



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
 Courthouse - 255 N. Forbes Street
 Lakeport, California 95453
 Planning Department • Building Department • Code Enforcement

Scott De Leon
 Community Development Director

Toccarra Nicole Thomas
 Community Development Deputy Director

April 27, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 21-02)

1. **Project Title:** Coastle LLC
2. **Permit Numbers:** Major Use Permit UP 21-02; Initial Study IS 21-02
3. **Lead Agency Name and Address:** Community Development Department
 County Courthouse – 255 North Forbes Street
 Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner
 (707) 263-2221
5. **Project Location(s):** Primary: 6565 Wilkinson Road, Kelseyville
 Clustered lots: 6620 SR 29 and 6213 Wilkinson Road, Kelseyville
6. **APNs:** 007-015-13 and 007-016-13 (cultivation site)
 007-015-63 (clustering parcel)
7. **Project Sponsor's Name/Address:** Coastle LLC / Tyler Mitchell and Brian Barrett
 5327 Diane Avenue
 San Diego, CA 92117
8. **General Plan Designation:** Rural Lands (cultivation site); Low Density Residential (clustering parcel)
9. **Zoning:** “RL-B5-WW-FF-SC” Rural Lands – Special Lot Size/Density – Waterway – Floodway Fringe – Scenic Combining (cultivation site)

 “R1-WW-FF-SC” Single-Family Residential – Waterway – Floodway – Scenic (clustering site)
10. **Supervisor District:** District 5
11. **Flood Zone:** Majority of project site is with Zone “X:” Area of moderate flood hazard; Small portions of APNs 007-15-13 and -63 (along an unnamed reach of Cole Creek) are located within Flood Zones “A” and “AE:” Areas of high flood hazard
12. **Slope:** Mostly flat; slopes generally ranging from 0% to 10%

13. **Fire Hazard Severity Zone:** Moderate Fire Severity Zone
14. **Earthquake Fault Zone:** Not within but adjacent to a mapped fault zone
15. **Dam Failure Inundation Zone:** Not located within a Dam Failure Inundation Area
16. **Parcel Size:** ±244 acres (combined; three parcels)
17. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**

The applicant proposes to develop a commercial cannabis cultivation operation at 6565 Wilkinson Road, 6620 SR 29, and 6213 Wilkinson Road, Kelseyville, California; further described as Assessor Parcel Numbers (APN): 007-015-13, 007-016-13, and 007-015-63 (project site). The project is being proposed with APN 007-015-63 (clustering parcel) in order to allow collocation/clustering of permits; however, the entire project would only occur within APNs 007-015-13 and 007-016-13 (cultivation site). The project would be located outside the cannabis exclusion zone established by the Lake County Board of Supervisors. Coastle is requesting approval of a Major Use Permit that is composed of eleven (11) A-Type 3 “Outdoor” commercial cannabis cultivation licenses and one (1) Type 13 “Self-Transport Distribution” license. The total canopy area proposed is 478,072 square-feet of canopy area, located within 487,922 square-feet of cultivation area. The cultivation method would be via an above grade organic soil mixture in ground with a drip irrigation system. The proposed ancillary facilities include:

- Nine (9) 2,500-gallon water tanks and one (1) 5,000-gallon water tank (steel/fiberglass for State Responsibility Area fire suppression)

There is also one (1) existing 9,600 square-foot barn that would be utilized as a processing facility, which would contain processing activities such as drying, trimming, curing, and packaging. No agricultural chemicals associated with the cannabis cultivation (fertilizers, pesticides, and petroleum products) are proposed for use by the project.

The total acreage of the project site is ±244 acres; however, as described, the project would only occur within the 11.2 acres comprising the cultivation site. The cultivation site is zoned Rural Lands and the clustering parcel is zoned R-1. There are no residences located within the clustering parcel. The closest residences to the cultivation area are located approximately 1,360 feet to the northeast, 1,830 feet to the east, 2,565 feet to the north, 3,200 feet to the west, and 3,100 feet to the south (see Figure 8). Portions of the project site are located within the Commercial Cannabis Cultivation Exclusion Area (exclusion area [see Figure 7]), however, in accordance with the policies of the exclusion area, no project activities, including cultivation, would occur within the boundaries of the exclusion area. The project site is not located within the Community Growth Boundaries.

The cultivation site currently contains an existing residence, which is located north of the proposed canopy area; however, as described above there are no off-site residences located within 200 feet of the proposed cultivation area. The project site is located approximately 1-mile southeast of the intersection of Wilkinson Road and Main Street in Kelseyville. One unnamed Class 1 reach of Cole Creek flows across the western portion of both the cultivation site and the clustering parcel. The cannabis cultivation area would be setback a minimum of 100 feet from the top of the bank of any water bodies, including the unnamed reach of Cole Creek. There would be no surface water diversions as part of the project.

The project site is currently accessed by a private gravel driveway to the existing residential structure directly from Wilkinson Road. The existing access driveway would be extended to the cultivation site to a total length of 801 feet with an approximate slope of 0 – 1 percent. At a minimum, the driveway would be 20 feet wide with 14 feet of unobstructed horizontal clearance

and 15 feet of vertical clearance. The access driveway would have 6 inches of gravel added to the entire length, sixteen 20-foot by 9-foot parking stalls (one 20-foot by 16-foot ADA compliant stall), and a hammerhead turnaround at the cultivation site 60 feet wide and 20 feet long. The access driveway to the parcel currently has a security gate at the entrance of the parcel. The gate entrance would be at least 22 feet wide, with a minimum of 14 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. The access gate would be located at least 30 feet from the main shared access road and property line. Due to existing topography and surrounding vegetation, as well as the distance from common public roadways, the cultivation site is unlikely to be seen from off-site; however, the project is also proposing to install a 6-foot-tall metal fence with privacy mesh screening around the entire perimeter of the outdoor cultivation area that would be mounted with security cameras.

Construction

Construction of the project would take approximately 5 to 7 weeks and would involve: clearing of low-lying shrubs (a mixture of Yerba Santa, Chamise, poison oak, leather oak, Sonoma sage, coyote mint, common gumweed, common manzanita, and hoard manzanita) as necessary; delivery and installation of the 9 2,500-gallon and 1 5,000 gallon water tanks, improvements to the existing barn during Phase 2 of the project at which time an ADA accessible bathroom would be installed as well as connection to power from PG&E; extension/widening of existing driveway; construction of parking area and turnaround; installation of security fence and cameras; and importing of organic compost. Construction would require the use of standard-type pick-up trucks, hand tools, and general equipment and would require a total of 130 to 160 truck trips during the duration of construction activities.

