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

April 19, 2023

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY (IS 21-27)
ENVIRONMENTAL CHECKLIST FORM

1. Project Title:	Sky High Farms, Cannabis Cultivation Project
2. Permit Numbers:	Initial Study (IS 21-27) for Use Permit (UP 21-27)
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:	Eric Porter, Associate Planner (707) 263-2221
5. Project Location(s):	10788 Sky High Ridge Road, Lower Lake, CA
6. Parcel Number:	122-340-02
7. Project Sponsor's Name & Address:	Kathy Crist 10788 Sky High Ridge Road Lower Lake, CA 95457
8. General Plan Designation:	Rural Lands ("RL")
9. Zoning:	"RL", Rural Lands
10. Flood Zone:	"D", Undetermined
11. Slope:	Varied; slopes range from flat to over 20%. The cultivation area has relatively flat slopes
12. Fire Hazard Severity Zone:	California State Responsibility Area (CALFIRE); Very High Wildfire Risk
13. Fire District:	South Lake Fire Protection District (CalFire)
14. Parcel Sizes:	27.159 Acres

15. ***Description of Project***. The project parcel is 27.159 acres located at 10788 Sky High Ridge Road, Lower Lake. Site elevations range between 1,750' to 1,825' above mean sea level. Site topography varies in slope ranging from 0% to 20% with relatively flat pads throughout the cultivation site on the property. The project site's stormwater currently flows in a South-Westerly direction towards an unnamed seasonal drainage channel. Stormwater is conveyed through

surface runoff and flows across natural vegetation creating a vegetative buffer between discharge area and watercourses. Stormwater discharge at all location on the site are not considered direct discharges into the waterway, as defined by the State Water Board. Existing site vegetation, topography, drainage patterns, stormwater conveyance systems, and watercourses are shown on the site plans submitted. The property is presently used for recreational use and is proposed for use for commercial cannabis cultivation. Irrigation water for the cannabis cultivation site will be supplied by a permitted onsite well.

The applicant is requesting approval of a Major Use Permit to allow the following licenses:

- One (1) - A - Type 3B License: "mixed-light": Cultivation for adult use cannabis in a greenhouse.
    - The total proposed mixed-light cultivation area is 22,000 square feet in size. The cultivation would occur in nine (9) greenhouses; each greenhouse is 30'x100'x12'H, containing a canopy area of 2,400 square feet.

- One (1) - A - Type 13 License: "Distributor Transport Only, Self-distribution License": The transport of adult use cannabis goods between entities licensed pursuant to California Code.

Construction. According to the applicant, the following site preparation and construction would occur:

- Construction would take place over an estimated one month period of time.

- The cultivator will use above-ground pots and will use a combination of on-site and imported soil for the pots.

- Minimal grading is needed. Grading plans have been submitted for this project.

- No removal of healthy trees greater than 5" diameter measured 4.5' above grade is proposed.

- Equipment staging will occur on the previously disturbed portion of the site that is used as roadway / vehicle parking.

Post Construction Operations

- Hours of Operation would be 8:00 a.m. to 6:00 p.m., Monday through Sunday

- 4-6 employee per shift (will vary depending on season/time of year). The facility will be closed to public visitors.

- Deliveries and pick-ups would occur Monday through Saturday, 7:00 a.m. to 7:00 p.m., and Sunday 12:00 p.m. to 5:00 p.m.

- Fertilizer will be packed in five-gallon, resealable containers. The containers are then stored in a secondary storage container located in a locked storage shed adjacent to the canopy site.

- When containers are emptied, they are returned to the seller and refilled. Product is entirely organic, and only enough product will be kept on site for ongoing cultivation purposes.

- The remaining containers are returned to the supplier. There are no other “chemicals” stored on site. There will be no use of chemical pesticides, rodenticides, or herbicides.

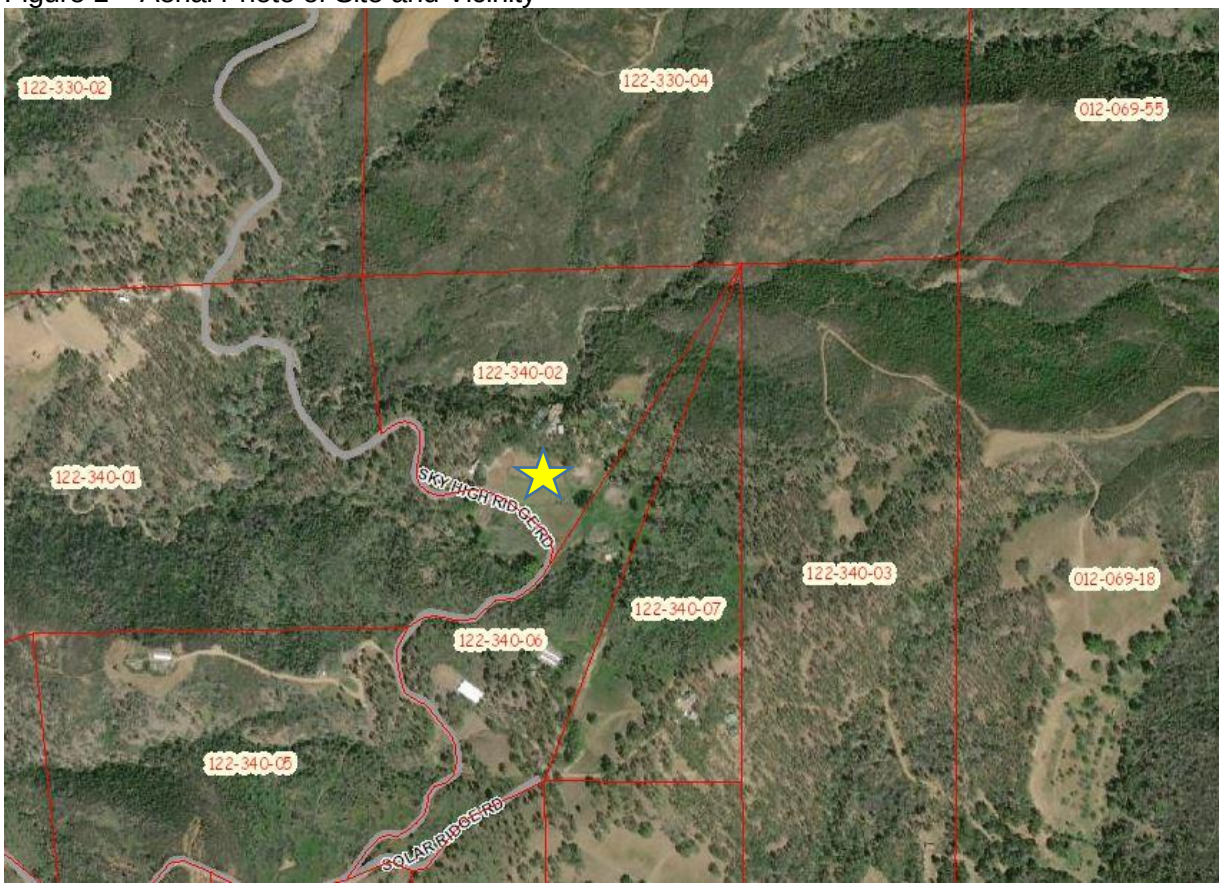
- Vegetative waste will be chipped and spread within the cultivation areas. Other waste material will be bagged and sold to Biomass Engineers.

