



COUNTY OF LAKE

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

January 6, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY PL-25-306

1. Project Title: Greenfield Farm
2. Permit Numbers: Major Use Permit; Initial Study PL-25-306
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: Mary Claybon, Senior Planner
(707) 263-2221
5. Project Location(s): 20150 Black Bass Pass, Lower Lake, CA 95457
(APN: 012-052-02)
6. Applicant Name & Address: Sergey Yusupov
4142 26th Street
San Francisco, CA 94131
7. General Plan Designation: "RL" Rural Lands
8. Zoning: "RL-W" Rural Lands, Wetlands Combining District
9. Supervisor District: District 1
10. Flood Zone: "D" Areas of undetermined, but possible, flood hazard
11. Slope: The proposed cultivation site is relatively flat with some moderately sloped areas, overall ranging from 0 to 20 percent.
12. Fire Hazard Severity Zone: Wildland Fire Hazard Area
13. Earthquake Fault Zone: None
14. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
15. Parcel Size: 40.56 Total Acres
16. Description of Project:

The Greenfield Farm project site is located at 20150 Black Bass Pass Road, Lower Lake, CA. The project site is located approximately 650 feet east of Spruce Grove Road and approximately six miles southeast of downtown Lower Lake. The Applicant, Sergey Yusupov has applied for a major use permit from Lake County identified as PL-25-306 for a total of 86,308 square feet (sf) outdoor commercial cannabis canopy area. The property is accessed via private drive from Black Bass Pass Road.

Outdoor cannabis cultivation in pots or above ground planter beds is proposed on approximately two acres of the project site. The total parcel acreage is approximately 40.56 acres. The applicant will be applying for two A-Type 3 Outdoor licenses and a Type 13 Distribution, Self-transport only license from the Department of Cannabis Control. The existing conditions of the project site include residential and residential accessory structures, livestock grazing, and full perimeter fencing. The site is developed with interior roadways and utilities. The driveway to the property has a 14-foot metal locked gate at the entrance with a Knox Box for emergency access. The remaining area of the property surrounding the residential structures consist of native grass, trees, and ponds. No tree removal is proposed. The project site contains brush and tree cover to naturally screen the cultivation from neighboring properties. Historic uses of the parcel include animal grazing and Early Activation (EA 20-36) of the Major Use Permit (UP 20-30) in 2020 for up to 90,000 sf of commercial cannabis canopy from June 1, 2020, to December 1, 2020.

Proposed Stage I facilities include:

- 86,308 sf outdoor commercial cannabis cultivation in two gardens, above ground in pots or raised planter beds
 - Garden A: 66,503 sf
 - Garden B: 19,805 sf
- Eight (8) 2,500-gallon water tanks
- Two (2) 10'x10' waste storage areas
- Two (2) 10'x10' fertilizer storage areas
- Two (2) Proposed 10'x10' security office
- ADA portable restroom facilities
- Four (4) parking spaces; one ADA compliant space

Stage II facilities include:

- One 24' by 60' (1,440 sf) processing building with ADA compliant restroom facility
- One steel, fiberglass, or concrete water tank for fire suppression in accordance with National Fire Protection Association (NFPA) standards

Construction

Due to the project consisting primarily of outdoor cultivation activities, Stage I of development's construction is estimated to take place over a one month period. Improvements to the existing culvert are proposed with a Lake Streambed Alteration Agreement with California Department of Fish and Wildlife. Equipment staging will occur on the previously disturbed portion of the site that is used as roadway / vehicle parking. The cultivation site would be surrounded by a 6' perimeter livestock fence with cemented metal posts on 8' intervals.

Stage II of development consists of interior roadway improvements, ground preparation, and construction of an on-site processing facility. This is anticipated to occur over a one month period.

Construction Equipment

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

- Pickup trucks (tires)
- Water truck (tires)
- Skid steer (tracks)

The following are existing (pre-construction) control measures within the project site:

- Vegetated drainage swales and the use of fiber rolls (straw wattles)
- Sufficient buffer distances between proposed cultivation areas and drainages
- Armoring of driveways and roads with gravel, road base, or asphalt
- Side ditches and pipe culverts under roads
- Preservation of existing vegetation

Vehicle Trips During Construction

Construction duration for Stage II of development is anticipated to be for one month, Monday through Saturday. Up to three employees are proposed during construction. The County estimates that six daily trips (one arriving, one departing per employee) for a total of approximately 144 total trips, in addition to up to 10 delivery trips during construction, for a total of 154 trips during Stage II of development.

Post Construction Operations

Fertilizer will be packed in five-gallon, resealable containers. The containers would then be 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. There will be no use of chemical pesticides, rodenticides, or herbicides. The facility would be open for delivery and pick-ups Monday through Saturday, 8:00 a.m. to 6:00 p.m., and Sunday 12:00 p.m. to 5:00 p.m. in accordance with Article 27 of the Lake County Zoning Ordinance.

Operational Information

Peak season activity is anticipated to be conducted in alignment with standard agricultural practices. Standard hours of operation would be 8:00 a.m. to 7:00 p.m. (Monday through Sunday) with flexibility to operate under traditional agricultural hours specific to planting and harvesting activities. The estimated maximum number of employees during the cultivation season is three full-time employees. Vehicle trips are anticipated to be six trips daily. The County anticipates that up to two deliveries per week on average will occur during operations. The applicant is proposing a total of four parking spaces including one (1) ADA parking space.

Other project details:

- Outdoor cultivation will be conducted in pots or above ground planter beds
- Drip irrigation system with water supplied via the existing groundwater well
- Water storage within eight (8) 2,500-gallon water tanks at the project site
- Electricity will be supplied by existing PG&E utility service
- Parking and portable restrooms equipped with hand washing stations will be provided
- Trash enclosures will be provided on-site for refuse
- Generators will be utilized during emergencies and power outages only
- Interior roadways will be designed to meet Public Resource Code (PRC) 4290 Road Standards
- Maintenance of defensible space for commercial structures in accordance with PRC 4291.

- Processing of on-site grown cannabis will occur within the temporary processing shipping containers in alignment with Lake County Board of Supervisors Ordinance No. 3135 for a duration of up to three years.
- The construction of the permanent processing facility will begin with Stage II of development. The processing building will be a comparable size and in the same location as the shipping containers and is to be equipped with an ADA compliant restroom facility due to the commercial use.

FIGURE 1 –SITE PLAN



Source: North Bay Civil Engineering

17. Environmental Setting and Existing Conditions:

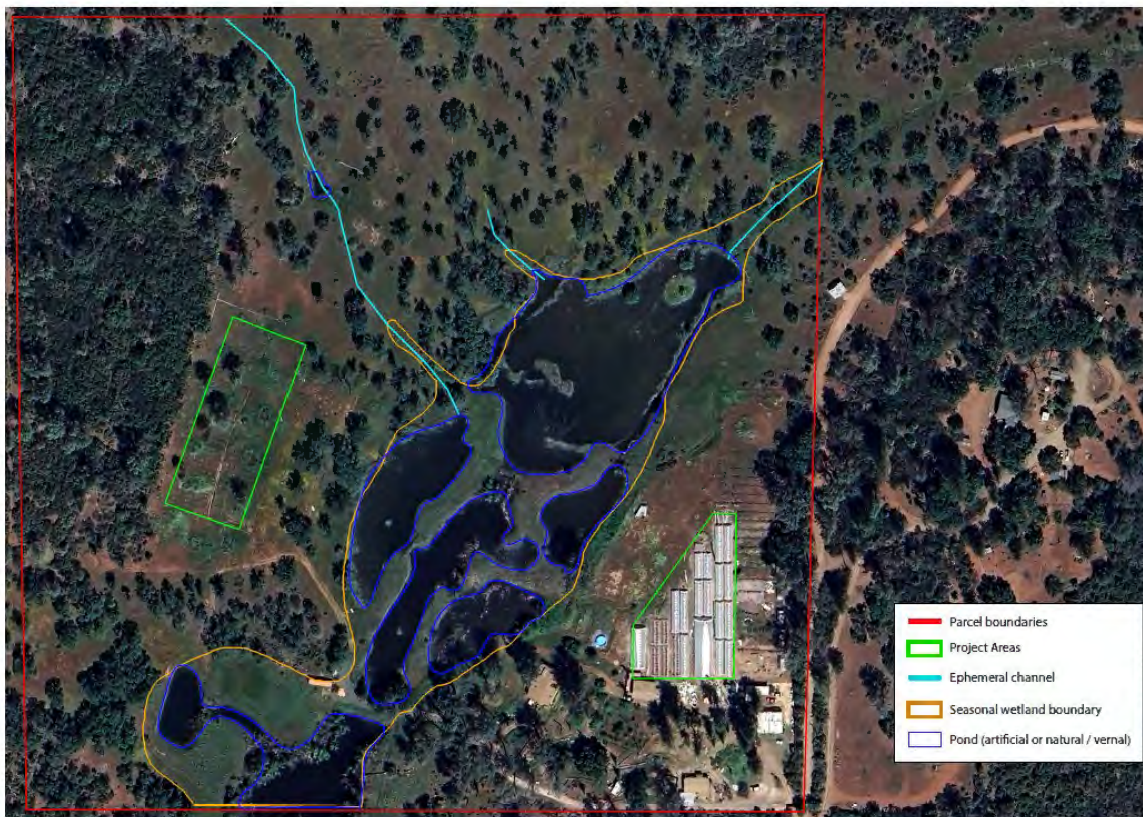
The proposed project Greenfield Farm cannabis project is located at 20150 Black Bass Pass Road in Lower Lake. The property is accessed from Black Bass Pass Road Black Bass Pass Road; a private gravel road via Spruce Grove Road; a county-maintained road. Outdoor cultivation will occur on approximately two acres of the project site. The parcel is developed with four (4) existing structures; residential and agricultural buildings, a well, and two (2) 2,500-gallon water storage tanks.

Greenfield Farm is located within the Lower Sacramento River Watershed. The geology in the project area consists of Konocti-Hambright complex. The parcel is approximately 40.56 acres of forested land containing primarily black oak and blue oak, with a small conifer component consisting of several mature grey pines and ponderosa pines, with an understory of oaks and pines. The parcel contains two prevailing habitat types: Woodland and Mixed Riparian Forest.

Water Resources

There is a Class I and multiple Class III watercourses on site. A large pond(s) shown as Steinhart Lakes on Google Earth is located in between the two cultivation areas. The ponds associated with Steinhart Lake are all classified as Class 1 water courses. All setbacks are observed within the proposed site plans as the project incorporates avoidance by design. On December 19, 2019, a reconnaissance level survey and a wetland delineation of the site was conducted. The focus of the survey was to identify whether suitable habitat elements for each of the special status species documented in the surrounding vicinity or in the range of the project site are present on the project site or not and whether the project would have the potential to result in impacts to any of these species and/ or their habitats either on- or off-site. For the wetland delineation, the parcel was walked to identify presence of hydrophytic vegetation or soil saturation or ponding or evidence of ponding such as algal mattin. A data sample point was taken. No potential wetland features were identified within the cultivation sites.