Post-Construction Operation

Coastle is applying for a Type-13 Self-Transport Distribution license and there would be a dedicated loading zone in the parking lot for transportation. The project would utilize approximately two unmarked transport vans to transport products off premises and would comply with all California Cannabis Track and Trace requirements throughout the distribution process. Project delivery trips would be a maximum of one daily delivery and one daily pick-up.

The project's hours of operation would take place between 8:00 AM and 7:00 PM with deliveries and pickups restricted to between 9:00 AM and 7:00 PM Monday through Saturday as well as Sunday between 12:00 PM and 5:00 PM. A Community Liaison/Emergency Contact would be available 24-hours a day, 7-days a week, including holidays, to respond to any concerns. The Community Liaison/Emergency Contact is Tyler Mitchell, who can be contacted at 530-333-3658. The gate would be locked outside of core operating/business hours (8:00 AM to 7:00 PM) and whenever Coastle personnel are not present. The gate would be secured with a heavy-duty chain, commercial grade padlock, and a Knox Box to allow 24/7 access for emergency services. Only approved Coastle managerial staff and emergency service providers would be able to unlock the gates. Up to 15 employees would work on-site during peak harvest times and an estimated 4 employees would work during non-peak harvest times.

Operations are proposed to be fully regenerative organic (not only organic but improves the soil). The proposed additional inputs, if any, would be organic compost tea, comprised of humus, compost, and worm castings. All organic compost tea (created from steeping compost in water) inputs would be from a list of those approved by California Department of Food and Agriculture. All organic compost tea inputs would only be purchased and delivered to the property as needed and would be stored separately in the storage container, in their original containers and used as directed by the manufacturer. All organic compost tea (compost steeped in water to spread the microbial benefits of the compost) would be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers would be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local

solid waste facility within the county. In accordance with the requirements of the State Water Resource Control Board's Cannabis General Order, at no time would fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year. Water soluble organic compost tea would be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation while using as little product as necessary. Petroleum products, pesticides, and fertilizers are not proposed to be used or stored on-site. The natural existing vegetated buffer would be maintained as needed between all project activities areas and the existing on-site waterway. In addition, straw wattles and/or cover crops are proposed around the entire cultivation area in order to reduce sediment erosion.

Water Availability

To conserve water resources, the cultivation operation would utilize drip irrigation systems. Water from an existing well located on parcel 007-015-63 would be pumped to the 10 aboveground water storage tanks (with a total of 27,500 gallons of capacity) adjacent to the cultivation area. From the well to the storage tanks Coastle would utilize existing in-ground water lines, which are a combination of PVC piping and black poly tubing. Projected water usage would vary depending on annual rainfall. According to the application package, water use could range from approximately 5,961,931 to 10,430,552 gallons of water on an annual basis with an estimated average of 8,195,235 gallons annually. Monthly water use estimates are shown in Table 1. Well output is 45 gallons per minute with minimal drawdown and rapid recharge.

Table 1: Monthly Water Use Estimates (Gallons)

April	May	June	July	Aug	Sept	Oct	Nov
510,315	983,589	1,190,320	1,360,320	1,360,320	1,360,320	983,589	446,563

Utilities

The project is an outdoor cultivation site and would therefore not require a high amount of electricity as cultivation would occur outdoors using all-natural sunlight. Proposed electrical demand is estimated at approximately 60 amps for the dry barn and security system. This would include the following equipment dehumidifier (4 total) at 6.7 amps/each; LED Highbay energy efficient lighting (8 total) at 1.5 amps/each; fans (8 total) at 2 amps/each; and a security system at less than 1 amp in total. The project site currently uses solar panels for power supply and the applicant is working with PG&E to upgrade to 3-phase service. The applicant would apply for an electrical upgrade during Phase 2 of the application for building permits for the proposed structures. The electrical upgrade would include a 400-amp panel that is CTL Class (appropriate for commercial applications). All electricity would be supplied from PG&E; however, a backup generator would be used when PG&E cannot be supplied. The project does not propose the storage or use of any hazardous materials. All organic waste would be placed in the designated composting area adjacent to the cultivation area and all solid waste would be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility (at least once a week during the cultivation season).

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

North: "LDR" Low Density Residential; parcels range between 0.25-acre to over 30 acres in size. Most are developed with single-family dwellings.

South: "RL" Rural Lands; large lots that are undeveloped or that contain isolated single-family dwellings.

East: “RL” Rural Lands; large lots that are undeveloped or that contain isolated single-family dwellings and orchards.

West: State Route 29; “RR” Rural Residential, “LDR” Low Density Residential, “MDR” Medium Density Residential, and “SR” Suburban Residential Reserve; parcels range between 0.25-acre to over 19 acres. Most are developed with single-family homes and few multi-family homes.

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District Lake
 County Department of Public Works
 County Department of Public Services
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Forestry and Fire Protection (CalFire)
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agriculture (CalCannabis)
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs
 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.? Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public ResourcesCode section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes on February 3, 2021. A Cultural Resource Evaluation (September 9, 2020) of the portions of the project site for which project activities are proposed was prepared by Wolf Creek Archaeology LLC. No artifacts discovered were determined to be significant cultural resources.

The Culturally-affiliated Tribe (Big Valley Tribe) provided a response following the review of the Cultural Study sent to all area tribes on this date via email, dated March 17, 2021 indicated that the Tribe was “satisfied that with the mitigated measures in place it will be OK to proceed and the Big Valley Band of Pomo Indians will not seek consultation nor require Tribal Monitors on this Project.”

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By: Katrina Hardt-Holoch, Consultant