- Solid waste will be transported to the solid waste landfill in Clearlake, CA.

- Visitors to the site will be met by an employee of the site and have the date, time, identification, and purpose of the visit will be logged.

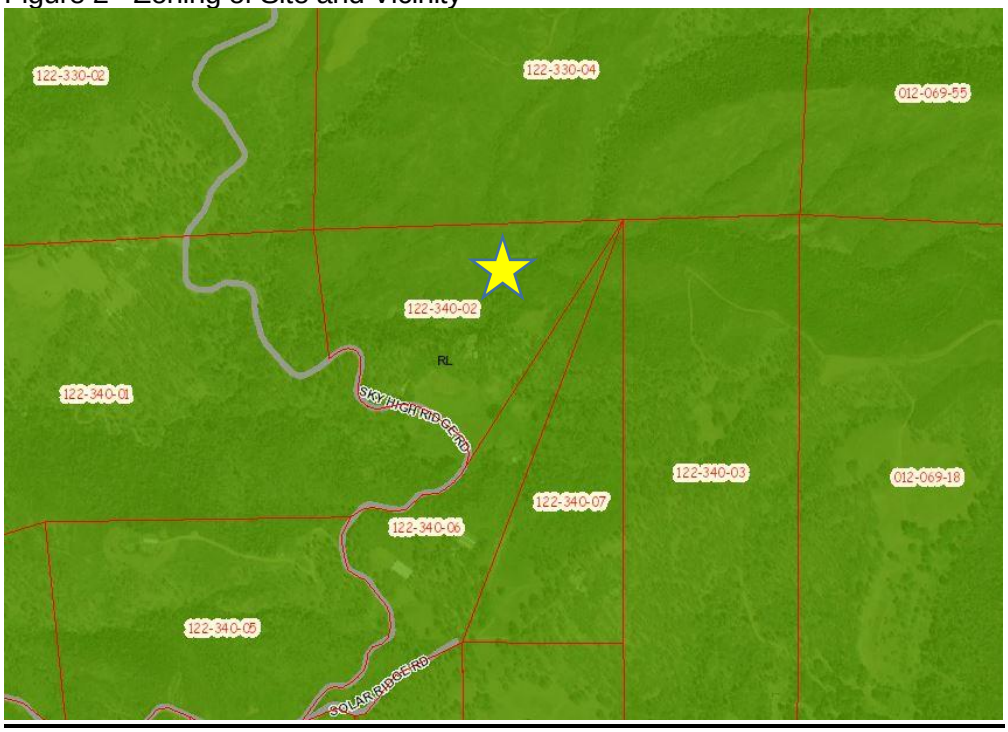
- Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions.

Figure 1 – Aerial Photo of Site and Vicinity



Source: Lake County GIS Mapping

Figure 2 - Zoning of Site and Vicinity



Source: Lake County GIS Mapping

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

- North: "RL", Rural Lands. 118 acres; undeveloped.
- East and South: "RL", Rural Lands. 19 acre lot, developed with a dwelling.
- West: Skyhigh Ridge Road and land zoned "RL", Rural Lands. 98 acres; developed with a dwelling.

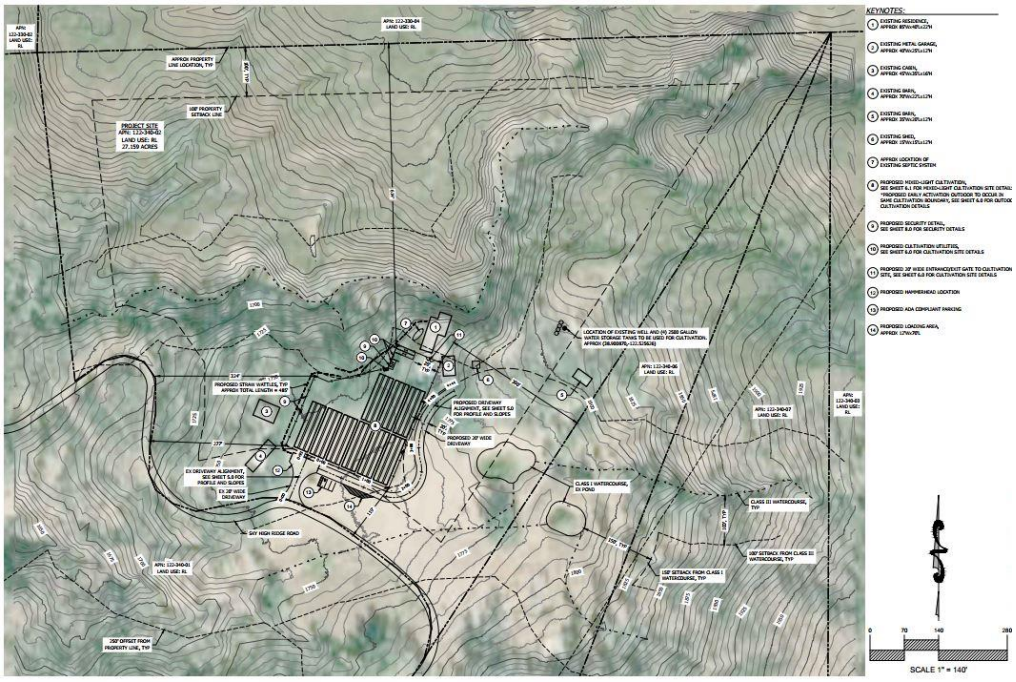
8. Other public agencies whose approval is required (e.g., Permits, financing approval, or participation agreement.)

Lake County Community Development Department
Lake County Department of Environmental Health
Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Agricultural Commissioner
Lake County Sheriff Department
Central Valley Water Resource Control
California Department of Forestry & Fire Protection (Calfire)
California Department of Fish & Wildlife (CDFW)
California Department of Food and Agriculture (CalCannabis)
California Department of Pesticides Regulations
California Department of Public Health
North Coast Water Quality Control Board
California Department of Transportation (CalTrans)

9. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

   Notification of the project was sent to local tribes on October 3, 2022 via 'AB 52' notification, which allows interested Tribes to request consultation. Yocha Dehe and Upper Lake Habematolel Tribes responded with deferrals to the Middletown Rancheria Tribe.