FIGURE 2 –WATER RESOURCES



Source: Graening and Associates

Water Source

The project's proposed cannabis cultivation water source will be a well located on the property just Northeast of the cultivation area (Latitude 38.842053, Longitude -122.539604). The well is approximately 190 feet deep and has existed on the property since April 1980. The well has

an estimated yield of 40 Gallons per minute (gpm). The irrigation water would be pumped from the well via PVC piping to eight (8) 2,500-gallon water storage tanks, totaling 20,000 gallons of water storage and then delivered to a drip irrigation system.

Water Analysis

A Hydrological Analysis was prepared by North Bay Civil Consulting dated November 23, 2021. According to the analysis, the Greenfield Farm project's annual water demand is estimated conservatively at 3.3 Acre-feet (AF) per year or approximately 1,075,308 gallons per year depending on the length of the cultivation season. The total water demand is estimated to be 3.3 AF per year is approximately 2.8% of the annual recharge during an average year, respectively. Green Field Farm would need approximately 0.25-inches of rainfall to infiltrate into the recharge area to satisfy its demand. Thus, the analysis concludes that there is sufficient recharge, on an annual basis, to meet the project's water demand.

Drought Management Plan

To plan and prepare for drought conditions, the project will follow recommendations for monitoring, planning, and preparedness as described below:

Daily Monitoring and Leak Inspection

Routine inspections of water lines will be made to ensure there are no leaks present. Daily monitoring of the water system shall be conducted and documented to identify any rise or deviation in daily water usage.

Drip irrigation will be the sole method of watering the cultivation site. Drip irrigation can save up to 80% more water than conventional irrigation methods and can contribute to increased crop yields.

Irrigation scheduling utilizes watering during cooler parts of the day, reducing the amount of water loss due to evaporation. Sensors can be implemented to detect soil moisture levels and soil temperature to further accurately determine when watering is necessary.

Compost and mulch will be implemented to all cannabis plant soil. Compost or decomposed organic matter used as fertilizer improves soil structure, increasing the soil's water-holding capacity. Mulch will consist of organic materials such as straw or wood chips that will be spread on top of the soil to conserve moisture. Mulch breaks down into compost, further increasing the soil's ability to retain water.

Cover crops will be implemented to all cannabis plants. Cover crops use perennial grass to protect the bare soil that surrounds a cannabis plant. Cover crops reduce weeds and increase soil fertility and organic matter, improving compaction and prevention of erosion. In addition, cover crops benefit the ability of water to penetrate the soil and retain water, improving the soil's water-holding capacity.

Use of organic materials and amendments prevents toxic pesticides from affecting waterways and the overall environment. Healthy soil that is rich in organic matter and microbial life serves as a sponge that delivers moisture to plants and improves the recharge. Organic cultivation can recharge groundwater supplies up to 20 percent.

Energy Use

The Greenfield Farm Energy Management Plan focuses on the following:

- Monitoring energy consumption;

- Establishing a benchmark for performance and efficiency;
- Setting goals for alternative energy and reduction of energy

The total energy demand of a cannabis operation depends on the type of cultivation, location of the project, and the types of equipment required. Outdoor cultivation involves minimal equipment and has relatively low energy demands. Stage I of development includes cultivation of outdoor cannabis. Stage II of development include construction of the cannabis processing facility. Greenfield Farm plans to install a solar array at its grow site to reduce energy consumption. Greenfield Farm intends to operate at 50% alternative energy use by Stage II of development. The solar panel array size and location will be determined upon solar consultant estimate and the information will be included within the building permit for the processing facility.

Due to global climate change increasing the concern for public health and environmental impact, California has enacted laws to offset greenhouse gas emissions. As recommended by the Department's Literature Review on the Impacts of Cannabis Cultivation, the cultivator is required to show evidence of carbon offsets. Greenfield Farm will follow CCR Title 3, Division 8, Chapter 1, Section 8305. This project proposes 50% solar powered energy for cultivation purposes by Stage II of development.

FIGURE 3 – ENERGY CALCULATIONS

3.4 ENERGY CALCULATION				
The following is energy calculation for the proposed permits:				
Appliance	Number in Use	Watts/Unit	Hrs./Day	Total Watts/day
Dehumidifier	4	600	12	28,800
CFL Bulbs	60	13	5	3,900
Whole Space AC	1	7125	4	28,500
Computers	2	120	5	1,200
T5 Grow Light	N/A	84	12	0
Fans	2	100	4	800
Vacuum	1	650	.5	325
Wireless Router	3	7	24	504
Coffee Maker	1	1500	.5	750
Phone Charger	4	5	10	200
Security System	1	450	24	10,800
Water Pump	2	2000	2	8,000
TOTAL WATTS PER DAY		83779		
KWh/DAY		83.78		
KWh/MONTH		2,513.4		

Source: North Bay Civil Engineering

Solid Waste Management

Solid waste will be placed in the two proposed 10x10 waste storage to collect recyclable materials and sort materials into biodegradable, recyclable and non-recyclable into receptacles. Greenfield Farm will maintain separate enclosures and storage areas for organics, recyclable waste and non-recyclable waste in compliance with Lake County Ordinances. All solid waste will be brought to the respective waste collection area and stored in a secure bin to prevent wildlife from entering. Two to four times per month, or more frequently, as needed, designated employees will gather all non-compostable solid waste and haul to the Eastlake Landfill Facilities in Clearlake using a company truck. Recycling waste will be placed into reusable bins for transport. Green waste will be composted, chipped on site and used as groundcover, or transferred to Quackenbush Mountain Resource Facility for vegetative materials in Clearlake. Non-recyclable waste will be placed in bags. All solid waste will be secured under tarps in transit.

Wastewater Management

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

Grading and Earthwork

Earthwork for the building pad, interior access improvements, culvert improvements and parking areas is proposed. In accordance with Chapter 30, Grading Ordinance, of the Lake County Municipal Code, the project is anticipated to trigger the need for a Standard Grading Permit.

Stormwater Management

A Stormwater Management Plan has been prepared by North Bay Civil Engineering. The Plan identifies the method of stormwater containment in the cultivation area (including straw wattles), which are typical for this type of cultivation activity. The cultivation area is set back more than 100 feet from all water courses on site. Setbacks from any surface water channel or above-ground water storage facility is 100 feet or more as is required by Article 27.13(at) of the Lake County Code.

Best Management Practices (BMPs) from the Stormwater Management Plan will be deployed in a sequence to follow the progress of site preparation / tilling / cultivation. As the locations of soil disturbance change, erosion and sedimentation controls should be adjusted accordingly to control storm water runoff at the downgrade perimeter and drain inlets.

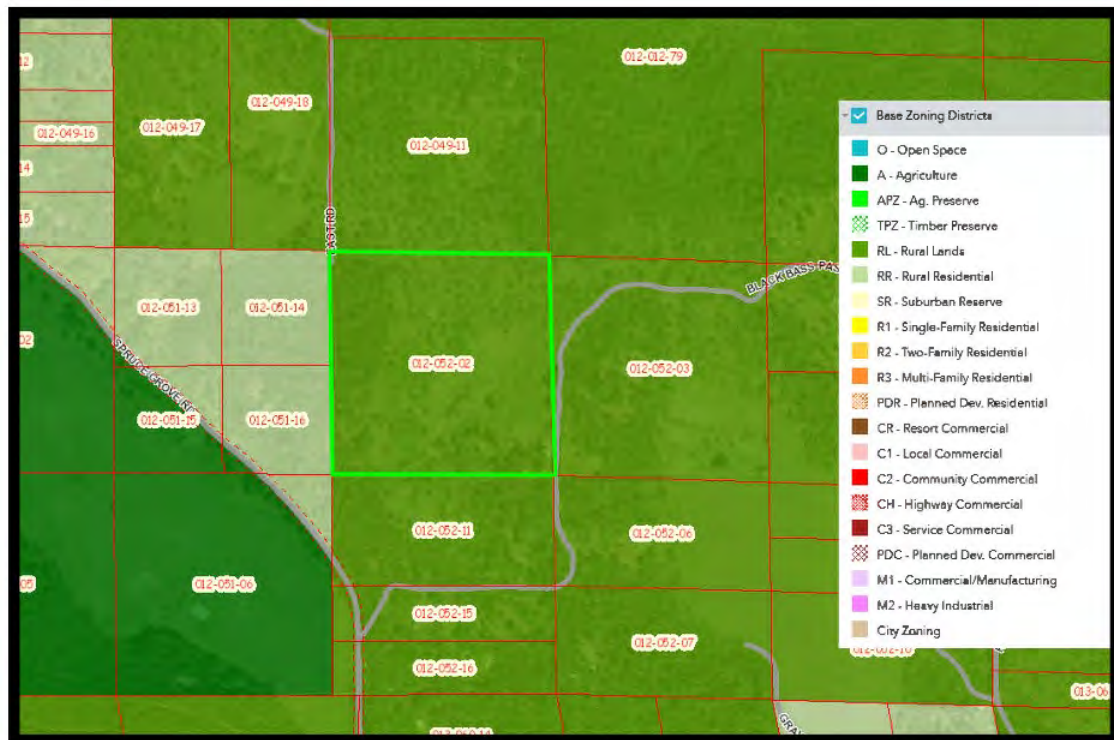
18. Surrounding Land Uses and Setting:

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

- North: 19750 East Rd; Parcel Number 012-049-11; Zoned Rural Land and Designated Rural Land.
- Northeast: 13372 Spruce Grove Rd; Parcel Number 012-012-79; Zoned Agriculture, Rural Land and Designated Agriculture, Rural Land.
- East: 20177 Black Bass Pass; Parcel Number 012-052-03; Zoned Rural Land and Designated Rural Land.
- Southeast: 20133 Black Bass Pass; Parcel Number 012-052-06; Zoned Rural Land and Designated Rural Land.