Initial Study Reviewed and Edited By: Eric Porter, Associate Planner

SIGNATURE

Date: _____

Scott DeLeon – Director
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

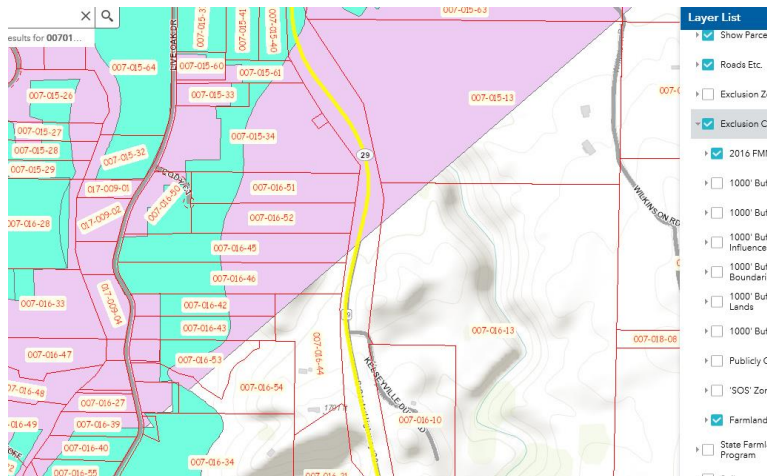
KEY: 1 = Potentially Significant Impact

2 = Less Than Significant Impact with Mitigation Incorporated

3 = Less Than Significant Impact

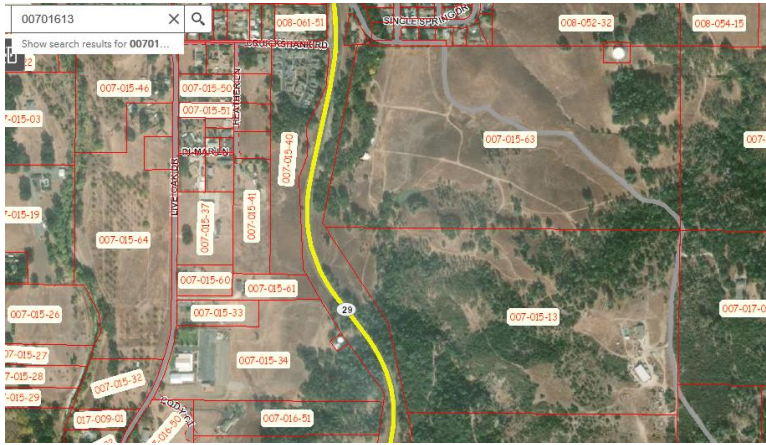
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS						
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The Lake County General Plan and the Kelseyville Area Plan contain objectives and policies to protect viewpoints of major scenic features such as Clear Lake, Mt. Konocti, or panoramic views of the countryside. The project site is located east of State Route 29, a designated State Scenic Highway. The project site is located approximately 1000 feet east of State Route 29 behind vegetated hills. The project site is located in a rural area that is accessed by a private driveway off of Wilkinson Road. The zoning for the parcels includes the "SC" Scenic district, however, there are no scenic vistas on or adjacent to the parcels. Due to existing topography and surrounding vegetation, as well as the distance from common public roadways, the cultivation site is unlikely to be seen from off-site. Additionally, the cultivation area would be surrounded by fencing with privacy screening and all proposed uses and structures would comply with the county's regulations for the "SC" combing district. Therefore, the project is not anticipated to impact views of mountains, open views of undeveloped land, and/or other scenic vistas. Less than Significant Impact	1, 2, 3, 4, 5, 6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		State Route 29 adjacent to the project site to the west is designated as a State Scenic Highway by the State and the county. The project site is located over 1,000 feet east at its closest point to State Route 29 and is therefore not located within a State Scenic Highway. Only low-lying brush would be removed in the cultivation areas to accommodate the planting. The cultivation area would be fenced with 6-foot tall privacy fencing and covered with shade cloth. Furthermore, the project site is located behind vegetated hills and only minimally visible from State Route 29. State Route 29 is a two-lane highway with shoulders (but no turnouts), flanked by vegetated hilly areas in this location, and a speed limit of 55 miles per hour; therefore, the cultivation site is unlikely to be seen from off-site, including along State Route 29, and would be surrounded by fencing with privacy screening. Therefore, the project would not substantially damage scenic resources, including those within a state scenic highway. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 7
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The project site is located in a non-urbanized area. The cultivation site is located over 1,000 feet east at its closest point to State Route 29 and over 0.5 miles from the closest development along Single Springs Drive near Wilkinson Road to the northwest of the project site. Due to existing hilly topography and surrounding vegetation, as well as the distance from common public roadways, the cultivation site is not visible from off-site. Additionally, the perimeter of the cultivation area would be surrounded by 6-foot-tall fencing with privacy screening and all proposed uses and structures would comply with the county's regulations for the "SC" combing district. Therefore, the project would not substantially degrade the quality of public views of the site or surroundings. Less Than Significant Impact	1, 2, 3, 4, 5, 6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project is an outdoor cultivation operation. The project proposes security lighting along the front access gate, parking area, front of the existing 9,600 square foot barn proposed as the processing facility, and surrounding the cultivation area. This lighting would be compliant with the County's adopted darksky.org lighting recommendations. Although the cultivation site is	1, 2, 3, 4, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					unlikely to be seen from off-site, there is potential that the additional source of light could adversely affect nighttime views in the area. Mitigation measure AES-1 would be required and would reduce potential impacts to a less than significant level. AES-1: All outdoor lighting shall comply with Lake County's 'darksky.com' lighting ordinance for outdoor lighting. All outdoor lighting shall be downcast, and shall not shine into any neighboring lot or public access areas including roads. Less Than Significant Impact with Mitigation AES-1 Incorporated	
II. AGRICULTURE AND FORESTRY RESOURCES <i>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.</i> <i>Would the project:</i>						
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?			X		The upper portion of the property is within the Farmland Protection zone that was adopted by the Lake County Board of Supervisors on December 15, 2020. See map below. The cultivation area however is designated as "Grazing Land" by the California Department of Conservation Farmland Mapping and Monitoring Program. Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, the project site is not currently used as grazing land and should the project cease cultivation activities in the future, the project site could be returned to its existing state. ( Less than Significant Impact	1, 2, 3, 4, 5, 6, 9
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The property is not under Williamson Act contract. None of the neighboring properties are under Williamson Act contracts, and there are no traditional agricultural uses within 1000 feet of the cultivation area. The base zoning of the cultivation site is "RL" Rural Lands, which allows the project's proposed uses with a Major Use Permit for Commercial Cannabis Cultivation pursuant to Article 27 of the Lake County Zoning Ordinance. Therefore, the project would not conflict with existing zoning or a Williamson Act contract. No Impact	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
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))?				X	Parcels reserved for timberland within the county are zoned “TPZ” Timberland Preserve District. The cultivation site is zoned “RL” Rural Lands. As previously discussed, the proposed uses under the project are allowed with a Major Use Permit for Commercial Cannabis Cultivation pursuant to Article 27 of the Lake County Zoning Ordinance. No re-zoning of the project site is proposed or required. Therefore, the project would not conflict with existing zoning or cause the rezoning of forest land or timberland. No Impact	1, 2, 3, 4, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to II(c). The project would not result in the loss or conversion of forest land to a non- forest use. No Impact	1, 2, 3, 4, 5, 6
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?			X		The project proposes the cultivation of cannabis on parcels zoned “RL” Rural Lands where no zoning or activities associated with farmland or forest land occurs. The closest land zoned for any type of agriculture is 0.5 miles to the east on a parcel designated as APZ (Agricultural Preserve). Furthermore, should the project cease cultivation activities in the future, the project site would be allowed to go fallow and would return to its existing state. Therefore, the project would not induce changes that would result in its conversion to non-agricultural or non-forest use on the subject site. Less Than Significant Impact	1, 2, 3, 4, 5, 6
III. AIR QUALITY <i>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.