Figure 3 – Site Plan (Proposed)



Source: Material Submitted by the Applicant

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.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☒ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☒ Hazards & Hazardous Materials	☐ Recreation
☒ Air Quality	☐ Hydrology / Water Quality	☐ Transportation
☒ Biological Resources	☐ Land Use / Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Energy	☒ Noise	☒ Wildfire
☒ Geology / Soils	☐ Population / Housing	☒ Mandatory Findings of Significance

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

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

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

☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Initial Study Prepared By: Eric Porter, Associate Planner

EPA _____ Date: April 20, 2023

SIGNATURE

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced

information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.

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

I. AESTHETICS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Except as provided in Public Resource Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐	1, 2, 3, 4, 5, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐	2, 3, 4, 9
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐	1, 2, 3, 4, 5, 6, 9
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐	1, 2, 3, 4, 5, 6, 9

Discussion:

a) The project site is located on a level portion of the site to the east of Sky High Ridge Rd. The site is hidden from public roads and neighboring lots by the terrain, an existing 6' tall non-translucent fence, and a dense canopy of trees surrounding the property. The site is not located within a Scenic Combining overlay district and is not a mapped scenic vista.

Less Than Significant Impact

b) No rock outcroppings, historic buildings were observed. The site is not located on a state scenic highway. The cultivation areas cannot be seen from any public road or scenic highway based on property location and vegetation.

Less than Significant Impact

c) The cultivation areas are not visible from any public roads in the vicinity. The existing six-foot screening fence will reduce visual impacts to surrounding properties and from Sky High Ridge Road.

Less Than Significant Impact

d) The project has some potential for additional light or glare impacts from the proposed security lighting and supplemental grow lights. The applicant states that proposed greenhouse and security lighting will be fully shielded from neighboring parcels and the lighting will be directed downward. The following mitigation measure is added to prevent light from migrating:

- AES-1 - All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the

surrounding parcels and the dark skies. Applicant shall submit a ***Blackout Film/Materials Plan*** to the Community Development Department for review and approval prior to issuance of any permits.

Less than Significant Impact with mitigation measure added

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐	1, 2, 3, 4, 7, 8, 11, 13, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	1, 2, 3, 4, 5, 6, 9
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒	1, 2, 3, 4, 5, 7, 8, 11, 13

Discussion:

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

a) The site is categorized as Rural Land, a category designated to provide for resource related and residential uses of the County's undeveloped lands that are remote and often

characterized by steep topography, fire hazards, and limited access. There is no applicable setback from farmland of local importance on the project site.

Less Than Significant Impact

b) The project site does not contain a Williamson Act contract. The project will not impact agricultural uses or Williamson Act contracts given that there are no obvious productive agricultural properties in the immediate vicinity; none of the neighboring lots would be adversely impacted by this use**.**

Less Than Significant Impact

c) The site is not zoned forest land or timberland and would therefore not conflict with or result in the rezoning of forest land or timberland.

No Impact

d) The expansion project would not result in the loss or conversion of forest land to a non-forest use. Minor trenching would occur in the southern area of the project area to connect an irrigation line from the water tank to the cultivation area. However, trees would not be removed or disturbed as part of this process and the parcel is not zoned “forest land”.

No Impact

e) No other changes are proposed that would otherwise affect the existing environment. The area of disturbance had been planted with vineyards, which have since been removed. The majority of the vineyards on site remain active and viable.

No Impact

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	1, 3, 4, 5, 21, 24, 31, 36
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?	☐	☐	☒	☐	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

d)	Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☐	☒	☐	1, 2, 3, 4, 5, 21, 24, 31, 36

Discussion:

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

a) Since the Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County.

   Although the Lake County Air Basin is not required to have an air quality plan, the proposed project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed project.

   The project has some potential to result in some air quality impacts (primarily dust) during site preparation. Existing interior roads are paved and graveled, and proposed roads would be constructed from compacted gravel. A backup generator may be used, but only for emergency use such as a power outage. There is no mapped serpentine soil on the site. The parking areas and driveway have a gravel surface.

   Construction of the project would take an estimated 1 month to complete. Emissions during construction would be temporary in nature and would not result in significant air quality impacts.

   Long term emissions associated with the Proposed Project operations are those associated with vehicle traffic and gravel roads.

   Less Than Significant Impact

b) The project would not generate emissions of any air pollutant that would cause the project region to be in a state of non-attainment. The primary source of potential air pollutants for this project is CO_2 emissions that are generated during construction and during operations. The project consists of 22,000 sq. ft. of greenhouse canopy. The applicant estimates that between 3 and 4 employees would work on site, so there are potentially between 8 and 16 daily employee vehicle trips assuming 4 employees per day.

   The project site is located about 5 miles east of the nearest populated area, Lower Lake, which is the most likely location of employee residence. Assuming 16 daily trips (which would include leaving for lunch and returning after lunch), times 5 miles per trip, a total of 80 daily miles would result. Assuming employees would work 7 days / week as is stated by the applicant, a total of 560 weekly miles would result. Greenhouse cultivation can occur year-round, so the total number of days of use would potentially be 360 (just over 51 weeks), taking several holidays into account. This results in the potential for 28,560 annual miles traveled without taking deliveries into consideration. Assuming 1 delivery per week traveling 10 miles to and from the site, an additional 1,020 miles would result. Total annual miles could be as much as 29,580 miles.

According to the EPA, a total of 404 grams of CO_2 are emitted for each vehicle mile traveled. This has the potential to result in a total of 11,950,320 grams of CO_2 being emitted annually, or 11.95 tons of CO_2 emissions annually.

Lake County does not have thresholds of significance for CO_2 emissions and uses Bay Area Air Quality thresholds to determine if a project has potentially significant emissions. The Bay Area Air Quality threshold of significant emissions is 1,100 tons of CO_2 per project. Using the afore-mentioned assumptions, it would take this project 92 years to meet the thresholds of significance established by the Bay Area Air Quality standards.

Less Than Significant Impact

c) The project has some potential to expose off-site sensitive receptors to air pollutant emissions from construction activities, which include emissions of particulate matter from diesel- and gas-fueled engines. Construction-related activities would generate some emissions of air pollutants from site preparation (e.g., grading and clearing), off-road equipment, material transport, worker vehicles, and vehicle travel on unpaved gravel roads. Existing off-site sensitive receptors consist of scattered residences, of which the closest to the site is a residence located approximately 840 feet south of the cultivation site.

Auto emissions generated by this project are 'less than significant' based on the calculations used in "b)" above, and would generate about 11.95 tons of CO2 emissions per year, well below the 1,100 tons of emissions that would bring this project into the threshold of significance. Construction is anticipated to last for about 1 month, so dirt disturbance will be short-term in duration.