- Southeast: 20115 Black Bass Pass; Parcel Number 012-052-07; Zoned Rural Land and Designated Rural Land.
- South: 19894 Black Bass Pass; Parcel Number 012-052-11; Zoned Rural Land - Waterway and Designated Rural Land.
- South: 19855 Black Bass Pass; Parcel Number 012-052-15; Zoned Rural Land and Designated Rural Land.
- Southwest: 15007 Spruce Grove Rd; Parcel Number 012-051-06; Zoned Agriculture, Rural Land and Designated Agriculture, Rural Land.
- West: 14650 Spruce Grove Rd; Parcel Number 012-051-16; Zoned Agriculture, Rural Residential and Designated Agriculture, Rural Residential.
- West: 14396 Spruce Grove Rd; Parcel Number 012-051-15; Zoned Agriculture, Rural Residential and Designated Agriculture, Rural Residential.
- West: 14578 Spruce Grove Rd; Parcel Number 012-051-14; Zoned Rural Residential - Waterway and Designated Rural Residential.
- West: 14506 Spruce Grove Rd; Parcel Number 012-051-13; Zoned Agriculture, Rural Residential and Designated Agriculture, Rural Residential.
- Northwest: 19697 East Rd; Parcel Number 012-049-18; Zoned Rural Land - Waterway and Designated Rural Land.
- Northwest: 19713 East Rd; Parcel Number 012-049-17; Zoned Rural Land - Waterway and Designated Rural Land.
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FIGURE 4 – LAKE COUNTY BASE ZONING DISTRICT



Source: Lake County Parcel Viewer

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

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

- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Department of Public Services
- Lake County Agricultural Commissioner
- Lake County Sheriff's Office
- Lake County Fire Protection District
- Department of Motor Vehicles
- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Food and Agriculture
- California Department of Pesticide Regulations
- California Department of Public Health
- California Department of Cannabis Control
- California Department of Consumer Affairs
- California Department of Fish & Wildlife (CDFW)
- California Department of Forestry & Fire Protection (CAL FIRE)
- California Department of Transportation (Caltrans)

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

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

A Cultural Resources Assessment with intensive pedestrian surveys of the Project site was prepared by Flaherty Cultural Resource Services (FCRS) dated March 10, 2020. No items of significance were identified under CEQA. Based on the findings of this assessment, there is no indication that the Project will impact any historical resources as defined under CEQA Section 15064.5, unique archaeological resources as defined under CEQA Section 21083.2(g), or tribal cultural resources as defined under Public Resources Code Section 21074.

An inquiry to the California Historical Resources Information System (CHRIS) was sent on March 23, 2020, for the Project Property. CHRIS recommended the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values.

Notification of the project and offering consultation under AB-52 was sent to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation on March 23, 2020. The Middletown Rancheria Tribal Historic Preservation Department representative responded in writing that the proposed project does fall within Tribe's Area of Concern. After a review of project materials, Middletown Rancheria expressed they are comfortable with the project moving forward under the mutual understanding that Tribe is to be contacted should there be any significant inadvertent discoveries process to protect such important and sacred resources. Consultation was not requested, however mitigation measures are proposed in the event of an unanticipated discovery.

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 Emissions | Gas | ☐ 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 By:
Mary Claybon, Senior Planner

Mary Claybon
SIGNATURE

Date: January 6, 2026

Mireya G. Turner
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with	☐	☐	☒	☐

applicable zoning and other
regulations governing scenic
quality?

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

Discussion:

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

The project Site is located in an open field, about 2.5 miles east of Highway 29. The site is obscured from public roads and neighboring lots by a dense canopy of trees surrounding the waterway that runs through the property. The Lower Lake Area Plan includes scenic designations for mountainous and hillside landscapes, agricultural and pastoral settings, and riparian and wetland areas. The General Plan has identified State and County scenic highways. The site is not near a locally designated scenic corridor and is not located within a mapped scenic vista.

Less than Significant Impact

- b) The Project site is located at 20150 Black Bass Pass, which is not identified as "Officially Designated" or an "Eligible State Scenic Highway-Not Officially Designated". Additionally, the project Site is not visible from public roads due to vegetative features that provide natural screening. No unique scenic rock outcroppings or historic buildings exist on the Project Site. The site is also not located within a locally-designated scenic corridor or a state scenic highway. Therefore, there will be a less than significant impact.

Less than Significant Impact

- c) The site is located approximately 5.26 miles southeast from the Lower Lake Community Growth Boundary and 1.28 miles from the Hidden Valley Lake Community Growth Boundary. The cultivation areas are not visible from any public roads in the vicinity. The six-foot fence surrounding the property is intended to reduce visual impacts to surrounding properties in addition to the dense canopy of trees around the site. The proposed use and accessory structures would be visually similar to other agricultural and commercial uses within the area, and would not substantially degrade the existing visual character of the site or the quality of public views of the surrounding area as there are no additional major structures being proposed.

No major physical changes to the site are proposed or needed other than the preparation of the cultivation and processing areas. The improvements to the internal road system are proposed to allow for emergency vehicle response. The site is not within an urbanized area and is not highly visible from any public property.

Less than Significant Impact

- d) The project has little potential to create additional light or glare. The applicant has proposed a total outdoor cannabis canopy area of 86,308 square feet, distributed across two designated garden areas: Garden A, measuring 66,503 square feet, and Garden B, measuring 19,805 square feet. Outdoor cultivation does not utilize artificial light. However, the project has the potential to introduce additional light and/or glare due to the proposed exterior security lighting and processing facility.

Less than Significant Impact with Mitigation Measures AES-1 through AES-3 incorporated:

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

AES-2: All artificial lighting shall be fully contained within structures or otherwise shielded to fully contain any light or glare. Artificial light shall be completely shielded between sunset and sunrise.

AES-3: Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed.

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

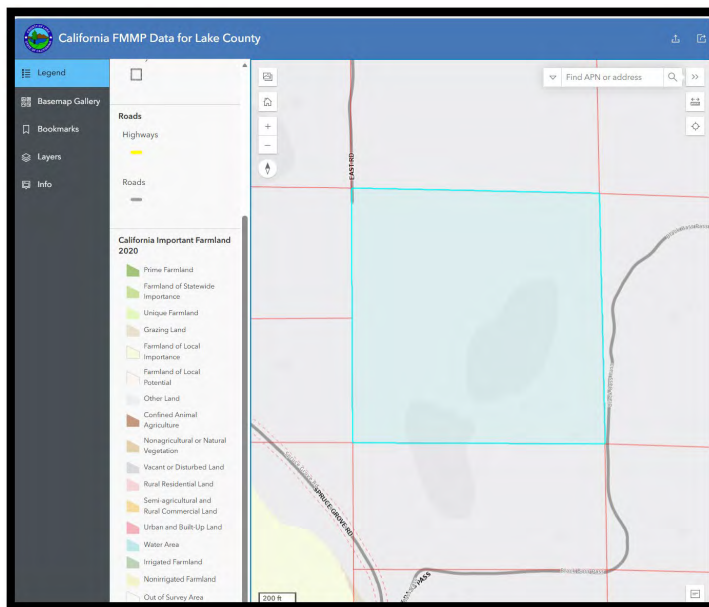
- d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Discussion:

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

- a) According to the California Department of Conversation Farmland Mapping and Monitoring Program the Project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and falls within the classification of Grazing Land, an agricultural use that can be considered farmland per California Government Code §51201(c) described as “(3) Land which supports livestock used for the production of food and fiber”. Historical uses of the site include animal grazing.

FIGURE 5 – CALIFORNIA FMMP DATA FOR LAKE COUNTY



Source: Lake County GIS Portal

The Project site contains soil type 152 Konocti-Hambright Complex, 5 to 15% slopes. The applicant is proposing cannabis cultivation above ground, in pots or raised planter beds. This proposal is consistent with agricultural activities and would not prevent future agricultural uses. As the proposed, the project would not be converting farmland that is high quality or significant farmland to a non-agricultural use.

No Impact

- b) According to the County of Lake, Rural Lands “(allow) agricultural uses and single family dwellings. Allowable density of one dwelling per 20-65 acres. Steep slopes, fire hazard and remoteness often restrict development.” Agricultural uses as described in California Government Code §51201(c) are generally allowed on Rural Lands, and the site is not under a Williamson Act contract.

The cultivation portion of the site would not interfere with the ability of the owner or neighbors to use the remaining land for crop production and/or grazing land.

No Impact

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

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

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

The project site is currently designated as Rural Lands (RL). The surrounding areas to the west, south, and east consist of dense tree canopy; however, no modifications to these areas are proposed as part of this project. Since the project site does not contain land zoned for forest or timber use, there is no anticipated impact related to such zoning classifications. Additionally, the project does not include any proposals to change the current zoning designations for forested or timberland areas, including those designated for Timberland Production. Therefore, no impacts are expected in this regard.

No Impact

- d) The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

No Impact

- e) Lands surrounding the Project site include privately-owned, undeveloped land to the immediate north, east, southeast, south, southwest, west, and northwest, all of which are zoned Rural Lands and Rural Residential. Given the absence of farmland or forest land on the Project site and the undeveloped character of surrounding lands, the proposed Project would have no potential to convert farmland to non-agricultural use or forest land to non-forest use. No impact would occur.

No Impact

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☒	☐	☐

Discussion:

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

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

According to the USDA Soil Survey and the ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the Project area or Project vicinity and would pose no threat of asbestos exposure during either the construction phase or the operational phase. The closest mapped serpentine soils are approximately 1.3 miles from the project parcel's lot line.

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

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

The proposed Project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed Project. Construction impacts, preparing soils for planting, minor surfacing and grading to improve internal access roads to meet turnout requirements for emergency vehicles, and construction of the processing building would be temporary in nature and would occur over a one month period. A standard grading permit will be obtained for ground preparation of cultivation areas and building pad preparation. Ongoing field management is considered an operational, not construction, activity.

Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation and construction.

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

Odors generated by the plants, particularly during harvest season, will be mitigated through passive means (separation distance), and active means such as planting native flowering vegetation surrounding the entire cultivation area (Odor Control Plan).

Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed for road improvements to allow emergency vehicle access. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-6 incorporated:

AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District (LCAQMD) 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. Or provide proof that a permit is not needed.

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

AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the LCAQMD such information in order to complete an updated Air Toxic emission Inventory.

AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.

AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt, or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.

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

- b) The County of Lake is in attainment of state and federal ambient air quality standards. Onsite construction is likely to occur over a relatively short period of time for each of the two phases with minor grading. Potential particulate matter could be generated during construction activities and build-out of the site. However, due to the pre-developed nature of the site, duration of construction activities and the minor equipment used, it is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards. Regardless, the applicant is required to adhere to all LCAQMD regulations related to dust and air quality during construction.

The construction phase for Stage II of the development is estimated to span approximately one month, with work scheduled from Monday through Saturday. It is proposed that up to three personnel will be involved during this period. The County has estimated that there will be approximately six vehicle trips per day related to construction activities (one arrival and one departure for each employee), totaling around 144 trips over the course of the construction phase, in addition to approximately ten delivery trips, resulting in a total of roughly 154 trips during Stage II. Following the commencement of operations, the primary source of emissions is expected to be vehicle trips associated with employee commuting. During the peak cultivation season, the maximum number of full-time employees is projected to be three. Vehicle activity during this period is anticipated to amount to approximately six trips per day. The County also anticipates that there will be up to two delivery trips per week on average during operational phases.

Less than Significant Impact

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

There are no schools, parks, childcare centers, convalescent homes, or retirement homes located in proximity to the Project site. The nearest off-site residences are approximately 680 feet southeast from the Project site, well over the 200-foot setback for offsite residences from commercial cannabis cultivation as described in Article 27.11 of the Lake County Zoning.

As described in the Property Management Plan (PMP), The farm would only use amendments and organic fertilizers to the soil, primarily added in the spring. The Additionally, no demolition or renovation will be performed which would cause asbestos exposure, and no serpentine soils have not been detected and are not mapped onsite.