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of site preparation , including for the cultivation area; and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation/construction. Project construction and operation would only require trucks such as pick-up trucks, similar to an F150. No trucks would be idling, and engines would be turned off if not in use. Cultivation would require approximately 2 weeks with a small tractor for compost and alfalfa spreading. The only other requirements for farming would be the installation of a perimeter fence. This would require a small crew of 3-4, approximately 2 weeks to install, generating approximately 20 trips per day (including commuting and any needed trips for materials delivery). During the months of December through March, the number of employees would be between 1-2, generating several trips per day. During the months of March through September, the average number of employees on any given day would be between 4-6, generating up to 12 trips per day. During the months of October through November, the average number of employees would be between 12-15, employees will be encouraged to carpool, and will be averaging 30 trips per day. As stated in the Coastle Property Management Plan, Air Quality Management Plan, Pages 12-14 (February 8, 2021), the project would wet soils during construction and/or delay ground disturbing activities until site conditions are not windy to prevent fugitive dust during construction, including during site preparation work that is required for the secured container and water tanks, as well as during any interior driveway improvements. During operation, the project’s limited electricity demand would be supplied by PG&E and would only use an existing generator as backup when PG&E supplies are not available. Additionally, Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering.. Odors generated by the plants, particularly during harvest season, would be reduced through passive means (separation distance and maintenance of native flowering vegetation surrounding the cultivation area), and active means (fans and carbon filters/air scrubber equipment in the processing facility). Coastle management would monitor the performance of the odor mitigation/air filtration system(s), and	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					provide the documentation required in the annual report. This documentation, along with the annual report, would be supplied to the County AQMD and the CDD, via electronic email submission. The annual report would also be provided as a paper copy directly to each agency hand delivered at the counter. . All data and information would be made available to Lake County and/or Lake County Air Quality Management District officials upon request. Furthermore, the project would provide a Community Liaison/Emergency Contact to any residences within 1,000 feet of the property boundaries for notification and immediate action to eliminate any reported odors complaint. Additionally, implementation of the mitigation measures below would reduce air quality impacts to less than significant. AQ-1: All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards. AQ-2: Construction and/or work practices that involve pavement, masonry, sand, gravel, grading, and other activities shall be managed by adequate dust control to mitigate airborne emission during and after site development. 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 to the Lake County Air Quality Management District. 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 as a temporary measure, and asphalt or an equivalent all weather surfacing for long term occupancy to reduce fugitive dust generation. All areas subject to semi-truck/ trailer traffic shall require asphaltic concrete paving or equivalent to prevent 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, over flow parking, etc., shall be surfaced with gravel. The applicant shall regularly maintain and require palliative treatment at the graveled area to reduce fugitive dust generations. Less Than Significant Impact with Mitigation AQ-1, AQ-2, AQ-3, AQ-4, and AQ-6 Incorporated	
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?			X		The County of Lake is in attainment of state and federal ambient air quality standards. The cannabis cultivation would occur outdoors and would not be expected to generate dust or air emissions that would violate air quality standards. Additionally, the processing facility would be equipped with fans and carbon filters/air scrubbers to reduce or eliminate potential contaminants from the atmosphere that are generated from inside. The project would receive electricity from PG&E and would not require the continued use of generators. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant. Less Than Significant Impact	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The closest residential development to the project area is located over 0.5 miles along Single Springs Drive near Wilkinson Road to the northwest of the cultivation site, adjacent to the northern boundary of the clustering parcel. However, no project activities are proposed for this parcel. Other large lot residential development is located to the west of State Route 29, from 0.3 to 0.5 miles away from the cultivation site. The nearest off-site sensitive receptors to the cultivation site are two residences located approximately 900 feet to the east and northeast of the cultivation site's eastern boundary which complies with the Lake County Zoning Ordinance requirement of a minimum 200-foot setback from off-site residences. Levels of pollutants associated with cannabis are typically based on odors and dust migration during site preparation, and from odors generated by the plants during maturity. Therefore, mitigation measure AQ-7 is required. Implementation of this mitigation measure would ensure that sensitive receptors are not exposed to substantial pollutant concentrations. AQ-7: An Odor Control Plan is proposed for this project that consists of planting fragrant plants, such as lilac or other fragrant plants that are subject to the review and approval of the Lake County Planning Department and which will be maintained in a healthy state for the duration of the project. Planting details will be provided to the Planning Department via Landscape Plan prior to cultivation, and all plants shall be irrigated and shall bloom at a time when the cannabis flowers bloom.  Aerial of Site and Proximity to Sensitive Receptors Less Than Significant Impact with Mitigation AQ-7 Incorporated	1, 2, 3, 4, 5, 6
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			The closest residential development to the cultivation site is located over 0.5 miles along Single Springs Drive near Wilkinson Road to the northwest of the cultivation site. These residences are located adjacent to the northern boundary of the clustering parcel. However, no project activities are proposed for this parcel. Other large lot residential development is located to the west of State Route 29, from 0.3 to 0.5 miles away from the cultivation site. The nearest off-site residences are located approximately 900 feet from the cultivation site's eastern boundary, which complies with the Lake County Zoning Ordinance requirement of a minimum 200-foot setback from off-site residences. Dust and fumes may be released as a result of site preparation/construction of the structures and cultivation area; and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation/construction. Accordingly to WeatherSpark.com, the prevailing wind in Lake County varies throughout the year, but is most often from the west. Therefore, the prevailing winds blowing east would blow any dust or odors away from any residential development located to the north and west. Additionally, the entry road would be rocked, which would reduce dust emissions from vehicles. Dust released during cultivation would be minimal and would not adversely affect a substantial number of people as the cultivation site is over 0.3 to 0.5 miles away from any sensitive receptors. To mask any potential odors during cultivation, the project would implement AQ-7, which requires an Odor Control Plan that requires the planting of fragrant	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					plants, such as lilac or other fragrant plants that shall bloom at a time when the cannabis flowers bloom. Implementation of AQ-6 would ensure that sensitive receptors are not exposed to substantial pollutant concentrations. Less Than Significant Impact with Mitigation AQ-7 Incorporated	
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
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?		X			A Biological Assessment (September 22, 2020) and Early-Season Special-Status Plan Survey (April 6, 2021) of the cultivation site parcels was prepared by Pinecrest Environmental Consulting. An on-site survey was conducted on August 11, 2020 and out of the flowering season. The on-site communities consist almost entirely of a general chaparral community type. Species specifically in the area to be cleared that were observed at the time of the survey were approximately 70% Yerba Santa (<i>Eriodictyon californicum</i>), 10% Chamise (<i>Adenostoma fasciculatum</i>), 5% poison oak (<i>Toxicodendron diversilobium</i>), with the remainder split between leather oak (<i>Quercus durata</i>), Sonoma sage (<i>Salvia sonomensis</i>), coyote mint (<i>Monardella villosa</i>), common gumweed (<i>Grindelia camporum</i>), common manzanita (<i>Arctostaphylos manzanita</i>), and hoary manzanita (<i>Arctostaphylos canescens</i>). There was no scrub oak (<i>Quercus dumosa</i>; CNPS List 1B.1), in the area to be cleared. There is also a canyon with a well-developed riparian corridor containing an unnamed Class I reach of Cole Creek and several Class III ephemeral unnamed watercourses that feed Cole Creek that are largely obscured by dense chaparral vegetation. Overall, the cultivation site consists of approximately 55 percent mixed oak-manzanita-chamise chaparral, 25 percent grassland and disturbed areas, and 20 percent riparian corridor. No special-status animal species were observed during the survey. One special-status plant species, chaparral shrub, was observed within the intact chaparral areas on the slopes to the east of Wilkinson Road and the slopes of the unnamed reach of Cole