Cultivation activities will occur in nine greenhouses that will be equipped with carbon filtration systems, which will minimize the migration of odors during flowering season. While this will not eliminate odors, it will reduce odors significantly.

The generation of dust (fugitive PM_{10} and $PM_{2.5}$) during construction activities could adversely affect sensitive receptors and construction workers by exacerbating existing respiratory problems such as asthma. The project also has some potential to release fumes from organic compounds used. This is a potentially significant impact.

The following Mitigation Measures are therefore added:

- 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 and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions. To be included within the Authority to Construct permit is a requirement for an Odor Control Plan.

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

- AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon

request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.

- AQ-4: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials to the Lake County Air Quality Management District.

- AQ-5: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.

- AQ-6: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.

- AQ-7: The applicant shall plant fragrant plants around the northern, western and southern boundaries of the cultivation area. Plants shall be no further than two (2) feet apart; shall be irrigated, and shall be maintained during outdoor cultivation until the transition into greenhouses occurs per Ordinance No. 3013.

Less Than Significant with mitigation measures added

d) The Project would result in some exhaust emissions from on-site construction equipment during the estimated one (1) month long construction phase. Exhaust emissions can result in temporary and intermittent odors at off-site sensitive receptors. However, these odors are generally not detectible beyond a project's property line due to the rapid deposition of diesel and gas-powered vehicle exhaust emissions.

The Property Management Plan, which is a component of the proposed project, requires the Applicant to prepare an Odor Response Program and submit to the Community Development Department for review and approval. As part of the Program, property owners and residents of property within a 1,000-foot radius of the proposed project would be provided with the contact information of the individual responsible for responding to odor complaints.

Furthermore, potential odors would be minimized through the use of carbon filtration systems in the greenhouses.

Less than Significant Impact

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number

Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34, 45
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?	☐	☒	☐	☐	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34, 45
c)	Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34, 45
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?	☐	☒	☐	☐	13
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	1, 2, 3, 4, 5, 11, 12, 13
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒	1, 2, 3, 5, 6

Discussion:

a) The project has some potential to result in biological impacts. Nesting birds have the potential to nest/roost in areas of high tree density, and the oak trees in the surrounding area provide a potential nesting habitat. The applicant, in consultation with a registered biologist, will protect any active nests with a 50 to 100-foot buffer. The project will maintain all existing and naturally occurring vegetative cover and does not propose the removal of any vegetation. Additionally, implementation of mitigation measures below would further reduce impacts to less than significant.

The 14pplicantt provided a Biological and Wetlands Resources Assessment, prepared by Natural Investigations Company, Inc dated January 2021.

The biological assessment report conducted on January 20th, 2021 resulted in the finding that there was “no special-status plant taxa were detected within the project area or the surrounding study area.”

Less Than Significant with Mitigation Measures added:

- BIO-1: Nesting Bird Survey: A qualified biologist will conduct a nesting bird survey no more than 14 days prior to any project activities that occur within the breeding season (February 1 through August 31). If active nests are found close enough to the study to affect breeding success, the biologist will create an appropriate exclusion zone around the nest based upon species requirements.

- BIO-2: Prior to construction all workers on the crew shall be trained by a qualified biologist as to the sensitivity of the turtle potentially occurring in the project area.

- BIO-3: All food and food related trash will be enclosed in sealed trash containers at the end of each day and removed from the site every three days.

- BIO-4: No Pets will be allowed on the project site.

- BIO-5: No more than a maximum speed limit of 15 mph will be permitted.

Less Than Significant with mitigation measures added.

b) The Biological Assessment provided states that all Biological impacts can be mitigated using Avoidance and Protection measures as stated section IV (a.).

Less than Significant Impact with mitigation measures BIO-1 through BIO-5 added

c) The site contains no state or federally protected wetlands.

No Impact

d) The Biological Assessment provided states that all biological impacts can be mitigated to less than significant levels using avoidance and protection measures as described within mitigation measures BIO-1 through BIO-5.

Less than Significant Impact with mitigation measures added

e) The project would not conflict with any local policies protecting biological resources. There are no significant biological resources present on the site and no vegetation removal is proposed.

No Impact

f) There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that cover the area of the site; therefore the project would not conflict with an established or proposed conservation plan.

No Impact

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14c, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15

Discussion:

a) A Cultural Resources Evaluation was conducted for the subject parcel involved with this proposal by Natural Investigations Company, Inc in February 2021. See Cultural Resources Evaluation for details.

No cultural resources sites were discovered because of the survey; however, the possibility of buried or obscured cultural resources does exist. Should archaeological materials be discovered during future development, we recommend that all activity be temporarily halted in the vicinity of the find(s), and that a qualified archaeologist be retained to evaluate the find(s) and to recommend mitigation procedures, if necessary.

As a matter of practice, the County requires any relics, artifacts or remains to be reported immediately to the culturally affiliated Tribe, and an archeologist be retained to oversee any site disturbance. Consequently, the following Cultural mitigation measures are required:

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 finds.

Less Than Significant with mitigation measures CUL-1 and CUL-2 added

b) The project has some potential to create an adverse change in the significance of an archaeological resource; therefore mitigation measures CUL-1 and CUL-2 have been added.

Less than Significant Impacts with Mitigation Measures added

c) It is unlikely that human remains will be discovered during project construction. If, however, human remains of any type are encountered it is recommended that the project sponsor contact a qualified archaeologist to assess the situation. We also suggest that Section 15064.5 of the CEQA Guidelines be reviewed, as it details the legal procedure to follow in case of the accidental discovery of human remains during excavation or construction.

Less than Significant Impact with Mitigation Measures added

VI. ENERGY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?	☐	☐	☒	☐	5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐	1, 3, 4, 5

Discussion:

a) The Property Management Plan for Sky High Farms states that the applicant will use a solar array to generate about 50% of the total energy needed for this project. The energy calculations submitted by North Bay Civil Consulting estimate that a total of 297.4 KWh / day would be needed, or 8,920 KW/month, which equals approximately 1,239 amps of power per day. The applicant states that 50% of the power demands would come from renewable energy in the form of solar panels, so an additional 600 amps would be needed to serve this project with adequate power; the 600 amps would come from 'on grid' power.

PG&E was sent a Request for Review on October 3, 2022, but did not provide comments. There are no known power grid capacity issues at this location, however Hidden Valley Lake, located several miles to the north, has experienced rolling blackouts during peak power demand, primarily during heat waves. Based on this, the project appears to have less than significant impacts on the power grid and on energy.

Less Than Significant Impact

b) The project would not conflict with a State or local plan for renewable energy or energy efficiency as it is proposing 50% solar power, and would not result in the wasteful, inefficient, or unnecessary consumption of energy resources.