Less than Significant Impact

- d) The proposed Project includes 86,308sf of outdoor cannabis canopy area which has the potential to cause objectionable odors, particularly during the harvest season. As described in the Property Management Plan, planting of native flowering vegetation will surround the cultivation area is proposed to help control odors associated with cannabis cultivation at the site. The project meets setbacks and zoning requirements intended to reduce odor and nuisance/compatibility issues. As discussed above, the cultivation areas exceed the required 200-foot setback from the closest offsite residence.

The proposed cultivation would generate minimal amounts of carbon dioxide from operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.) and from vehicular traffic associated with staff commuting, deliveries and pickups. Additionally, Mitigation Measures AQ-1 and AQ-6 would reduce impacts of dust generation from on-site roads and parking areas.

Less than Significant Impact with Mitigation Measures AQ-1 and AQ-6

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:

- a) Three biological reports have been prepared for the Project:
- Biological Resources Assessment (and Wetland Delineation), prepared by Lucy Macmillan, M.S., dated January 16, 2020.
 - The Botanical Survey Report prepared by Michael Weldon with Naiad Biological Consulting, dated June 12, 2021.
 - Biological Resources Assessment, prepared by Graening & Associates, dated August 20, 2025.

The 2025 Biological Resources Assessment incorporates information from the other two reports to analyze impacts of the project. The following discussions summarize findings from the report(s). The "Project Area" was defined as the proposed cultivation areas, totaling approximately three acres, and the "Study Area" was defined as the entire parcel.

Special Status Plant Species. Project implementation will impact only ruderal/agricultural/developed habitats which have a very low potential for harboring special-status species due to the dominance of aggressive non-native grasses and forbs and disturbance regime from weed management. No special status plant species were detected during the three botanical surveys (December 2019, June 2021 and May 2025). As such, it is unlikely that special status plant species are present within the Project Areas. However, critical habitat for 1 federally-listed species occurs within the Project Area and the surrounding Study Area: Slender Orcutt Grass (*Orcuttia tenuis*). Slender Orcutt Grass is restricted to in vernal pool habitats, primarily those found on Northern Volcanic Ashflow and Northern Volcanic Mudflow soils (USFWS 2025). These pools typically fill with water during the winter and gradually dry out in the spring and summer. The plant is adapted to the unique conditions of these pools, requiring periods of inundation followed by drying. There are no vernal pools in the Project Area. However, there are vernal pools in the surrounding Study Area. The cultivation areas were designed with a 150-foot setback from all sensitive habitats, including vernal pools. As such, the proposed project will not impact Slender Orcutt Grass.

Special Status Animal Species. Sensitive species, such as yellow-legged frog and western pond turtle, may also occur in the noted aquatic habitats (ephemeral channels, ponds, wetlands, and vernal pools). During the field survey, no listed species or special-status species were observed within the Project Area, and state and federal databases do not report any listed species or special-status species within the Project Area. No direct impacts to known populations of listed species or special-status species are expected from implementation of the proposed project. However, special-status species could migrate into Project Areas between the time that the field survey was completed and the start of construction. This is a potentially significant impact before mitigation.

Special-status bird species were reported in databases (CNDDDB and USFWS) in the vicinity of the Project Area. None were observed during the surveys, but the Project Area, and adjacent trees and utility poles, contain suitable nesting habitat for various bird species. If construction activities are conducted during the nesting season, nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction related disturbance. Therefore, Project construction is considered a potentially significant adverse impact to nesting birds.

Because the Project Area contains habitat for special-status species and species in the vicinity could migrate onto the Project Area between the time that the field survey was

completed and the start of construction, a pre-construction survey for nesting birds and special-status species should be performed by a qualified biologist to ensure that special-status species are not present. The focal species around the water features are yellow-legged frog and western pond turtle. However, all species will be surveyed. If any listed species are detected, construction should be delayed, the appropriate wildlife agency (CDFW and/or USFWS) should be consulted, avoidance measures implemented, and project impacts and mitigation reassessed. With the implementation of these mitigation measures, adverse impacts upon special-status species and nesting birds would be reduced to a less-than-significant level.

BIO-1: Preconstruction Special Status Species Surveys. Prior to earthwork, vegetation clearing or construction, preconstruction surveys for special status species shall be conducted. The surveys shall be completed for all species, but shall include a special focus on yellow-legged frog and western pond turtle. If any listed species are detected, construction shall be halted, the appropriate wildlife agency (CDFW and/or USFWS) shall be consulted, and avoidance measures provided by CDFW and/or USFWS shall be implemented.

BIO-2: Preconstruction Bird Nesting Surveys. If earthwork, vegetation removal or construction activities occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting/roosting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS shall be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.

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

BIO-4: Prior to construction all workers on the crew shall be trained by a qualified biologist as to the sensitivity of the Western pond turtle potentially occurring in the project area.

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

BIO-6: Hazardous materials such as fuels, oils, solvents, etc., shall be stored in sealable containers in a designated location at least 200 feet from all aquatic habitats. All fueling and staging of equipment will occur at least 200 feet from any aquatic habitat. All equipment will be maintained such that there shall be no leaks of automotive fluids such as gasoline, oils or solvents.

Less than Significant Impact with mitigation measures BIO-1 through BIO-6 added.

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

Project implementation will impact only ruderal/agricultural/developed habitats. No sensitive natural communities will be directly impacted by project implementation. The cultivation areas were designed with a 150-foot setback from all sensitive habitats. The minimum riparian setbacks apply to all land disturbance, cannabis cultivation activities, and facilities (e.g., material or vehicle storage, diesel powered pump locations, water storage areas, and chemical toilet placement). The proposed project is compliant with the setback requirements of Cannabis Cultivation Order WQ 2019-0001-DWQ. The Project Area and surrounding Study Area are not within any designated listed species' critical habitat.

The Biological Resources Assessment (BA) identified a Class III watercourse, four ponds associated with Steinhart Lake, and Steinhart Lake itself classified as Class I water courses on the proposed Project parcel, but not within the cultivation areas. The Study Area contains special-status habitats: wetlands and channels. However, the Project's proposed cultivation areas do not contain special-status habitats. Project implementation will not impact any special-status habitats because of setbacks designed into the project with avoidance by design.

No development is proposed within 150-feet of the identified watercourses, which is consistent with Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation. The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks and there are no sensitive natural communities within the Project area.

The Property Management Plan's sections on Fertilizer Usage (Section 4) and Fish and Wildlife Protection (Section 5) the cultivation operations are not expected to alter the hydrology of the parcels significantly, and that large, vegetated buffers surrounding the cultivation area serve to moderate stormflows and regulate stream volumes so that flooding can be avoided. These buffers and swales aim to allow stormwater that is discharged from operation areas to be slowed, filtered, and percolate into the soils.

Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan. Measures include straw wattles, weed-free rice straw, rip rap rock in all drainage outlets, and rock check dams.

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

In addition, the BA concludes the Study Area is not inside any federally-designated critical habitat.

Less Than Significant Impacts with Mitigation Measures BIO-1 through BIO-7 incorporated:

BIO-7: All work shall incorporate erosion control measures consistent with the Site Plans submitted, the Lake County Grading Regulations, and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.

- c) The Biological Resources Assessment (BA) identified a Class III watercourse, four ponds associated with Steinhart Lake, and Steinhart Lake itself classified as Class I water courses on the proposed Project parcel, but not within the cultivation areas. No development is proposed within 150-feet of the identified water courses. Refer to Section IV(a) and (b). Improvements to the existing culvert are proposed with a Lake Streambed Alteration Agreement with California Department of Fish and Wildlife. Stage II of development consists of interior roadway improvements, ground preparation, and construction of an on-site processing facility. This is anticipated to occur over a one month period and all equipment is to be staged on previously disturbed areas of the site.

Less Than Significant Impact

- d) The Biological Resources Assessment (BA) stated that no specific wildlife corridors exist within or near the Study Area. Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in the CNDDDB) exist within or near the Study Area, the grasslands, chaparral, and oak woodlands on and adjacent to the site provide potential nesting habitats for a variety of nesting birds and raptors. Although the Study Area may be used by wildlife for movement or migration, the proposed Project would not have a significant impact on this movement because it would not create any unpassable barriers as the open space and stream corridors facilitate animal movement and migration. Of the 40.56 acres on the parcel, 38 acres would remain available for natural habitat and wildlife corridors.

Implementation of the proposed project would necessitate erection of security fences around the cultivation compounds. These fences do not allow animal movement and may act as a local barrier to wildlife movement. However, the fenced cultivation areas are surrounded by open space, allowing wildlife to move around these fenced areas. Thus, implementation of the proposed project is a less than significant impact upon wildlife movement. Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Less than Significant Impact

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

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

The Project does not propose to remove any trees. If active nests are present in the Project area during construction of the Project, the California Department of Fish and Wildlife will be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Larger trees with a diameter of 6-inches have been identified and will be preserved, including one large, old-growth oak tree that will remain in place within one of the proposed canopy areas. There are no mapped sensitive species on the site.

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

Less Than Significant Impacts with Mitigation Measure BIO-1 through BIO- 7 incorporated

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

No Impact

V. CULTURAL RESOURCES

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

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

Discussion:

- a) A Cultural Resources Report (CRR) for the proposed cultivation Project was completed by Flaherty Cultural Resource Services (FCRS) prepared March 2020 to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records were reviewed to determine whether recorded archaeological or ethnographic sites were situated within the project area. As a result of records search (19-1163) it was determined that no archaeological or ethnographic sites had been recorded within the boundaries of the project. The Native American Heritage Commission (NAHC) returned the results of the Sacred Lands File (SLF) search December 2020. FCRS sent Project information letters to the tribes affiliated with the Project Area on the same date. Finally, FCRS conducted an intensive pedestrian survey within the Project Area on February 12, 2020. No cultural resources sites were discovered as a result of the survey.

Notification of the project and offering consultation under AB-52 was sent to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation on March 23, 2020, by the County of Lake.

Of the notified Tribes, the Middletown Rancheria responded to the notice stating the project falls within the Tribe's Area of Concern and requested to review the Cultural Report. The report was sent to the Tribal Historic Preservation Officer on March 24, 2020. The Middletown Rancheria Tribal Historic Preservation Officer provided additional commentary:

"Our Tribal Historic Preservation Office has reviewed the documents and have cleared the project and is comfortable with project moving forward, under the mutual understanding that the Tribe is contacted should there be any significant inadvertent discoveries. Should any new information or evidence of human habitation be found as this project progresses, or an expansion of ground disturbing activities, we respectfully ask that all work cease and that you contact the Tribe immediately. We do have a process to protect such important and sacred resources."

Based on the negative findings of the CHRIS search, field survey, and outreach efforts with local Tribes, there is no indication that the Project will impact any historical or archaeological resources as defined under CEQA Section 15064.5 or Tribal Cultural Resources as defined under Public Resources Code Section 21074.

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

also be contacted if any human remains are encountered.

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

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

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

- b) A California Historical Resources Information System (CHRIS) records search was completed by the Northwest Information Center (NWIC) to determine if the Project would affect archaeological resources. The record search found that there are no known or mapped significant archaeological resources on this site.