Creek. Because the cultivation activities are proposed for a previously cleared area of the project site, significant impacts to special-status animal or plant species are not anticipated as no trees of greater than 20 inches in diameter would be removed. Although no significant clearing of oak trees or woody vegetation with diameter greater than 5-inches is proposed, mitigation is included below in the event that clearing woody vegetation is required. Mitigation measures are included below to ensure that impacts to special-status species during these activities would be less than significant. BIO-1: All employees and contractors including one-time contractors and day-laborers shall be distributed cards with visual identifications of all of the special-status species with the potential to occur on the project site, including both male and female, and juvenile and adult forms, and be briefed on all of the following mitigation measures below: • Observation of any of the special-status species onsite shall result in immediate stoppage of all work and notification of Lake County and/or CDFW. • All animals observed onsite shall be allowed to leave the premises voluntarily without being harassed. • Vehicle speeds shall be limited to 5 mph all year, with 3 mph limit during amphibian breeding and migration season from October 1-June 1, and for breeding bird season from February 1- September 1. • No loud noises including unmuffled or non-street legal vehicles, heavy machinery, hammering, discharge of firearms, or unmuffled generators are allowed during the breeding and nesting window to avoid impacts to Northern Spotted Owl from	1, 2, 3, 4, 5, 6, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					February 1-September 1. • Avoid ground disturbance including trenching, grading, or road scraping to a depth of greater than 10 inches without first clearing the site from a qualified biologist to avoid disturbing estivating amphibians. • Access within 100 feet of nesting migratory bird shall not be allowed, and a sign shall be placed stating there is a sensitive habitat ahead and no entry is permitted. • All roadways and culverts shall be inspected once before major rain events and once after to ensure that all erosion control materials are effective and not discharging sediment to any jurisdictional watercourses. • All containers and other vessels left outside unattended shall be checked before use to ensure that no animals are inside. • Vessels including buckets shall be turned over on their sides to allow animals to escape. • No holes greater than 6 inches deep shall be left exposed and uncovered to avoid making "pitfall traps" into which animals can enter but cannot escape. If holes such as post holes must be left for more than 24 hours, they shall be checked daily to ensure no animals are inside. • Clear areas within 100 feet of any watercourse by a biological monitor prior to disturbing the ground more than 6 inches. • Only native woody species shall be planted wherever revegetation is required such as along the sides of roadcuts and bridge abutments. • Preconstruction breeding bird surveys for Northern Spotted Owl and other migratory birds shall be performed if tree removal is to take place. • No tree or vegetation removal shall be conducted during breeding bird season from February 1 to September 1. • No aerial wires or lines shall be permitted that may impede the flight path of nesting birds. • No upward pointed lights shall be permitted during anytime during the year, and ambient outdoor nighttime lights shall be prohibited during the breeding bird period from February 1 to September 1. • Use of rodenticides shall not be used under any circumstances due to the hazard of secondary ingestion by raptors. BIO-2: Prior to the removal or clearing of brush or chaparral, a survey for nesting birds shall be conducted. The results of this survey, including recommendations, shall be provided to the Lake County Planning Department prior to a hearing and cultivation. Any recommendations shall be added as conditions of approval for this use permit. BIO-3: Prior to the removal of significant clearing of chaparral, a sensitive native plant survey shall be conducted by a licensed Biologist, and shall be provided to the Lake County Community Development Department for consideration of acceptance. Any recommendations shall be added as conditions of approval for this use permit. Less Than Significant Impact with Mitigation BIO-1, BIO-2 and BIO-3 Incorporated	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
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?		X			There is a well-developed riparian corridor containing an unnamed Class I reach of Cole Creek and several Class III ephemeral unnamed watercourses that feed Cole Creek that are largely obscured by dense chaparral vegetation. Overall, the natural communities within the cultivation site consists of approximately 55 percent mixed oak-manzanita-chamise chaparral, 25 percent grassland and disturbed areas, and 20 percent riparian corridor. The project would be setback a minimum of 100 feet from the top of the bank of any water bodies, including the unnamed reach of Cole Creek. Additionally, the project proposes to install straw wattles around the cultivation site to reduce sediment movement and runoff from the cultivation site to protect creeks and drainages, as well as maintain natural vegetation buffers between the creeks/drainages and the cultivation site. Because the cultivation activities are proposed for a previously cleared area of the project site, significant impacts to these habitats and communities are not anticipated unless significant clearing of chaparral occurs. Mitigation measures have been proposed that require a springtime plant survey have been added. Less than Significant Impact with Mitigation BIO-1, BIO-2 and BIO-3 Incorporated	1, 2, 3, 4, 5, 6, 10
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		The Biological Assessment included a search of the USFWS National Wetlands Inventory and the County of Lake Geographic Information System. The search found that there are no wetlands that would qualify as jurisdictional wetlands on the project site. However, Cole Creek and several Class III ephemeral unnamed water courses exist on the project site Therefore, a protocol-level wetland delineation was conducted. Although some of the vegetation surrounding the unnamed reach of Cole Creek may qualify as fringing wetland vegetation, no project activities would occur within a minimum of 100 feet from the top of the bank of any water bodies, including the unnamed reach of Cole Creek. Project activities would not be located near any of the Class III ephemeral unnamed water courses and would not change the driveway culvert on the project site. The project does not propose any activities associated with the removal, filling, or hydrological interruption of wetlands. Additionally, the project proposes to install straw wattles around the cultivation site to reduce sediment movement and runoff from the cultivation site to protect creeks and drainages, as well as maintain natural vegetation buffers between the creeks/drainages and the cultivation site. Therefore, the project would not have a substantial adverse effect on state or federally protected wetlands. Less than Significant Impact	1, 2, 3, 4, 5, 6, 10
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?		X			The on-site survey conducted as part of the Biological Assessment identified one unnamed Class I reach of Cole Creek and several Class III ephemeral unnamed watercourses that feed Cole Creek. However, although Cole Creek is within migration distance of the cultivation area and is suitable habitat for amphibian species, the cultivation area is separated from the creek by a very steep canyon wall and dense vegetation. Therefore, it was determined by the Biological Assessment that it would be unlikely that amphibians would choose to estivate near the cultivation area and there are no large cracks or small mammal burrows that would be suitable for estivation. Furthermore, the project proposes to install straw wattles around the cultivation site to reduce sediment movement and runoff from the cultivation site to protect creeks and drainages, as well as maintain natural vegetation buffers between the creeks/drainages and the cultivation site. Mitigation Measures BIO-1 and BIO-2 require the project to conduct a survey for nesting birds and special-status plants prior to the removal of project activities, including chaparral removal. Implementation of these mitigation measures would ensure that impacts to native wildlife nurseries would be less than significant. Less than Significant Impact with Mitigation BIO-1, BIO-2 and BIO-3 Incorporated	1, 2, 3, 4, 5, 6, 10
e) Conflict with any local policies or ordinances protecting biological resources, such as a			X		The County does not have a tree preservation ordinance. There are no mapped conservation easements on this site that might otherwise require extra protection. The applicant has indicated that no trees would be removed, and	1, 2, 3, 4, 5, 6, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