Less Than Significant Impact

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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.	☐	☐	☒	☐	1, 2, 3, 4, 5, 18, 19
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?	☐	☐	☒	☐	1, 3, 4, 5, 19, 21, 24, 25, 30
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	1, 2, 3, 5, 6, 9, 18, 21
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐	5, 7, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒	2, 4, 5, 7, 13, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐	1, 2, 3, 4, 5, 14, 15

Discussion:

a) Although there are no mapped faults on or near the site, the Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking, potentially during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in Northern California.

Earthquake Faults (i)
According to the USGS Earthquake Faults map available on the Lake County GIS Portal, there are no mapped earthquake faults on the Project site or within two miles of the site.

Seismic Ground Shaking (ii) and Seismic–Related Ground Failure, including liquefaction (iii)
Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. The site does not contain any mapped unstable soils. It is unlikely that ground failure or liquefaction would occur on the site in the future, and all proposed construction is required to be built under Current Seismic Safety Construction Standards and will occur on a portion of the site that has slopes of less than 10%, thereby reducing the risk of liquefaction due to earthquakes.

Landslides (iv)
The Project cultivation sites contain slopes that are less than 10%. Due to low slopes and relatively stable soils, the project would not be significantly prone to landslides and would not result in an increased risk of landslides.

Less Than Significant Impact

b) The mapping of the site's soil shows that the site contains Type 169, "Maymen-Etsel-Snook complex", 30 to 75 percent slopes, and Type 209 soils "Skyhigh-Millsholm loams", 15 to 50% slopes. The soil study indicates that these soil types are generally stable and not prone to liquefaction. Both soil types have high shrink-swell potential and are prone to erosion.

The applicant has submitted an engineered Grading and Erosion Control Plan that shows mitigation measures for stormwater runoff, primarily straw wattles and fiber rolls. The Site Management Plan also provides compliance with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance.

Less Than Significant Impact

c) According to the USDA Web Soil Survey of the site, soil on the site consists of Type 169, "Maymen-Etsel-Snook complex", 30 to 75 percent slopes, and Type 209 soils "Skyhigh-Millsholm loams", 15 to 50% slopes. The soil study indicates that these soil types are generally stable and not prone to liquefaction. Both soil types have high shrink-swell potential and are prone to erosion. Based on the soil types present, there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project.

Less Than Significant Impact

d) The soils on the site are generally stable but have a high shrink-swell potential. The greenhouses will be required to apply for building permits, and have to meet specific requirements for commercial structures that will contain workers regarding foundation footings and structural integrity.

Less Than Significant Impact

e) Soil types on the site are well-drained, and a new septic system should be feasible if one is needed in the future, although the site is already served by an existing septic system. However, no new onsite wastewater disposal systems are being proposed; therefore no impact related to septic systems is likely to occur. No Impact

f) The Cultural Study undertaken for this project yielded negative results for unique paleontological resources. The County has put two mitigation measures in place out of concern for inadvertent discovery of sensitive items, relics, or other resources (CUL-1 and CUL-2). This is a measure of protection during ground disturbance for this project.

Less Than Significant with Mitigation Measures added

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	1, 3, 4, 5, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	1, 3, 4, 5, 36

Discussion:

a) Air quality and greenhouse gas (GHG) emissions were estimated for the project. Construction of the project would emit GHG emissions primarily from the combustion of diesel fuel in heavy equipment and to a lesser extend due to vehicles travelling to and from the site. Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Construction of the project is estimated to result in 1.2 metric tons of CO_2 assuming a one-month period of time, 5 employees per day each driving the equivalent of 20 miles per person.

This analysis amortizes the total construction emissions over the assumed lifetime of the project, and adds those emissions to the operational emissions. Using 30 years as a representative lifetime consistent with recommendations of other air districts throughout California, the project would result in total amortized construction emissions of 1.2 MT of CO_2 during construction, and a total of 11.95 tons of CO_2 per year.

Operational GHG emissions from build-out of the project would result from direct mobile sources, including vehicle trips, as well as indirect GHG emissions sources from electricity use and water usage and conveyance. Operation of the project, including amortized construction emissions, would result in 11.95 metric tons of CO_2 per year. While Lake County has not adopted a threshold of significance for GHG emissions, the nearby Bay Area Air Quality Management District (BAAQMD) has established GHG thresholds that are used by several air districts in Northern California, including a numeric threshold of 1,100 metric tons CO_2 ***per project***. At the projected rate of CO_2 emissions, it would take about 92 years for this project to meet the threshold limit for CO_2 gas emissions; therefore the potential for CO_2 emissions is less than significant.

Less Than Significant Impact

b) To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. The quantitative thresholds developed by BAAQMD were formulated based on AB 32 and California Climate Change Scoping Plan reduction targets. Thus, a project cannot exceed a numeric BAAQMD threshold without also conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (the state Climate Change Scoping Plan). Because the project emissions would be below the BAAQMD numeric threshold, the project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.

On October 9, 2021, AB 1346 Air Pollution: Small Off-Road Equipment (SORE) was passed, which will require the state board, by July 1, 2022, consistent with federal law, to adopt cost-effective and technologically feasible regulations to prohibit engine exhaust and evaporative emissions from new small off-road engines, as defined by the state board. The bill would require the state board to identify and, to the extent feasible, make available funding for commercial rebates or similar incentive funding as part of any updates to existing applicable funding program guidelines to local air pollution control districts and air quality management districts to implement to support the transition to zero-emission small off-road equipment operations, and the applicant should be aware of and expected to make a transition away from SOREs by the required future date.

Less than Significant Impact

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

f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	1, 3, 4, 5, 20, 22, 35, 37
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐	1, 3, 4, 5, 20, 35, 37

Discussion

a) Materials associated with the cultivation of commercial cannabis, such as fertilizers, pesticides, cleaning solvents, and gasoline, could be considered hazardous if improperly stored, disposed of, or transported. The Property Management Plan has stated that all fertilizers and pesticides used would be organic and would be properly stored in their manufacturer's original containers and placed within a well-marked hazardous waste storage locker within the existing lockable barn on site. Cannabis waste would be mulched or composted; solid waste is not expected from cannabis vegetative material. The Proposed Project shall comply with Section 41.7 of the Lake County Zoning Ordinance, which 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.

   Less than Significant Impact

b) All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within a well-marked hazardous waste storage locker within the agricultural building. The site is not classified as being within a flood zone or inundation area, nor is it in area mapped as having unstable soils according to the USDA Web Soil Survey.

   Less Than Significant Impact

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

   Less Than Significant Impact

d) The site is not listed as a site containing hazardous materials in the Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board's GeoTracker database.