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

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

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

Less than Significant Impacts with Mitigation Measure CUL-2

VI.ENERGY

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

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?

☐
☐
☒
☐

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐
☐
☒
☐

Discussion:

a) According to the applicant's Energy Plan, the cultivation of commercial cannabis proposes no artificial lighting and only plans on conducting full-sun, outdoor cultivation in the project area. The proposed processing facility would include a photovoltaic roof-mount solar installation to offsite the energy consumption for the building as further discussed in subsection b. below

Less than Significant Impact

b) According to the California Department of Cannabis Control's Title 4 Division 19 §15010 on compliance with the CEQA, all cannabis applications must describe their project's anticipated operational energy needs, identify the source of energy supplied for the project and the anticipated amount of energy per day, and explain whether the project will require an increase in energy demand and the need for additional energy resources. To address this, the applicant has included their energy usage in the property management plan, stating that the proposed cultivation operation will seek to utilize as little lighting as possible, relying primarily on outdoor, natural sunlight cultivation. The applicant proposes the installation of a solar array to provide 50% of the site's power. Gasoline and Deisel-powered generators will be on site to meet the additional needs of the site during an emergency.

Less than Significant Impact

VII. GEOLOGY AND SOILS

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

- a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ☐ ☐ ☒ ☐
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? ☐ ☐ ☒ ☐
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☒ ☐
- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐

Discussion:

a) Earthquake Faults (i)

According to the USGS Earthquake Faults map available on the Lake County GIS Portal, there is a linear earthquake fault eight (8) miles east of the subject site. The linear faults run north to south. The last estimated rupture for these faults was less than 1,600,000 years ago. Because there are no known faults located on the Project site, there is no potential for the Project site to rupture during a seismic event. Thus, no rupture of a known earthquake fault is anticipated, and the proposed Project would not expose people or structures to an adverse effects related rupture of a known earthquake fault as no structures for human occupancy are being proposed.

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

Landslides (iv)

The Project cultivation site is located in an area of little to no slope. According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered “stable” and not located within and/or adjacent to an existing known “landslide area”. As such, the Project’s cultivation site is considered moderately susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

- b) No grading is proposed to prepare the Project site for cultivation during Stage I of development. The project outdoor cultivation will involve the use of raised planter bags and will utilize 7-gallon pots with catchment trays, no routine tilling or other soil disturbing activities are proposed by this project. According to the Property Management Plan this would not involve any adverse effects on the potential for erosion or the loss of topsoil.

Stage II of development includes earthwork for the building pad, interior access improvements, culvert improvements and parking area. In accordance with Chapter 30 of the Lake County Municipal Code, the project is anticipated to trigger the need for a Standard Grading Permit. Prior to any grading, the applicant will need to obtain a grading a building permit from the Lake County Community Development Department.

Furthermore, the project is enrolled with the SWRCB for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (Cannabis Cultivation General Order). The Cannabis Cultivation General Order implements Cannabis Policy requirements with the purpose of ensuring that the diversion of water and discharge of waste associated with cannabis cultivation does not have a negative impact on water quality, aquatic habitat, riparian habitat, wetlands, or springs. The Cannabis Cultivation General Order requires the preparation of a Site Management Plan (SMP), a Nitrogen Management Plan (NMP), and the submittal of annual technical and monitoring reports demonstrating compliance. The purpose of the SMP is to identify BPTC measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to

water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials. As part of the Applicant's enrollment, they are required to complete Annual Monitoring and Reporting to the State Water Board, which requires that winterization BPTC measures for erosion and sediment control are in place prior to the winter period.

Less Than Significant Impacts with Mitigation Measures GEO-1 and BIO-7, incorporated:

GEO-1: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapter 30 of the Lake County Code.

Implementation of BIO-7.

- c) According to the soil survey of Lake County, prepared by the United States Department of Agriculture, soils found on the project parcel are as follows:

152 – Konocti-Hambright Complex, 5 - 15 percent slopes.

This map unit is on low sloping hills and has a moderate erosion hazard risk-- This unit is approximately 40 percent Konocti and similar soils, 20 percent Hambright and similar soils, and 30 percent minor components. The Konocti-Hambright complex is described as well drained however, while thoroughly wet, the soil groups have a high runoff potential. Available water capacity is 1.4 inches (Hambright) to 3.1 inches (Konocti). These soil groups generally present as very gravelly loam for the first 16-29 inches in depth with some stony sandy clay loam interspersed with bedrock ranging from 16 inches (Hambright) to 29 inches (Konocti) in depth. Both soil types support Live Oak/Manzanita ecological habitats.

The minor soils included in the project parcel contain Aiken, Collayomi, Sobrante, Rock outcrop, Unnamed, Guenoc, Konocti Variant all at percentages of 5 or lower. A second map unit is described by the Department of Agriculture soil survey described as Unit 256 – Water which makes up approximately 15% of the site. The applicant has submitted a Property Management Plan (Plan) addressing Stormwater and Erosion Control in anticipation of the incorporation of Best Management Practices as being a requirement. The Plan has mitigation measures that will decrease the likelihood of the loss of topsoil due to erosion.

Less Than Significant Impacts with Mitigation Measures GEO-1 and BIO-7, incorporated:

- d) The Uniform Building Code is a set of rules that specify standards for structures. The stage II processing facility would be new construction requiring a building permit subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist within a site specific study. The stage II processing facility also must meet the standards for Americans with Disabilities Act (ADA) ensuring compliance with a review by California Accessibility Specialist (CAsp). The processing facility shall be equipped with an ADA restroom and path of travel to meet CAsp requirements.

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

Cultivation activities proposed in the project would occur on one type of soil: 152 – Konocti Hambright Complex, 5 to 15 percent slopes, according to the Soil Survey of Lake County and the USDA Web Soil Survey website.

Soil Type 152 is comprised of gravelly loam, very stony sandy clay loam, and bedrock. and would have a moderate shrink-swell potential due to the gravel in the composition.

Less Than Significant Impact with Mitigation Measures GEO-2 and GEO-3 incorporated:

GEO-2: Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.

GEO-3: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility and CALFIRE standard. Please contact the Lake County Community Development Department's Building Division for more information.

- e) The 40.56-acre site currently has an existing septic system. The soil is relatively well-drained and does not appear to be problematic if a new septic system is required for Stage II of development.

Therefore, the proposed project will not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater. In addition, the system will be inspected and approved by the County Division of Environmental Health prior to obtaining a use permit.

Less Than Significant Impact

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

Less than Significant Impact

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |

Discussion:

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

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted thresholds of significance for Greenhouse Gase (GHG) emissions. In general, greenhouse gas emissions can come from construction activities and from post-construction activities such as vehicle trips (employees, deliveries, et cetera). Site disturbance ('construction') will be very minimal because the cultivation area has already been disturbed. New construction would occur on the site for Stage II of development; construction of the processing facility. According to the applicant's Energy Use section of the Property Management Plan, the applicant proposes transitioning to 50 percent solar powered energy for cannabis processing purposes, reducing GHG and carbon emissions.

Less than Significant Impact

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

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

Project was sent out for review from the LCAQMD and the response back contained a list of items regarding general concerns for commercial cannabis cultivation ranging from off-site odor impacts to construction and demolition, to traffic which can all contribute to nuisance odors or dust creation.

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

Less than Significant Impact

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

people residing or working in the project area?

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

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

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

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

The Property Management Plan also addresses the following:

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

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

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

A spill containment and cleanup kit will be kept on site in the unlikely event of a spill. All employees would be trained to properly use all cultivation equipment, including pesticides. Proposed site activities would not generate any additional hazardous waste.

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

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

Less Than Significant Impact with Mitigation Measures HAZ-1 through HAZ-3 incorporated:

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

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

HAZ-3: Bulk fertilizers shall be incorporated into the soil shortly after delivery and shall not typically be stockpiled or stored on site. Should bulk fertilizers need to be stockpiled, they shall be placed on a protective surface, covered with tarps, and secured with ropes and weights. Dry and liquid fertilizers will be stored in a stormproof shed inside each cultivation compound.

- b) The Project involves the use of organic fertilizers which will be stored in a secure structure. The project does not propose the use of pesticides, stating it is a "pesticide-free farm". Flood risk at the Project site is minimal and according to Lake County GIS Portal data and the Project is not located in or near an identified earthquake fault zone. Fire hazard risks on the Project site range from moderate to very high.

The project site does not contain any identified areas of serpentine soils or ultramafic rock, and risk of asbestos exposure during construction is minimal.

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

Less than Significant Impact with Mitigation Measures HAZ-1 through HAZ-8 incorporated:

HAZ-4: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.

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

HAZ-6: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.

HAZ-7: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.

HAZ-8: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.

- c) There are no schools located within one-quarter mile of the proposed Project site. Impacts would be less than significant and no mitigation measures would be required.

Less than significant Impact

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

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

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

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

No Impact

- e) The Project site is located approximately 21.4 miles southeast of Lampson Field, administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. In accordance with regional Airport Land Use Compatibility Plans, the site would not be located within an area of influence for the airport. Therefore, there will be no hazard for people working in the Project area from Lampson Field.

No Impact

- f) Access to the Project site is from Black Bass Pass via Spruce Grove Road, which is in compliance with California Public Resources Code §4290. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route or is located adjacent to an emergency evacuation route. During long-term operation, adequate access for emergency vehicles via Spruce Grove Road and connecting roadways will be available. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

Less than Significant Impact

- g) The Project site is mapped as an area of moderate fire risk. Additionally, the proposed project proposes eight 2,500-gallon tanks for water storage and an additional steel, fiberglass, or concrete water tank is required by the Lake County Fire Protection District dedicated to emergency water suppression for Stage II of development; construction of the processing facility.

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

Less than Significant Impact

X. HYDROLOGY QUALITY	AND	WATER	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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Would the project:

- a) Violate any water quality standards or waste discharge requirements or ☐ ☐ ☒ ☐

otherwise substantially degrade surface or ground water quality?

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

Discussion:

- a) The Project parcel has Class I, II, and Class III water courses onsite. A large pond shown as Steinhart Lakes on Google Earth exists midway between the two cultivation areas. Four other smaller ponds associated with Steinhart Lake were also identified. Additionally, a drainage (Class III) located to the northwest of Steinhart Lake was identified in the Biological Assessment (BA). The ponds associated with Steinhart Lake are all classified as Class 1 Watercourses and will require adherence to a 150-foot setback for cannabis operations as required by the State Water Resources Control Board (SWRCB). From the PMP (Stormwater Management Plan):

The Applicant will establish a vehicle storage, maintenance and refueling area to minimize the spread of oil, gas and engine fluids. The use of oil pans under stationary vehicles will take place. Greenfield Farm will protect drainage inlets from receiving polluted storm water using filters such as fabrics, gravel bags or straw wattles, and reviewing on a regular basis the weather forecast to be prepared for rain events by having necessary materials onsite before the rainy season. Additionally, the project seeks to Minimize compaction of highly permeable soil and use of impervious surfaces. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access and provide fire protection. Minimize use of impervious surfaces by concentrating development on the least- sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.