tree preservation policy or ordinance?					the majority of the cultivation areas have been previously cleared and only minor brush clearing is proposed. Therefore, the project would not conflict with tree preservation policies or ordinances. Less than Significant Impact	
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?				X	There are no Habitat Conservation Plans associated with this property. The applicant has indicated that no trees would be removed, and the cultivation areas have been previously cleared. Therefore, the project would not conflict with conservation plans. No Impact	1, 2, 3, 4, 5, 6, 10
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A Cultural Resource Evaluation (August 18, 2020) of the cultivation site was conducted by Wolf Creek Archaeology. The purpose of the investigation was to locate, describe, and evaluate any archaeological or historical resources that may be present in the area. The background research indicated that three prehistoric sites had been recorded within 1 mile of the project area. A field inspection conducted as part of the Cultural Resource Evaluation involved a complete reconnaissance of the project area. The ground surface was examined for historic and prehistoric cultural materials. Though isolated artifacts can sometimes provide information about past cultural uses, the Cultural Resources Evaluation determined that these are not considered significant resources as defined in the Public Resources Code and that no significant historic sites exist within the project area. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource. No grading is proposed on the site, however the entire cultivation area (487,922 square-feet) would be disturbed and there is some potential for previously unknown cultural resources, including historical resources, to be encountered. Therefore, mitigation is included below to ensure that potential impacts to unknown historical resources would be less than significant. CUL-1: Prior to initiation of ground disturbance activities, all on-site personnel of the project shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s), the applicant shall notify the cultural 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. No work shall commence within 100 feet of the find(s) until the recommended mitigation procedures, if necessary, has been adopted by the applicant. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the cultural 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. Less than Significant Impact with Mitigation CUL-1 Incorporated	1, 2, 3, 4, 5, 6, 11
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			No known archeological resources occur within the project area and CUL-1 would ensure that potential impacts to unknown archaeological resources would be less than significant. Less Than Significant Impact with Mitigation Incorporated	1, 2, 3, 4, 5, 6
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			No known human remains were discovered on site during the archeological survey. The archaeologist indicated that it was unlikely that human remains exist within the project area and that mitigation measure CUL-2 is provided to ensure that potential impacts to unknown human remains would be interred in a respectful manner. The conclusion based on the protocol for interring historic / human remains leads staff to conclude that this impact can be mitigated to being less than significant. CUL-2: If any human remains are encountered during site preparation and construction activities, the applicant shall halt all work and	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					immediately contact the Lake County Sheriff's Department and the Community Development Department. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds. Less Than Significant Impact with Mitigation CUL-2 Incorporated	
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The proposed project would not require a high amount of electricity, as cultivation would occur outdoor using all-natural sunlight. All electricity needed for the project would be supplied from PG&E through the future building permit for the processing facility and the security system. The proposed project is proposing to be supplied power through PG&E and would propose a backup generator to be used only during power outages. . Therefore, the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Less than Significant Impact	1, 2, 3, 4, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The project does not require an alternative energy source, as it is not proposing any indoor lighting. The County of Lake does not have any local plans for renewable energy or energy efficiency sources at this time. Therefore, the proposed cultivation operations would not conflict with or obstruct an energy plan. No Impact	1, 2, 3, 4, 5, 6
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
Directly or indirectly cause potential 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?			X		There are no mapped earthquake faults on or within 500 feet of the project site, although there is a mapped fault located immediately east of the project property that is not mapped on the project (cultivation) site. Additionally, the project site is not located within an Alquist-Priolo zone. In the event of an earthquake, the entire Lake County area could be subject to strong seismic shaking. However, the project does not propose any development within a fault zone or Alquist-Priolo zone, or any type of development that would exacerbate strong seismic shaking. Therefore, the project would not directly or indirectly result in a substantial adverse effect from rupture of a known earthquake fault, location in a Alquist-Priolo zone, or strong seismic shaking. The soils on this site are mapped as being types 148 (Kidd-Forward complex) and 208 (Skyhigh-Asbill complex). These soils are characterized as loamy soils. The cultivation site is mostly flat with slopes ranging from 0 to 10 percent, with the proposed cultivation area located on the flattest portion of the site. The project would not construct any structures that would exacerbate the risk of seismic-related landslides. Therefore, the project would not cause substantial adverse effect or exacerbate risks of loss, injury, or death involving fault rupture or ground shaking, liquefaction, or landslides. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 12, 13, 14
b) Result in substantial soil erosion or the loss of topsoil?		X			According to the soil survey of Lake County prepared by the U.S. Department of Agriculture, the soil within the proposed cultivation area consists of Kidd-Forward complex (Soil Type 148). Kidd-Forward complex is a well-drained soil that typically occurs on backslopes of hillslopes and mountains, with moderately rapid permeability. Surface runoff for this soil is medium and the hazard of erosion ranges from moderate to severe. Because the location of the proposed cultivation site is mostly flat and has been previously cleared, the project would only require cultivation with a small tractor to allow for planting. The project's Property Management Plan contains grading and erosion best management practices to prevent erosion during pre-	1, 2, 3, 4, 5, 6, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					construction, construction, and operation. The best management practices have been taken from the California Stormwater Quality Association BMP Handbook, the California State Water Quality Control Board BMPs, and the Lake County Water Resources Construction & Development BMPs and include the improvement of the access driveway, parking areas, and turnaround with a minimum of 6 inches of gravel and watering exposed soils during construction. The natural existing vegetated buffer would be maintained as needed between all project activities areas and the existing on-site waterway, and a native seed mixture and certified weed-free straw mulch would be applied to all areas of exposed soils, which would help retain soil and prevent erosion. In addition, straw wattles and/or cover crops are proposed around the entire cultivation area in order to reduce sediment erosion. Mitigation measures are also included to ensure that impacts related to erosion and loss of topsoil would be less than significant. GEO-1: Prior to any ground disturbance, the permittee shall submit an Erosion Control and Sediment Plan to the Water Resource Department and the Community Development Department for review and approval. The Plan shall contain all proposed best management practices for the control of runoff and prevention of sedimentation to protect the local watershed during construction and operation. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Any revisions or additional measures required by the Water Resource Department or the Community Development Department shall be included in a revised Plan and implemented by the project. GEO-2: Excavation, filling, vegetation clearing, or other disturbance off the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of the defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director. GEO-3: All erosion control and sedimentation prevention measures shall be monitored by the permit holder during the rainy seasons (October 15 to May 15), including during operation. GEO-4: Prior to any cultivation activities occurring on this site, the natural existing vegetated buffer shall be maintained at all times by the developer between all project activities areas and the existing on-site waterway, and a native seed mixture and certified weed-free straw mulch would be applied to all areas of exposed soils. Less Than Significant Impact with Mitigation Measures GEO-1, GEO-2 GEO-3, and GEO-4 Incorporated	