   No Impact

e) The project is not located within an airport land use plan or within two miles of a public airport or private airstrip. The nearest airport is the Paul Hoberg Airport, over ten miles southeast of the site.

   No Impact

f) Construction of the project would occur over a one-month period of time and within the boundary of the site, and would not result in lane closures and thus would not affect

emergency access or evacuation and would not interfere with an adopted emergency response or evacuation plan.

No Impact

g) The site is located within a Very High Fire Hazard Severity Zone in a State Responsibility Area. The site contains slopes that are mostly over 30%, however the cultivation site is on an area of the site that is not severely sloped. Mitigation measures for fire prevention and suppression have been added within the "Wildfire" section of this report, and include compliance with Public Resource Codes (PRC) 4290 and 4291 for the interior road; 100' feet of defensible space around the buildings and cultivation area; a minimum of 5,000 gallons of water being exclusively reserved for fire suppression, and general clearing of flammable materials within the habited area.

Less Than Significant Impact

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	1, 2, 3, 5, 6, 29, 30
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i) Result in substantial erosion or siltation on-site or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows?	☐	☐	☒	☐	1, 2, 3, 5, 6, 7, 15, 18, 29, 32
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐	1, 2, 3, 5, 6, 29

Discussion:

a) The project would use ADA-compliant portable restrooms. There is an existing house on a septic system on site, which would also be used by employees if needed.

The applicant has prepared engineered Drainage and Erosion Control plans that show mitigation measures for stormwater runoff by using Best Management Practices for channeling and retaining stormwater within the cultivation area.

The Applicant submitted information through the SWRCB online portal for discharges of waste associated with cannabis cultivation related activities, which certifies that the cannabis cultivation activities associated with the Proposed Project are consistent with the requirements of the *State Water Board Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation* (Policy) and the *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, Order No WQ-2019-0001-DWQ* (General Order). As a result, the SWRCB provided the Applicant a Notice of Applicability (NOA) that the Policy and General Order are applicable to the site and the Applicant was assigned a waste discharge identification (WDID) number (5S17CC423496). The Applicant will be required to provide the California Department of Food and Agriculture CalCannabis Cultivation Licensing Division with the NOA as proof of enrollment with the Water Boards.

Coverage under the General Order will require the Applicant to prepare a Site Management Plan and Nitrogen Management Plan, and provide these documents to the CVRWQCB. The Site Management Plan would be prepared by a storm water professional with a QSP, QSD, and QISP State certifications, and would provide details for waste discharge requirements and post-construction BMPs. The Site Management Plan would also provide compliance with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance. The Property Management Plan for the project reiterates that the Site Management Plan and Nitrogen Management Plan will be prepared and submitted to the CVRWQCB.

As part of the General Order coverage, the Applicant shall comply with the annual reporting requirement of the Monitoring and Reporting Program (MRP) of the General Order and pay an annual fee to the SWRCB.

Potential violations to water quality standards or waste discharge requirements, including actions that could substantially degrade surface or ground water quality, would be mitigated through coverage under the SWRCB General Order which includes a Site Management Plan, Nitrogen Management Plan, and MRP. Therefore, impacts to water quality from the project would be less than significant.

Less Than Significant Impact

b) The applicant has submitted a Hydrology Report ("Report"), prepared by Matthew Klein, P.E., and dated January 14, 2022. The Report evaluates water demand for the 22,000 sq. ft. of canopy that would be grown inside the nine greenhouses proposed; water demands from 'competing wells'; aquifer recharge, and whether this project would adversely impact the water table or other area water users, particularly during drought years.

Assumptions. The Report makes several assumptions; (1) that irrigation will occur over a 180 day time-frame (26 weeks, however greenhouse cultivation can occur year round); (2) that each plant requires 6 gallons of water per day; (3) that there are 500 plants per acre

(250 plants for this project within ½ acre of greenhouses), and (4) that the March 2021 well test conducted by Pollock and Sons Pump is a valid indicator of well productivity which yielded 14 gallons per minute (GPM), or 22.58 acre-feet per year.

Well Productivity. A Well test was conducted in March 2021 by Pollock and Sons Pump which yielded 14 gallons per minute (GPM), or 22.58 acre-feet per year. The Report states that the daily water demand is 1.05 GPM, which represents 7.5% of the well yield.

Water Demand. The Report states that the demand for this project over a 180 period is 0.83 acre-feet; this estimate is based on a 180 day growing season. However greenhouse cultivation can occur most of the year because of the largely controlled environment. The 180 day water demand estimate is based on daily usage of 1,500 gallons / day for the project. The more-likely scenario is that the project would operate for about 300 days per year; this would cause the demand to be 450,000 gallons per year, or about 1.4 acre-feet.

Water Storage. Water would be stored on site in four (4) 2,500 gallon water storage tanks. The site is located in a Very High Fire Area, and the County will require at least 5,000 gallons of on-site water storage to be reserved for fire suppression, but this fire suppression water should be kept in a 5,000 gallon steel or fiberglass tank that has connectable fixtures for emergency service providers, and would not replace the four (4) 2,500 gallon water tanks used for irrigation water storage. Irrigation water would be distributed through a drip irrigation system serving all greenhouses.

Aquifer Data. The Report states that the well site is located nearest to the Clear Lake Cache Formation Groundwater Basin (#5-066). The well is approximately 1.67 miles West of the basin boundary; thus it is likely the well draws from the Clear Lake Cache Formation Groundwater Basin. According to the California Department of Water Resources (DWR), almost all the groundwater in the Clear Lake Cache Formation Groundwater Basin is derived from rain that falls within the 47 square mile Clear Lake Cache Formation Groundwater Basin Watershed drainage area (DWR Bulletin 118). This basin is a low-priority basin that is not tracked by state or local agencies. The Report does not list the estimated storage capacity of the basin.

Aquifer Recharge. The Report states that an area consisting of 122.88 acres would be the land area that recharge occurs within. Soils on this land are classified into four Hydrologic Soil Groups (HSGs), groups A, B, C and D. The HSGs are used to estimate the rate of water infiltration into the aquifer; certain soils retain rainwater at a more rapid rate than other soils that have high erosion characteristics. The Project site has HSG D-type soil.

The average annual rainfall in this area varied from 6.45 inches during severe drought years, to 31.62 inches during non-drought years. A certain percentage of water is evaporated through evapotranspiration. The estimated annual recharge over the 122.88 acre area above the water basin is 20.32 acre-feet (about 6,604,000 gallons) during an average rain year, and 16.79 acre-feet (about 5,456,750 gallons) during a drought year.

The proposed project would use about 4.1% to 4.9% of the annual recharge during and average and dry year respectively.