According to the proposed Project's *Property Management Plan – Waste Management Plan*, the cultivation operation is enrolled in the SWRCB's Order WQ 2019-0001-DWQ *General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities* (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of BPTC measures, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. Note also that a sediment and erosion control plan is being implemented as part of the greater Site management Plan.

The project will adhere to site plans and Property Management Plan for installation and maintenance, and identifies locations of cultivation related resources that will adhere to Best Management Principles (BMP's) related to erosion and sediment prevention methods. The project is also required to adhere to Chapter 30, Grading Ordinance, of the Lake County Municipal Code.

The County's Cannabis Ordinance requires that all cultivation operations be located at least 100-feet away from all waterbodies (i.e. spring, top of bank of any creek or seasonal stream, edge of lake, wetland or vernal pool). Where appropriate the applicant will be exceeding this setback with a minimum of a 150-foot setback for ponds associated with Steinhart Lake.

Additionally, cultivators who enroll in the State Water Board's Waste Discharge Requirements for Cannabis Cultivation Order WQ 2019-001-DWQ must comply with the Minimum Riparian Setbacks. Cannabis cultivators must comply with these setbacks for all land disturbances, cannabis cultivation activities, and facilities (e.g., material or vehicle storage, diesel powered pump locations, water storage areas, and chemical toilet placement). As described, all cultivation structures, materials, and locations are setback greater than 150 feet.

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

Less Than Significant Impact with Mitigation Measures BIO-7 and GEO-1 incorporated

- b) Due to the existing exceptional drought conditions, on July 27, 2021, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) requiring land use applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 requires that all project that require a CEQA analysis of water use include

the following items in a Hydrology Report prepared by a licensed professional experienced in water resources:

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

While the drought conditions have significantly changed and there is no longer a declared drought emergency, the Community Development Department will continue to require Hydrological Assessments (Hydrology Reports) for all land use permits in accordance to Article 55 *Applications* the Lake County Zoning Ordinance.

Water Demand

According to the Project's *Hydrology Report – Projected Water Demand* section, The CalCannabis Environmental Impact Report (CDFA, 2017) uses a conservative estimate of 6.0 gpd and assumes that there are approximately 500 plants per acre of canopy and the demand is 3,000 gpd (2.1 gallons per minute [gpm]) per acre of canopy; this use rate is consistent with the Water Use Management Plan section (Section 12) of the project's Property Management Plan. The total water demand for 2-acres of canopy is approximately as follows:

- Daily – 6,000 gpd (4.2 gpm)
- Yearly:
 - 180-day cultivation season – 3.3 AF
 - Typical for Outdoor plants.

There is one (1) existing permitted groundwater well that will be used for cultivation (Lat/Long, 38.842053°, -122.539604°). The well is approximately 190 feet deep and has existed on the property since April 1980. The static water level was at 50-feet below the ground surface prior to pumping and lowered to 160-feet below the ground surface at the end of well test. Using USGS topography, the surface elevation at the well is approximately 1,811-feet; the initial and static water level elevations are approximately 1,761-feet, respectively.

The well was estimated to have a yield of 40 gpm (64.52 acre-feet per year). The potential daily demand of 4.2 gpm represents 10.5% of the well yield and between 3.4%-5.1% of the annual well production in acre-feet.

Irrigation

Irrigation for the cultivation operation will use water supplied by the existing well. The irrigation water would be pumped from the well via PVC piping to (8) 2,500-gallon water storage tanks, totaling 20,000 gallons of water storage and then delivered to a drip irrigation system. The drip lines will be sized to irrigate the cultivation areas at a rate slow enough to maximize absorption and prevent runoff.

Groundwater Basin Information and Hydrogeology

The well site is located nearest to the Coyote Valley Groundwater Basin (Basin #5-018). The well is approximately 2.87 miles North of the basin boundary, thus it is likely the well

draws from the Coyote Valley 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 10 square mile Scotts Valley Watershed drainage area (DWR Bulletin 118).

The Coyote Valley Basin is east of Coyote Valley Basin is in the southeastern portion of the County along Putah Creek and is part of the Upper Putah Inventory Unit. Coyote Valley Basin is 5 miles long and 2.5 miles wide. Clear Lake Volcanics border Coyote Valley Basin to the east, Serpentinized ultramafic rocks border the basin to the south and west, and the Franciscan Formation borders the basin to the north. Low hills of basalt are found in the south and southeastern part of the valley. Coyote Valley Basin consists of two water-bearing formations; Holocene Alluvium and Plio-Pleistocene Volcanics and Cache Formation. Holocene Alluvium is the primary water-bearing unit in the basin and overlies the Cache Formation. Holocene Alluvium consists of floodplain and channel deposits of Putah Creek and alluvial fan deposits in the southwestern portion of the valley and at the valley boundaries. The deposits are primarily composed of poorly stratified sand and gravel, with limited fine grained material. The formation is predominantly interbedded coarse sand and gravel, and ranges from about 100 to 300 feet thick (DWR 1976). Groundwater within the upper 100 feet of the formation is largely unconfined (Peterson 1996). Wells drilled in the alluvium produce on average 1,000 gallons per minute (Aust 2006). The Plio-Pleistocene Volcanics and Cache Formation consist of a mixture of volcanic rocks and sediments that may be related to the Cache Formation. The southeastern part of the valley contains volcanic rocks and Cache Formation tuffaceous deposits that may be waterbearing. The poorly consolidated tuffaceous deposits are found fairly deep beneath the hills to the northeast where they are overlain and potentially interbedded with basaltic flows. The northeast edge of the valley contains Cache Formation outcrops that likely underlie much of the alluvium. The Cache Formation is made of gravel, silt, sand and the upper layers contain water-laid tuffs and tuffaceous sands become dominant (DOM 1953). The Cache Formation has low permeability because most of the strata are too high in clay or silt to allow for great water movement.

Putah Creek is the main groundwater recharge source for Coyote Valley Basin. Some recharge occurs from precipitation on the alluvial plain and from side-stream runoff. The USGS Water Supply Paper 1297 estimates the storage capacity of the basin to be 27,000 acre-feet. This estimate is based on the areal extent of alluvium within the basin (approximately 3000 acres) for a saturated depth interval of 10 to 100-feet having a specific yield of 10 percent (Upton 1955). DWR (1960) estimates the storage capacity to be 29,000 acre-feet with a useable storage capacity of 7,000 acre-feet.

The Coyote Valley Basin Groundwater Basin has not been identified by the California Department of Water Resources (DWR) as a critically overdrafted basin. DWR defines critically overdrafted as, "A basin subject to critical overdraft when continuation of present water management practices would probably result in significant adverse overdraft-related environmental, social, or economic impacts." The California Statewide Groundwater Elevation Monitoring (CASGEM) program was developed by DWR to establish a permanent, locally managed system to monitor groundwater elevation in California's alluvial groundwater basins and subbasins. A statewide ranking system, CASGEM Groundwater Basin Prioritization, was created to prioritize California ground water basins to help assess the need for additional groundwater level monitoring. The rankings for the Groundwater Basin Prioritization are classified into four categories high-priority, medium-

priority, low-priority, or very low-priority. The Coyote Valley Groundwater Basin is ranked as very low-priority basins by the CASGEM ranking system. (DWR, 2021).

Recharge Rate

The elevation of the initial water level, measured when the well was tested in April 1980, was approximately 1,761-feet. The approximate elevations within the Coyote Valley Groundwater Basin range between a maximum of 1,239-feet and a minimum of 938-feet. Since the well is screened from an elevation of 1,661 to 1,621- feet, it is likely the recharge area is likely most of the Coyote Valley Basin Watershed.

The recharge area soils are classified using the NRCS Web Soil Survey. The different classifications of the recharge soils are classified into four Hydrologic Soil Groups (HSGs) A, B, C, and D. The HSGs are used to determine the soil's ability to infiltrate water. HSG A has the highest infiltration potential and HSG D has the lowest infiltration potential. The project's site recharge area is considered to have both HSG C and HSG D. HSG D will be used to provide a more conservative value. The site is undeveloped with a cover type of brush and is in fair condition (50% to 75% ground cover) and has a CN of 84.

Cumulative Impact to Surrounding Areas

The proposed Green Field Farm project's annual water demand could change depending on the length of the cultivation season. The demand is estimated to be 2.2 to 3.3 AF per year, or approximately 1.9% and 2.8% of the annual recharge during an average and dry year, respectively. Green Field Farm would need approximately 0.25-inches of rainfall to infiltrate into the recharge area to satisfy its demand. Thus, there is sufficient recharge, on an annual basis, to meet the project's demand.

The Lake County Groundwater Management Plan, states that there are 86 domestic wells, 17 irrigation wells, 5 municipal wells, 6 monitoring wells, and 13 others wells in the Coyote Valley Groundwater Basin. The groundwater demand from agriculture in an average year is 4,073 AF. The demand from additional proposed cannabis cultivation projects in the Coyote Valley Groundwater Basin is not included in the 2004 Groundwater Management Plan, so the total additional proposed cannabis cultivation is unknown. It will be assumed that new cannabis cultivation could add an additional 15 to 25 acres to the Coyote Valley Groundwater Basin. This additional agricultural demand of the groundwater could increase by 41.3 AF. With the addition of these new cultivations and the proposed Greenfield Farm project, the annual groundwater demand could increase up to 44.6 AF of the leftover usable storage capacity of the Coyote Valley Groundwater Basin.

Therefore, according to the hydrological analysis, the proposed project water use would have little to no cumulative impact on the agricultural groundwater demand.

It is recommended that the project applicant monitor water levels in the well. The purpose of the monitoring is to evaluate the functionality of the well to meet the long-term water demand of the proposed project. Water level monitoring is required by the Lake County Zoning Ordinance. Ordinance Article 27 Section 27.11(at) requires the well to have a water level monitor. With these required measures in place, the impact is expected to be less than significant with Mitigation Measures HYD-1 and HYD-2.

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

HYD-1: A Water Monitoring Program, including seasonal static water level monitoring and water level monitoring during extraction, shall be followed. The applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.

HYD-2: The production well shall have a meter to measure the amount of water pumped. The production well shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring began at least three months before the use of the production well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.