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?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the proposed cultivation area (Soil Type 148) is considered generally stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project based on the characteristics of this soil type, the mostly flat slope of the proposed cultivation area (between 0 and 10 percent), and the lack of faults on the project site. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 14
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?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the proposed cultivation area (Soil Type 148) consists of gravelly loam. Such soil is not typically considered to have a high shrink-swell potential. The project would not increase risks to life or property and would be required to adhere to all applicable current state and local building codes, seismic design standards, and the Building Permit. Less Than Significant Impact	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
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?			X		The project would be served through an existing on-site wastewater disposal system. No additional wastewater disposal system is proposed or would be required. Less Than Significant Impact	1, 2, 3, 4, 5, 6
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			no known paleontological resources occur within the project area. Mitigation Measures CUL-1 and -2 require that prior to initiation of ground disturbance activities all on-site personnel of the project shall be trained in recognizing potentially significant paleontological materials that could be discovered during site development and require that all activity shall be halted within 100 feet in the event of a find(s). Therefore, implementation of CUL-1 and -2 would ensure that potential impacts to unknown paleontological resources would be less than significant. Less than Significant Impact with Mitigation CUL-1 and CUL-2 Incorporated	1, 2, 3, 4, 5, 6
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		Construction of the project would take approximately 5 to 7 weeks and would require pick-up trucks, hand tools, and general equipment and would require a total of 130 to 160 truck trips during the duration of construction activities. Project construction would only require trucks such as pick-up trucks, similar to an F150. No trucks would be idling, and engines would be turned off if not in use. Cultivation would require approximately 2 weeks with a small tractor for compost and alfalfa spreading. The only other requirements for farming would be the installation of a perimeter fence. This would require a small crew of 3-4, approximately 2 weeks to install, generating approximately 20 trips per day (including commuting and any needed trips for materials delivery). Accordingly, greenhouse gas emissions related to construction activities would be minimal and would not have the potential to significantly impact the environment. During the months of December through March, the number of employees would be between 1 to 2, generating an estimated 4 trips per day. During the months of March through September, the average number of employees on any given day would be between 4 to 6, generating an estimated 12 trips per day. During the months of October through November, the average number of employees would be between 12 and 15, generating an estimated 30 trips per day. During operation, the project's limited electricity demand would be supplied by PG&E and would only use an existing generator as backup when PG&E supplies are not available. During operation, a maximum of one daily delivery and one daily pick-up would be required. Up to 15 employees would work on-site during peak harvest times and an estimated 4 employees would work during non-peak harvest times. Cultivation activities would be accomplished by a small tractor and would not require the use of heavy equipment. Therefore, greenhouse gas emissions related to operation of the project would be minimal and would not have the potential to significantly impact the environment. Less than Significant Impact	1, 2, 3, 4, 5, 6
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	Lake County is an "air attainment" county and does not have any established thresholds of significance for greenhouse gases. Accordingly, the project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. No Impact	1, 2, 3, 4, 5, 6
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous			X		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 released into the	1, 2, 3, 4, 5, 6, 15, 16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
materials?					environment. However, as detailed in the Coastle Property Management Plan project description (page 2), the project would be fully organic using dry and liquid fertilizer/compost tea (created from steeping compost in water). Operations would be fully regenerative organic, which would significantly limit potential environmental hazards that could otherwise result. The proposed additional nutrients, if any, would be organic compost tea, comprised of humus, compost, and worm castings. All organic compost tea inputs would be from a list of those approved by California Department of Food and Agriculture. All organic compost tea inputs would only be purchased and delivered to the property as needed and would be stored separately in the storage container, in their original containers and used as directed by the manufacturer. All organic compost tea would be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers would be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county. In accordance with the requirements of the State Water Resource Control Board's Cannabis General Order, at no time would these nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year. Water soluble organic compost tea would be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation while using as little product as necessary. Cannabis waste is required to be chipped and spread on-site; burning cannabis waste is prohibited in Lake County. All solid waste that cannot be composted would be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility. Therefore, the project would not create a significant hazard related to the transport, use, or disposal of hazardous materials. Less than Significant Impact	
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?			X		Construction of the project would require some light construction equipment. Project construction and operation would only require trucks such as pick-up trucks, similar to an F150. Cultivation would require approximately 2 weeks with a small tractor for compost and alfalfa spreading. As detailed in the Property Management Plan's Grading and Erosion Control BMPs, all equipment staging would occur on previously disturbed areas (existing roadway/driveway) or on areas that would be further developed as part of the project and any required petroleum products or machinery lubricants would be stored under cover and in state approved containers within a secondary containment inside of the storage area. The project would not use, store, or dispose of hazardous materials. Operations would be fully regenerative organic and any added nutrients, if used, would be purchased and delivered to the property only as needed and would be stored separately in the storage container, in their original containers and used as directed by the manufacturer. All nutrients would be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Cannabis waste would be chipped and spread on-site and other solid waste that cannot be composted would be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility. Therefore, the project would not release hazardous materials into the environment. Less than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The project would not be located within one-quarter mile of an existing or proposed school. The nearest school to the project site is Mountain Vista Middle School (5081 Konocti Road), located approximately 0.7-miles northeast of the proposed cultivation site. No Impact	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
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?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substances, and Control State Resources Water Control Board. No Impact	1, 2, 3, 4, 5, 6, 18, 19, 20