Competing Wells. There are approximately 71 domestic wells, 9 agricultural wells, 10 monitoring wells, and 7 “other” wells that use this water basin. Agricultural wells demand the most water; the Report estimates that the 9 agricultural wells would use about 100 acre-feet

of water per year. Other cannabis cultivation projects in the vicinity would use an estimated 41.5 acre-feet per year. The project would require between 0.83 and 1.4 acre-feet of water per year, increasing the overall demand on the aquifer from 141.5 acre feet to 142.9 acre feet assuming a 300 day growing season.

Conclusion. The Report concludes that this project will have adequate water to meet its demand without adversely affecting other area competing water wells.

Less Than Significant Impact

c) The applicant has stated that the total cultivation area is about 50,500 sq. ft. in size with about 21,600 sq. ft. being canopy inside of greenhouses. The greenhouses would be non-permeable surfaces amounting to 50,500 total square feet (about 1.15 acre). This represents about 4% of the total site area, which would mostly remain permeable surface.

The applicant has submitted engineered Grading and Erosion Control plans that show mitigation methods for stormwater that will retain the stormwater on site through the use of straw wattles and fiber rolls; this is a typical 'Best Management Practice' (BMP) for on-site stormwater retention that does not involve bioswales.

The project is more than 100 feet from any seasonal or year-round above-ground water source or channel, and the BMPs proposed are accepted as an industry standard for on-site stormwater retention.

Flooding on- or offsite is not likely; the site is not within a mapped flood plain, and water runoff would not substantially increase due to the proposed project, as surface runoff would be contained on site within the cultivation area.

Less Than Significant Impact

d) The Proposed Project is located within a Federal Emergency Management Agency (FEMA) Flood Hazard Zone D, defined by FEMA as an "Area of Undetermined Flood Hazard", meaning that no analysis of flood hazards has been conducted. The Project Site is not located within a FEMA defined Special Flood Hazard Area (100-year floodplain). The Project Site is not located within a Special Flood Hazard Area as classified by County GIS data. Furthermore, all chemicals including pesticides, fertilizers and other potentially toxic chemicals would be stored in hazardous waste lockers within the agricultural building in a manner that the chemicals would not be adversely affected in the event of a flood.

Less than Significant Impact

e) There are no adopted Water Quality Control plans for this project site. Article 27.11(at) requires stormwater mitigation as part of the Property Management Plan; in this case the applicant has addressed stormwater runoff and groundwater management in the Property Management Plan; through the Hydrology and Drought Management Plan, and through engineered Grading and Erosion Control plans.

Less than Significant Impact

XI. LAND USE PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Physically divide an established community?	☐	☐	☐	☒	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

a) The sites are located in a rural area of Lake County, characterized by large parcels of minimally developed land with some residential uses and several permitted cannabis cultivation sites. The project would not prevent the ongoing use of neighboring properties from continuing their existing uses, and no changes to the road network would occur. The proposed Project would not physically divide an established community.

No Impact

b) The proposed Project is consistent with the Lake County General Plan and Lower Lake Area Plan and would create diversity within the local economy and future employment opportunities for several local residents.

The General Plan Land Use and Base Zoning District designation currently assigned to the Project Parcel is 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 project would not conflict with any land use plan, policy or regulation adopted for purposes of avoiding or mitigating an environmental effect.

Less than Significant Impact

XII. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒	1, 3, 4, 5, 26

Discussion:

a) The Lake County Aggregate Resource Management Plan does not identify the portion of the Project parcel planned for cultivation as having an important source of aggregate resources.

No Impact

b) According to the California Geological Survey's Aggregate Availability Map, the Project site is not within the vicinity of a site being used for aggregate production. In addition, the site not delineated on the County of Lake's General Plan, the Lower Lake Area Plan or the Lake County Aggregate Resource Management Plan as being a mineral resource site. Therefore, the project has no potential to result in the loss of a local mineral resource recovery site.

No Impact

XIII. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐	1, 3, 4, 5, 13
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐	1, 3, 4, 5, 13
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	1, 3, 4, 5, 11, 14, 15

Discussion:

a) Noise related to 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, and by filtration systems and well pumps during operation. The greenhouses have a carbon filtration system added, which will generate some noise.

This project will have some noise related to site preparation, and hours of construction are limited through conditions of approval which allow construction during daytime hours Monday through Saturday, and on Sundays between 7 a.m. and noon.

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

The following mitigation measures are added to reduce potential noise-related impacts to 'less than significant' levels:

Mitigation Measures:

- NOI-1: The 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 at the property lines

- NOI-2: 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. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.

- NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas measured at the property lines.

  Less Than Significant with Mitigation Incorporated

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

   The Project would not generate ground-borne vibration or noise, except potentially during the construction phase from the use of heavy construction equipment. The Project is not expected to need 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, the Project is not expected to create unusual groundborne vibration due to site development or facility operation.

   Less Than Significant Impact

c) The Project site is not located within two miles of an airport or airstrip. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels from air travel.

   No Impact

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	1, 3, 4, 5

Discussion:

a) The Project is not anticipated to induce significant population growth to the area since no housing is involved, and any new employees used would be hired locally and housed off-site.

No Impact

b) The Project will not displace any existing or future planned housing.

No Impact

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

Discussion:

a) The Project does not propose any new housing or other uses that would necessitate new or altered government facilities. No new roads are proposed. The Project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. The above-stated categories and project responses are as follows:

- *Fire Protection.* South Lake Fire Protection District (CalFire)
- *Police Protection.* Lake County Sheriff's Department
- *Schools and Parks.* No impact

- *Other Public Facilities.* No change to public roads are requested and none appear to be needed; the interior driveway is private, and is required to comply with PRC 4290 and 4291 regulations for fire safety reasons. Power to the project site will be provided by a combination of on-grid and on-site solar power.

There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.

Less than Significant Impact

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

Discussion:

a) As the staff for the proposed Project will be hired locally, there will be no increase in the demand or use of neighborhood and regional parks or other recreational facilities and no impacts are expected.

No Impact

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

No Impact

XVII. TRANSPORTATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

c)	For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d)	Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e)	Result in inadequate emergency access?	☐	☐	☐	☒	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

Discussion:

a) Access to the project is provided by Sky High Ridge Road. Construction of the project would temporarily result in a negligible increase in traffic volumes in the vicinity of the site. Vehicular trips from construction would consist of worker trips and deliveries of equipment and materials to and from the site. The temporary increase in trips due to construction of the project would not cause a significant change to roadway level of service.

Operation of the project would generate limited traffic from infrequent deliveries and from daily employee trips. Regular employee trips result in between 10 and 20 trips per day depending on the time of year (peak harvest season would generate up to 20 daily trips; 5 arriving; 5 taking lunch off-site; 5 returning from lunch, and 5 leaving after work is completed). Therefore, operation of the project would not constitute a substantial increase in traffic and would not cause a significant change to roadway level of service.