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

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

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

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

BPTC measures will be deployed in a sequence to follow the progress of site preparation and cultivation. As the locations of soil disturbance change, erosion and sedimentation controls should be adjusted accordingly to control stormwater runoff at the downgrade perimeter and drain inlets. BPTCs to be implemented include monitoring weather to track

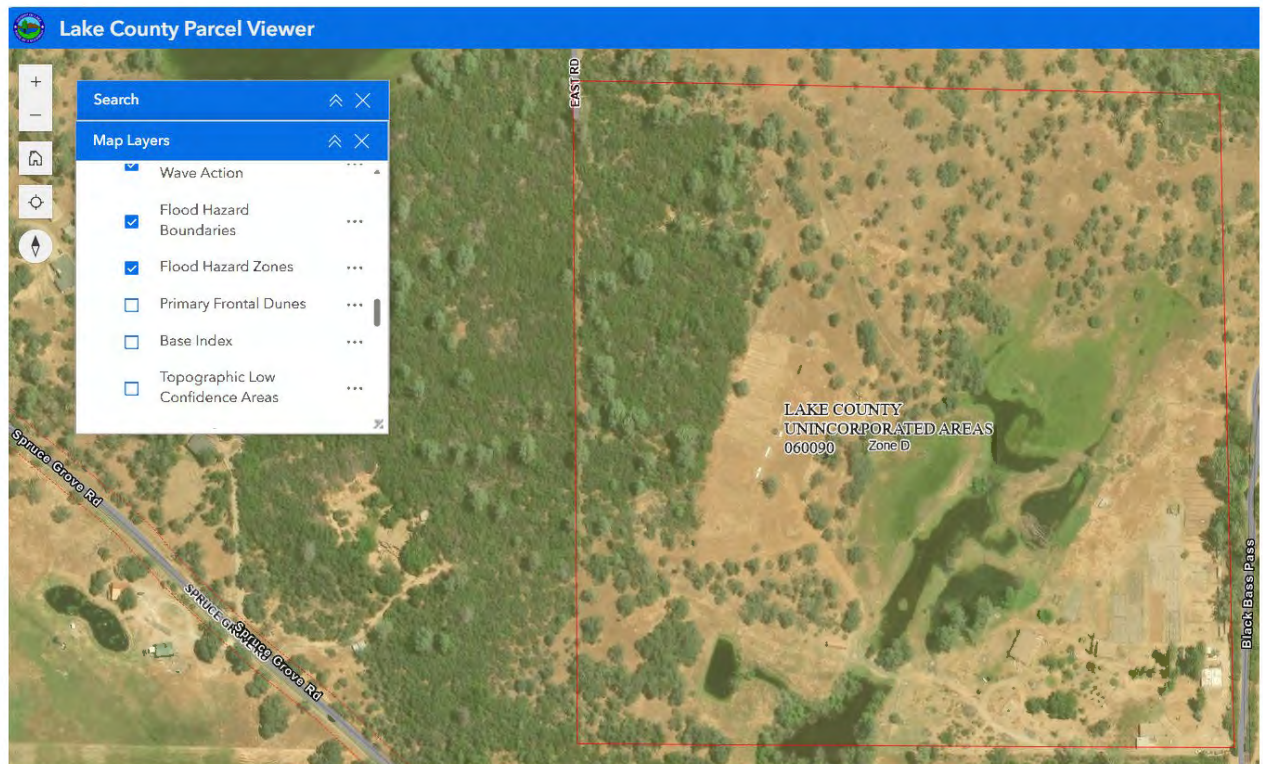
conditions and alert crews to the onset of rainfall events, stabilizing disturbed soils with temporary erosion control or with permanent erosion control as soon as possible after grading or construction is completed, and establishing temporary or permanent erosion control measures prior to rain events. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and planting of native vegetation on all disturbed areas to prevent erosion.

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

Less than Significant Impact

- d) The Project site is not located in an area of potential inundation by seiche or tsunami. The Project site is designated to be in Flood Zone D – areas of undetermined but possible flood hazard area. Soils at the project site are relatively stable, with a minimal potential to induce mudflows. Further, all chemicals including pesticides, fertilizers and other potentially toxic chemicals shall be stored in a manner that the chemicals will not be adversely affected in the event of a flood.

FIGURE 6 -- Flood Zone D



Source: Lake County GIS portal

Less than Significant Impact

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

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

- Daily monitoring and leak inspections
- Watering at agronomic rates
- Use of compost and mulch
- Cover crops
- The selection of plant varieties that are suitable for the climate of the region
- The use of driplines and drip emitters rather than spray irrigation
- Using water application rates modified from data obtained from soil moisture meters and weather monitoring
- Utilizing shutoff valves on hoses and water pipes
- Immediate repair of leaking or malfunctioning equipment
- Water-use metering and budgeting

A water budget will be created every year and water use efficiency from the previous year will be analyzed.

In addition to water use metering, water level monitoring is also required by Lake County Zoning Ordinance Article 27 Section 27.11 (at) 3, specifically that wells must have a meter to measure the amount of water pumped as well as a water level monitor. Well water level monitoring and reporting will be performed as follows:

Seasonal Static Water Level Monitoring

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

Water Level Monitoring During Extraction

The purpose of monitoring the water level in a well during extraction is to evaluate the performance of the well and determine the effect of the pumping rate on the water source during each cultivation season. This information will be used to determine the capacity and yield of the Project's wells and to aid the cultivators in determining pump rates and the need for water storage. The frequency of water level monitoring will depend on the source, the source's capacity, and the pumping rate. It is recommended that initially the water level be monitored twice per week or more, and that the frequency be adjusted as needed depending on the impact that the pumping rate has on the well water level. Records will be kept and elevations reported to the County as part of the project's annual reporting requirements. Reporting will include a hydrograph plot of the water level measurements for all project wells during the cultivation season and compared to prior seasons.

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

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

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

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

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

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

Less Than Significant Impact with Mitigation Measure HYD-1 through HYD-3 implemented.

XI. LAND USE PLANNING

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

- a) Physically divide an established community? ☐ ☐ ☐ ☒
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐

Discussion:

- a) The project site is a 40.56-acre property off Black Bass Pass in an area where parcel size ranges from 10-160-acres. The closest community growth boundary accessible by road is Coyote Valley, which is approximately 1.2 miles away separated by dense trees and an agricultural field.

The area is characterized by large parcels of rural, undeveloped land within some proximity to limited agricultural uses such as vineyards, orchards, and small horse ranches. There are no established networks of horse or pedestrian trails on or around the project site.

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

No Impact

- b) The General Plan Land Use and Zoning designation for the Project site is classified as Rural Land (RL) – Wetlands (W). According to the Lake County Zoning Ordinance, commercial outdoor cannabis cultivation is permitted within the RL land use zone subject to approval of a major use permit. The Wetlands Combining District, as outlined in Article 29.1 of the Lake County Zoning Ordinance, aims to “preserve and protect environmentally sensitive wetlands that are valuable for their role in supporting plant and animal habitats, as well as their natural appearance and character.” Per Article 29.2, wetlands criteria relevant to the Project parcel include areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that naturally support, vegetation adapted to saturated soil conditions.

On December 19, 2019, a reconnaissance level survey and a wetland delineation of the site was conducted. The focus of the survey was to identify whether suitable habitat elements for each of the special status species documented in the surrounding vicinity or in the range of the project site are present on the project site or not and whether the project would have the potential to result in impacts to any of these species and/ or their habitats either on- or off-site. For the wetland delineation, the parcel was walked to identify presence of hydrophytic vegetation or soil saturation or ponding or evidence of ponding such as algal matting. A data sample point was taken. No potential wetland features were identified within the cultivation sites.

All setbacks from watercourses are indicated on the site plan, with the project designed to avoid wetland resources through appropriate planning and spatial separation.

Less than Significant Impact.

XII. MINERAL RESOURCES

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

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

☐	☐	☐	☒
☐	☐	☐	☒

Discussion:

- a) The Lake County Aggregate Resource Management Plan does not identify the portion of the Project parcel planned for cultivation as having an important source of aggregate resources. The California Department of Conservation describes the generalized rock type for the Project parcel as QV: volcanic rocks. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site, and thus no impact.

No Impact

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

No Impact

XIII. NOISE

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

- a) Result in the generation of a substantial temporary or permanent

☐	☒	☐	☐
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increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

Discussion:

- a) Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps, air filtration systems, fans, or generators. Use of generators is proposed by this project. The project proposing a reduction in generator use to supply only 50% of the projects power needs with the other 50% coming from solar power by June 1, 2024.

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

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

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

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

NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.

NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.

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

The Project would not generate ground-borne vibration or noise, except potentially during the construction phase from the use of heavy construction equipment. According to California Department of Transportation's Transportation and Construction-Induced Vibration Guidance Manual, ground-borne vibration from heavy construction equipment does not create vibration amplitudes that could cause structural damage, when measured at a distance of 10 feet.

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

Less Than Significant Impact

- a) The Project site is located approximately 21.4 miles from Lampson Field, administered by the Lake County Airport Land Use Commission, which has adopted an Airport Land Use Compatibility Plan. The site is not located in the "AA" Airport Approach Combining District. Therefore, no impact is anticipated.

No Impact

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
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Would the project:

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

☐	☐	☐	☒
☐	☐	☐	☒

Discussion:

- a) The Project is not anticipated to induce significant population growth to the area. The increased employment will be approximately three (3) employees to be hired locally.

No Impact

- b) No people or housing will be displaced as a result of the project, thus no impact is expected.

No Impact

XV. PUBLIC SERVICES

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

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

☐
☐
☒
☐

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

Discussion:

- 1) Fire Protection

The Lake County Fire Protection District provides fire protection services to the proposed Project area. The proposed Project would be served by the Lake County Fire Protection Station (Station 60) in Middletown, an existing station located approximately 10 roadway miles from the Project site. Development of the proposed Project would impact fire protection services by increasing the demand on existing Fire District resources. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities and installations, including compliance with State and local fire codes, as well as minimum private water supply reserves for emergency fire use. Internal gates and roadways will meet CAL FIRE requirements for vehicle access according to PRC 4290 including adequate gate and roadway width requirements, overhead clearances, on-site turn-arounds, and sufficient base materials use. With these measures in place, the project would have a less than significant impact on fire protection.

2) Police Protection

The Project site falls under the jurisdiction of the Lake County Sheriff's Department and is in a remote area not easily reached by law enforcement the event of an emergency. Article 27 of the Lake County Zoning Ordinance lays out specific guidelines for security measures for commercial cannabis cultivation to prevent access of the site by unauthorized personnel and protect the physical safety of employees. This includes 1) establishing a physical barrier to secure the perimeter access and all points of entry; 2) installing a security alarm system to notify and record incident(s) where physical barriers have been breached; 3) establishing an identification and sign-in/sign-out procedure for authorized personnel, suppliers, and/or visitors; 4) maintaining the premises such that visibility and security monitoring of the premises is possible; and 5) establishing procedures for the investigation of suspicious activities. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature, and with these measures the impact is expected to be less than significant.

3) Schools

The proposed Project is not expected to significantly increase the population in the local area and would not place greater demand on the existing public school system by generating additional students. The site is located within the Konocti Unified School District. The district's schools are approximately eight miles from the project site. No impacts are expected.

4) Parks

The proposed Project will not increase the use of existing public park facilities and would not require the modification of existing parks or modification of new park facilities offsite. The closest public park to the project site is approximately four miles away. No impacts are expected.

5) Other Public Facilities

Staff will be hired locally, and no impacts are expected.

Less than Significant Impact

XVI. RECREATION

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

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐	☐	☐	☒
☐	☐	☐	☒

Discussion:

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

No Impact

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

No Impact

XVII. TRANSPORTATION

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

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?

