10% during periods of declared drought emergency.

Less than Significant Impact

- c) The Project would rely on the use of portable toilets and hand-washing stations and a proposed onsite wastewater treatment / disposal system (septic) for the ADA compliant restroom within the proposed processing facility. A wastewater treatment provider does not serve, nor is likely to serve, the Project property, due to its remote location.

No Impact

- d) The Eastlake Landfill and Quackenbush Mountain Resource Recovery and Compost Facility are all 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 existing landfill has sufficient capacity to accommodate the Project's solid waste disposal needs. 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 would be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) The Project site is located in a remote rural area of the County, accessed via a shared private access road off of Jerusalem Grade. Only two to four staff would be needed to operate the proposed Project at any given time. The Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. The applicant would adhere to all regulation of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A. Spruce Grove Road is identified as a secondary evacuation route in the event of an emergency. Impacts on traffic are minimal as the project will employ two permanent employees and up to two seasonal employees. The proposed Project would not interfere with the County's adopted emergency response plan.

Less than Significant

- b) The Project site is situated in a CAL FIRE, very high fire hazard severity zone and a wildland fire hazard area. The proposed Project includes existing water storage dedicated to wildfire suppression within a steel tank for emergency use, and the establishment and maintenance of 100 feet of defensible space around the commercial structures. The mitigation measures below would ensure that the proposed Project would not further exacerbate the risk of wildfire.

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

Mitigation Measures:

WDF-1: Grading and construction activities shall not occur during a red flag warning (per the local fire department and/or national weather service) when there is an increased risk of wildfire spread should equipment create a spark.

WDF-2: A water tender shall be present onsite during earth work to reduce risk of wildfire and fugitive dust mitigation.

WDF-3: The applicant shall create and maintain at least 100 feet of defensible space around the commercial structures and associated infrastructure.

WDF-4: The interior driveway shall be improved to meet the Public Resource Code 4290 and 4291, road safety standards for interior roadways serving commercial uses, including turnarounds every 400 feet or less for emergency vehicles.

- c) The proposed Project, as described in the application documents and confirmed through site visits to the property, would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Maintenance of defensible space around the proposed Project may result in minor impacts to the environment immediately surrounding the proposed Project.

Less than Significant Impact

- d) The Project site is situated in a very high fire hazard severity zone and a wildland fire hazard area. The erosion and sediment control measure, identified in the applicants' Property Management Plan, would likely be destroyed in the event of a wildfire. Therefore, the erosion and sediment control measures would need to be re-installed post wildfire to reduce risks of downslope/downstream flooding or landslides as a result of runoff and post-fire slope instability.

Less than Significant Impact with Mitigation Measure WDF-5 incorporated

Mitigation Measures:

WDF-5: In the event of wildfire and damages incurred to the site, the applicant shall re-install the erosion and sediment control measures identified in their Property Management Plan as soon as possible following a wildfire emergency affecting the project property.

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a) According to the biological and cultural studies conducted, the proposed 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 would meet local, state, and federal regulations to prevent significant impacts on water quality. With the implementation of mitigation measures described in the Biological Resource Assessment and the Best Management Practices and other mitigation measures described throughout this initial study, the potential impact on important environmental, biological, historical and prehistoric resources would be reduced to less than significant.

Less than Significant with Mitigation Measures Incorporated

- b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Tribal Resources, Geology and Soils, Hazards and Hazardous Material, Hydrology and Water Quality, Noise, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Of particular concern would be the cumulative effects on hydrology and water resources.

To address this issue, the Lake County Board of Supervisors adopted Ordinance 3106 on July 27, 2021, requiring the applicant to submit a Hydrological Study and Drought Management Plan. The Project's Hydrogeologic Assessment Report (Hydrological Study) featured analysis of a 200-acre cumulative impact area surrounding the Project property, including future potential water uses as well as potential impacts to neighboring wells and streams. There are 2 pending and 5 approved projects within a 1-mile radius. There are 7 pending and 11 approved projects within a 3-mile radius. Upon review of the Project's Hydrogeologic Assessment Report and Drought Management Plan, along with the implementation of hydrological mitigation measures, the Project is expected to have a less than significant cumulative impact.

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

Less than Significant with Mitigation Measures Incorporated

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

Less than Significant with Mitigation Measures Incorporated

Source List

1. Lake County General Plan (2008)
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Middletown Area Plan
5. East Side Farms Property Management Plan
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment 23071-23143 Jerusalem Grade, Lake County California, prepared by Pinecrest Research Corporation, Inc., March, 13 2026.
14. Cultural Resource Evaluation of four Parcels on Jerusalem Grade, Middletown, prepared by John W. Parker, Ph.D., RPA, May 28, 2019.
15. Cultural Resource Evaluation of one Parcel on Jerusalem Grade, Middletown APN 013-015-40, Prepared by John W. Parker, Ph.D., RPA, November 19, 2024.
16. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
17. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
20. 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
21. Lake County Emergency Management Plan
22. Lake County Hazardous Waste Management Plan, adopted 1989
23. Lake County Airport Land Use Compatibility Plan, adopted 1992
24. California Department of Forestry and Fire Protection - Fire Hazard Mapping
25. National Pollution Discharge Elimination System (NPDES)
26. FEMA Flood Hazard Maps
27. Lake County Aggregate Resource Management Plan
28. Lake County Bicycle Plan
29. Lake County Transit for Bus Routes
30. Lake County Environmental Health Division
31. Lake County Grading Ordinance
32. Lake County Natural Hazard database
33. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
34. Lake County Department of Water Resources
35. Lake County Waste Management Department
36. California Department of Transportation (Caltrans)
37. Lake County Air Quality Management District website
38. South Lake County Fire Protection District

39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
42. Lake County Groundwater Management Plan, March 31st, 2006.
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
45. Hydrogeologic Assessment Report – 23119 & 23131 Jerusalem Grade, Middletown, CA, APNs 013-015-36, 013-015-38, 013-015-39, 013-01540, 013-015-43, 013-015-57, prepared by Hurvitz Environmental Services, Inc., June 6, 2025.
46. Drought Management Plan – East Side Farms

Attachments:

1. Property Management Plan
2. Biological Resource Assessment
3. Hydrogeological Assessment Report
4. Grading Questionnaire
5. Drought Management Plan