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*."

The County has not formally adopted transportation significance thresholds. 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 will be up to 21 trips (employees and deliveries) and is under the 110 trip threshold for significance established by the State.

Less than Significant Impact

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

No Impact

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

No Impact

e) The proposed Project would not alter the physical configuration of the existing roadway network serving the area and will have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal gates and roadways shall 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 up to 21 trips per day during peak harvest time and including occasional delivery trips; this amount does not meet any 'level of significance', and is considered to have a less-than-significant impact. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities, and the interior roadway will be improved to meet CALFIRE commercial driveway standards, including emergency on-site turn arounds. The proposed Project would not interfere with the City's adopted emergency response plan.

No Impact

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the +resource to a California Native American tribe?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15

Discussion:

a) The site contains no features that would make it eligible for listing with any historic registry.

Less than Significant Impact

b) The Cultural Assessment conducted for this site yielded negative results; it is unlikely that there are resources that would be discovered during site disturbance based on the Assessment, and based on the comments received from Sonoma State's Historic Resource Department (CHRIS).

Less than Significant Impact

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

Discussion:

a) Irrigation water would be taken from an existing agricultural supply well located on site. Minor trenching may occur for the installation of irrigation water lines and electrical lines for security. The existing structures and dwellings currently receive electrical power from PG&E; the proposed greenhouses would connect to existing electric lines. Solar power is also proposed that would generate about 50% of the power demands of the project, and an estimated 600 amps of new 'on-grid' power are likely to be needed. The site is not served by natural gas, which is not available in Lake County. The Project would not require expanded stormwater drainage or new wastewater treatment. No offsite utility improvements would be needed to serve the project. The Applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.

Less than Significant Impact

b) A Water Well Pump Test was completed by Pollock and Sons Pump in March 2021. The test results indicated that the well should readily provide sufficient water for the project (capable of producing about 14 gallons per minute) and recommended that the Applicant install a 5,000 gallon water tank to be exclusively used for fire suppression in addition to the proposed four (4) 2,500 gallon water tanks needed for irrigation.

A drip irrigation system would provide water to the plants; this is the most efficient way of surface irrigation and would lead to the least possible amount of evaporation of any irrigation methods that are typically used for plant irrigation.

Less than Significant Impact

c) The Project will be served by existing onsite portable ADA-compliant restroom and handwashing facilities. There are existing restrooms in the dwelling and in the cabin located on site.

Less Than Significant Impact

d) The project will generate about 200 to 400 pounds of solid waste per year that will need weekly waste collection by South Lake Refuse. Organic wastes would be composted on site whenever possible and used as soil amendments - solid waste is not anticipated from cannabis vegetative material. The amount of solid waste expected to be generated by the project is minimal and negligible in the context of the capacity of the landfill, which was at 53% capacity in year 2020 with plans for expansion. The project would continue to comply with all local, state and regulations regarding solid waste.

There is adequate solid waste capacity to accommodate the proposed Project, and the project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

Less than Significant Impact

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

Less than Significant Impact

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

c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☒	☐	☐	1, 2, 3, 5, 6
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐	1, 2, 3, 5, 6, 21, 23, 32

Discussion:

a) The 2018 Lake County Emergency Operations Plan establishes multi-agency and multi-jurisdictional coordination during emergency operations within the County. Construction of the project would occur on a site located within a Very High Fire Risk Area. The project would not result in lane closures and would not affect emergency access or evacuation. The project would adhere to all Federal, State and local fire requirements/regulations, including Chapter 13, Article VIII (Hazardous Vegetation/Combustible Material Abatement), of the Lake County Code, and would not conflict with the County Emergency Operations Plan.

Less Than Significant Impact

b) The site is located within a Very High Fire Hazard Severity area in a State Responsibility Area (SRA). Furthermore, the site and vicinity is classified as a Wildland Fire Hazard Area based on County GIS data. Due to the extreme risk of wildfire on this property, mitigation measures are needed to reduce the potential impacts that would otherwise occur as the result of a wildfire on this site.

The applicant is required to do several things to make this project 'fire-safe'. The following mitigation measures are therefore added to assure that workers on site, as well as those in the vicinity, have a measure of protection against potential wildfires:

- WILD-1: Prior to or concurrently with site development, the applicant shall improve the interior driveway in a manner that it complies with Public Resource Code 4290 and 4291 standards for commercial driveways. The applicant shall call the Building Official / Fire Marshal for a site inspection once the interior driveway is brought into PRC 4290 and 4291 compliance at 707-263-2221.

- WILD-2: The applicant shall keep a 5,000 gallon water tank on site for fire suppression purposes at all times. This tank shall have connector valves that can be easily connected to emergency vehicle fire hoses.

- WILD-3: Prior to cultivation, the applicant shall create 100 feet of defensible space around all buildings that will be occupied by humans and / or that require a building permit.

Less Than Significant Impact with mitigation measures added

c) As mentioned above, the project is located in a Very High Fire Hazard Severity Zone. Infrastructure associated with the project, such as installation of the greenhouses, would be constructed and located within the site boundary. New electrical distribution lines wouldbe

necessary to serve the project. The project requires mitigation measures to reduce the potential for loss of life or property in the event of a wildfire; these were added as mitigation measures WILD-1 through WILD-3. All improvements shall adhere to all Federal, State and local agencies requirements.

Less than Significant Impact with mitigation measures added.

d) The project is not located on an unstable geologic unit or soil and does not have a high risk of landslides or liquefaction. The site is gently sloped on the cultivation site and the minimal grading associated with the project would not significantly alter drainage patterns. Therefore, the project would not 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.

Less Than Significant Impact

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

Discussion:

a) The project proposes the cultivation of commercial cannabis in a rural area of the County on an "RL" Rural Lands-zoned parcel.

According to the biological and cultural studies conducted, the proposed 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.

Mitigation measures are listed herein to reduce impacts related to Aesthetics, Air Quality, Biological Resources, Cultural / Geologic Resources, Noise, and Wildfire.

Less than significant with mitigation measures added

b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural / Geologic Resources, 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.

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 added

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 / Geologic Resources, 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 added

Impact Categories defined by CEQA

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lower Lake Area Plan
5. Sky High Farms Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, *(*https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment for 10788 Sky High Ridge Road, Lower Lake, CA. Prepared by Natural Investigations Company, Inc., dated January 20, 2021.

14. Cultural Resources Assessment for the Commercial Cannabis Cultivation at 10788 Sky High Ridge Road, Lower Lake. Prepared by Natural Investigations Company Inc., dated February 2021.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Site Visit – July 24, 2020
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. Hydrology Report and Drought Management Plan, prepared by Matthew Klein, P.E., dated January 14, 2022