☐	☐	☒	☐
☐	☐	☒	☐

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

Discussion:

a) Roadway Analysis

The proposed project site is accessed from Black Bass Pass Road; a private gravel road via Spruce Grove Road; a county-maintained road. A minimal increase in traffic is anticipated due to construction (projected between four and six average day trips), and incoming and outgoing deliveries through the use of small vehicles only are anticipated to be infrequent. Estimated daily employee trips are between 4 and 6 trips is slightly less than a single-family dwelling, which averages 9.55 average daily trips according to International Transportation Engineer's manual, 9th edition.

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

Transit Analysis

The project will result in minimal increases in construction-related and use related daily trips. There are no public transportation facilities located along Black Bass Pass or Highway 29 from the intersection of Black Bass Pass to the intersection of Morgan Valley Road and Highway 29 in Lower Lake, CA. The proposed project will employ three seasonal employees and encourage carpooling. This project would not conflict with CEQA guidelines Section 15064.3, subdivision 28 and 35 guidelines section 15064.3(b)(1).

Bicycle Lane and Pedestrian Path Analysis

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

Less than Significant Impact

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

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

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project-related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 110 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations. The estimated trips per day for the proposed Project are between 5 to 12 during construction and operation.

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

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

Less than Significant Impact

- c) The Project is not a transportation project. The proposed use 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 and will not need to be operated on Highway 29 or Black Bass Pass.

No Impact

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

Less than Significant Impact

XVIII. TRIBAL CULTURAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

☐	☒	☐	☐
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- 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

☐	☒	☐	☐
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significance of the +resource to a California Native American tribe?

Discussion:

- a) A Cultural Resources Report (CRR) for the proposed cultivation Project was completed by Flaherty Cultural Resource Services (FCRS) prepared March 2020 to identify potentially significant cultural resources. A California Historical Resources Information System (CHRIS) records were reviewed to determine whether recorded archaeological or ethnographic sites were situated within the project area. As a result of records search (19-1163) it was determined that no archaeological or ethnographic sites had been recorded within the boundaries of the project. The Native American Heritage Commission (NAHC) returned the results of the Sacred Lands File (SLF) search December 2020. FCRS sent Project information letters to the tribes affiliated with the Project Area on the same date. Finally, FCRS conducted an intensive pedestrian survey within the Project Area on February 12, 2020.

Notification of the project and offering consultation under AB-52 was sent to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo Indians, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation on March 23, 2020, by the County of Lake. Of the notified Tribes, the Middletown Rancheria responded to the notice stating the project falls within the Tribe's Area of Concern and requested to review the Cultural Report. The report was sent to the Tribal Historic Preservation Officer on March 24, 2020. The Middletown Rancheria Tribal Historic Preservation Officer provided additional commentary:

"Our Tribal Historic Preservation Office has reviewed the documents and have cleared the project and is comfortable with project moving forward, under the mutual understanding that the Tribe is contacted should there be any significant inadvertent discoveries. Should any new information or evidence of human habitation be found as this project progresses, or an expansion of ground disturbing activities, we respectfully ask that all work cease and that you contact the Tribe immediately. We do have a process to protect such important and sacred resources."

Based on the negative findings of the CHRIS search, field survey, and outreach efforts with local tribes, there is no indication that the Project will impact any historical or archaeological resources as defined under CEQA Section 15064.5 or tribal cultural resources as defined under Public Resources Code Section 21074. It is possible, but unlikely, that significant artifacts or human remains could be discovered during Project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the Project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.

In response to the Cultural Resources Report and the California Historical Resources Information System records search, both of which indicate no presence of tribal cultural resources on the Project site, the lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed Project.

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

With mitigation measures CUL-1 and CUL-2, the impact will be less than significant.

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

- b) In response to the Cultural Resources Report and the California Historical Resources Information System records search, both of which indicate no presence of tribal cultural resources on the Project site, the lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed Project. With mitigation measures the impact will be less than significant.

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

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

Less than Significant Impact with mitigation measures CUL-1 and CUL-2, TCR-1 and TCR-2 implemented.

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications

☐
☐
☒
☐

facilities, the construction or relocation of which could cause significant environmental effects?

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☒ | ☐ | ☐ |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ |

Discussion:

- a) The proposed Project will be served by an existing onsite irrigation well, onsite solar energy systems for 50% of project-related energy and combustion generators for the remaining 50% of project-related energy needs. Prior to commercial use of the site, an ADA compliant portable toilet and handwashing station will be available for use on the Project site.

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

Less than Significant Impact

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

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

- c) As stated, the site is served by an existing functional septic system with no known issues regarding adequacy for the proposed use.

No Impact.

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

According to the Property Management Plan – Greenfield Farm will maintain separate trash enclosures and storage areas for organics, recyclable waste and nonrecyclable waste in compliance with Lake County Ordinances. All compostable waste will be composted on site. All non-compostable solid waste will be hauled to a solid waste facility, obtaining record from solid waste facility showing the acceptance of all solid waste, address of facility, the date, the volume or weight.

For onsite collection of waste, Greenfield Farm will place portable waste bins designated for green waste, recyclables and non-recyclables in the most convenient and highly trafficked areas for easy disposal. At the end of each day, all solid waste will be brought to the respective solid waste collection area and stored in a secured bin to prevent wildlife from entering.

Two to four times per month, designated employees will gather all non-compostable solid waste and haul to the Clearlake Landfill and Quakenbush Facilities in Clearlake, CA., using a company truck. Recycling waste will be placed into reusable bins for transport. Non-recyclable waste will be placed in bags. All solid waste will be secured under tarps in transit.

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

Less than Significant

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

Less than Significant

XX. WILDFIRE

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☒ | ☐ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☒ | ☐ | ☐ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☒ | ☐ |

Discussion:

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

The fire risk on the site is moderate, and the slope on the site averages under 10%. The existing cultivations area do not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire

In May of 2020, Lake County Building Division staff conducted a PRC 4290 and 4291 site inspection and determined that the project parcel Stage I of development is exempt from 4290 requirements due to the fact it is strictly outdoor grow, per the acting Chief Building Official. It was determined that Stage II of development, construction of the proposed processing facility would require ground preparation of the building pad, brush clearance for interior roadway improvements, and parking.

Less than Significant

- b) The Project site is mapped as a high risk fire hazard zone, although the parcel has slight slopes with slopes at cultivation areas between 0 – 6 percent. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations on area residents in the event of a wildfire. The Project would improve fire access and the ability to fight fires at or from the Project site and other sites accessed from the same roads through the upkeep of the property area and the installation of a PRC §4290-compliant water tank, in addition to the proposed water tanks.

Less than Significant

- c) The proposed Project, as described in the application documents and confirmed through site visits in 2022 and 2024 to the property, would not exacerbate fire risk through the installation of maintenance of associated infrastructure. The proposed Project will require maintenance to meet and/or maintain roadway and driveway standards. A steel or fiberglass fire suppression water tank will be located at the cultivation site.

In April 2020, CAL FIRE provided comments on the proposed project, including the need for Fire Access Roads to meet the requirements of CCR 1273/PRC §4290, the installation of approved address numbers to be placed on all buildings and/or driveways in such a position as to be plainly visible and legible from the street or road fronting the property with numbers that shall contrast with their background will be required, and the installation of a rapid entry lock box, approved by the fire district if any gate is installed will also be required.

Less than Significant Impact with Mitigation Measure WDF-1:

WDF-1: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity shall be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark. Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30 percent.

WDF-2: The access gate shall be equipped with a Knox box to facilitate prompt entry for authorized emergency personnel. Additionally, a dedicated fire suppression water tank constructed of steel, fiberglass, or concrete must be provided, featuring a Fire District-approved coupling to ensure quick access.

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

The erosion mitigation measures and BMPs to be implemented will provide further stability on and around the Project site, and with no neighboring people or structures within range of downstream flooding or landslides, the impact will be less than significant impact with mitigation measures BIO-7 and GEO-1 implemented.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to	☐	☒	☐	☐

drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ ☒ ☐ ☐

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☒ ☐ ☐

Discussion:

- a) According to the biological and cultural studies conducted, the Greenfield Farm cannabis cultivation project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory when mitigation measures are implemented.

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

Less than significant with AES-1 through AES-3; AQ-1 through AQ-6; BIO-1 through BIO-7; CUL-1 through CUL-2; GEO-1 through GEO-3; HAZ-1 through HAZ-8; HYD-1 through HYD-3; NOI-1 through NOI-2; WDF-1 through WDF-2

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

To address this issue, the Lake County Board of Supervisors adopted Ordinance 3106 on July 27, 2021, requiring the applicant to submit a Hydrological Study and Drought Management Plan. Upon review of the Hydrological Study and Drought Management Plan, along with the implementation of hydrological mitigation measures, the Project is expected to have a less than significant cumulative impact.

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

Less than significant with AES-1 through AES-3; AQ-1 through AQ-6; BIO-1 through BIO-7; CUL-1 through CUL-2; GEO-1 through GEO-3; HAZ-1 through HAZ-8; HYD-1 through HYD-3; NOI-1 through NOI-2; WDF-1 through WDF-2

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

Less than significant with AES-1 through AES-3; AQ-1 through AQ-6; BIO-1 through BIO-7; CUL-1 through CUL-2; GEO-1 through GEO-3; HAZ-1 through HAZ-8; HYD-1 through HYD-3; NOI-1 through NOI-2; WDF-1 through WDF-2
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. Greenfield Farm 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/CNDDDB>)
12. Biological Resources Assessment for the Greenfield Farm Cannabis Cultivation Operation prepared Biological Resources Assessment (and Wetland Delineation), prepared by Lucy Macmillan, M.S., dated January 16, 2020.
13. Botanical Survey Report prepared by Michael Weldon with Naiad Biological Consulting, dated June 12, 2021.
14. Biological Resources Assessment, prepared by Graening & Associates, dated August 20, 2025.
15. Cultural Resources Assessment for the Greenfield Farm Cannabis Cultivation Operation, prepared Flaherty Cultural Resource Services (FCRS) dated March 10, 2020.
16. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
17. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
20. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
21. Lake County Emergency Management Plan
22. Lake County Hazardous Waste Management Plan, adopted 1989
23. Lake County Airport Land Use Compatibility Plan, adopted 1992
24. California Department of Forestry and Fire Protection - Fire Hazard Mapping
25. National Pollution Discharge Elimination System (NPDES)
26. FEMA Flood Hazard Maps
27. Lake County Aggregate Resource Management Plan
28. Lake County Bicycle Plan
29. Lake County Transit for Bus Routes
30. Lake County Environmental Health Division
31. Lake County Grading Ordinance
32. Lake County Natural Hazard database
33. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
34. Lake County Water Resources
35. Lake County Waste Management Department
36. California Department of Transportation (Caltrans)
37. Lake County Air Quality Management District website
38. Lake County Protection District
39. Site Visits – (Unknown date) 2020, April 19, 2024
40. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
41. Hazardous Waste and Substances Sites List,

42. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
43. Lake County Groundwater Management Plan, March 31st, 2006.
44. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
45. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)