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?				X	The project is not located within an airport land use plan or within 2 miles of an airport. The nearest airport to the project site is Lampson Field, approximately 4 miles to the northwest. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area. No Impact	1, 2, 3, 4, 5, 6, 21
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		All project activities would occur on-site and the security gate would include a Knox Box to allow 24/7 access for emergency services. Therefore, the project would not impair or interfere with an adopted emergency response or evacuation plan. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 22
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			The property is located within the State Responsibility Area (SRA) and is in the moderate fire hazard severity zone. Accordingly, the project would be required to adhere to state and county regulations regarding fire prevention and suppression as well as site access. In accordance with these regulations, all structures would have a minimum setback from the property line of 30 feet; a 100-foot Defensible Space Zone/Reduced Fuel Zone would be created around the cultivation area; the access roadway would be a minimum of 20 feet wide, consist of all-weather surfacing (gravel), and would be engineered to support a load of 75,000 pounds; the access gate would be a minimum of 14 feet wide and would be equipped with a Knox Box to allow 24/7 access for emergency services; and a 5,000-gallon, steel or fiberglass water tank would be installed for fire suppression use. Furthermore, all gasoline- and diesel-powered equipment would only be used by trained personnel and would be turned off and stored indoors when not in use to prevent accidental sparking of dry vegetation during idling of high temperature engines. Accordingly, the project with the implementation of HAZ-1, the project would not expose people or structures to wildland fires. HAZ-1: Prior to cultivation, a 100-foot Defensible Space Zone/Reduced Fuel Zone area shall be established and shall be inspected by the Lake County Fire Marshal or designee. Less Than Significant Impact with MM HAZ-1 Incorporated	1, 2, 3, 4, 5, 6, 23, 24, 25
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			According to the Engineered Soil and Erosion Control Plan submitted by the applicant, and according to the Grading and Erosion Control BMPs included in the project's Property Management Plan, no grading would be required during construction. Additionally, the project would be setback a minimum of 100 feet from the top of the bank of any water bodies, including the unnamed reach of Cole Creek. The project would employ best management practices and mitigation measures (GEO-1, GEO-2, and GEO-3) related to erosion and water quality, and would adhere to all related federal, state, and local requirements, as applicable. Therefore, the project would not substantially degrade surface or groundwater quality. Less Than Significant Impact with Mitigation GEO-1, GEO-2, and GEO-3 Incorporated	1, 2, 3, 4, 5, 6, 15, 16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		With the exception of the interior of the existing barn that would be utilized as processing facility, the project site would be an outdoor cultivation area and entirely pervious and the project would not reduce or increase the amount of impervious surface at the project site. Therefore, groundwater recharge potential would not change as a result of the project. The project site is equipped with an existing well. The existing well has an estimated yield of 50-gallons per minute per the Well Test Report that was conducted on December 7, 2020. The well was pumped for 4 hours, At the start of the pumping run, the water level was measured at 60 feet, 9 inches, and the GPM was consistent at 50 GPM. At the end of the 4-hour run, the water level was at 62 feet, 6 inches. The well was shut off and recovery was measured at five-minute intervals for twenty minutes showing recovery over that time period. The water would be pumped through belowground irrigation lines for storage in nine 2,500-gallon and one 5,000-gallon aboveground water tanks proposed for adjacent to the cultivation area. According to water use studies of Northern California, cannabis plants use approximately 5.99 gallons of water per day. = the project's estimated water demand is between 5,960,315 and 10,430,552 gallons per year. The average estimate is 8,195,235 gallons per year. Water consumption would vary, with the highest consumption occurring during the summer months (June, July, August, September). Therefore, the project would not impeded sustainable management of the groundwater basin. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 26, 27, 28
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 offsite; (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; (iv) or impede or redirect flood flows?			X		According to the Biological Assessment, the greater project site contains a canyon with a well-developed riparian corridor containing an unnamed Class I reach of Cole Creek and several Class III ephemeral unnamed watercourses that feed Cole Creek; however, the cultivation site is mostly flat (0 percent to 10 percent grade). The majority of project site is with Zone "X:" Area of moderate flood hazard; Small portions of APNs 007-15-13 and -63 (along an unnamed reach of Cole Creek) are located within Flood Zones "A" and "AE:" Areas of high flood hazard. According to the Grading and Erosion Control BMPs included in the project's Property Management Plan, a minimal amount (a maximum of 50 cubic yards) of grading would be required during construction. Additionally, the project would be setback a minimum of 100 feet from the top of the bank of any water bodies, including the unnamed reach of Cole Creek. As such, the project would not substantially alter the existing topography of the project site and would not alter the course of any waterbodies. As detailed in <i>Section VII, Geology and Soils</i>, and <i>Section IV, Hazards and Hazardous Materials</i>, the project would employ best management practices and mitigation measures (GEO-1, GEO-2, and GEO-3) related to erosion and water quality, and would adhere to all related federal, state, and local requirements, as applicable. In addition to not altering the existing topography, the project would not construct or install substantial structures that would alter the existing drainage; the proposed processing activities would occur within an existing barn and the proposed water tanks would not have a large footprint. Accordingly, the project would not result in substantial erosion or siltation, increase the rate or amount of runoff, provide additional sources of polluted runoff, or impede flood flows. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The project site is not located in an area of potential inundation by seiche or tsunami; the cultivation portion of the site is within Zone "X", a five hundred year flood plain area with very low probability of flooding. There is a portion of the parent site that is mapped as being in the flood plain, however it is more than 100 feet from the proposed cultivation site. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17
e) Conflict with or obstruct implementation of a water quality control plan or sustainable		X			the project would employ best management practices and mitigation measures (GEO-1, GEO-2, and GEO-3) related to water quality and supplies, and would adhere to all related federal, state, and local requirements, as applicable. Therefore, the project would not conflict with or obstruct any water quality	1, 2, 3, 4, 5, 6, 15, 16, 17, 26, 27, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
groundwater management plan?					control or sustainable groundwater management plans. Less than Significant Impact with Mitigation GEO-1, GEO-2, and GEO-3 Incorporated	
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The project site and surroundings are sparsely populated rural areas. There is an existing driveway on the project site that serves the site that would be improved slightly (widening and surface treatment), however no new roads are needed, and no division of an existing community would occur by this action. No Impact	1, 2, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project site is subject to the Lake County General Plan, the Lake County Zoning Ordinance, and the Kelseyville Area Plan. Commercial cannabis cultivation is allowed in the RL zoning district per Article 27, subsection (at), Table B, subject to compliance with all applicable standards, criteria and goals / policies. Commercial cannabis cultivation has potential impacts that are addressed herein, and can be mitigated with specific mitigation measures added. The County Commercial Cannabis Cultivation Application Package outlines required components for submittal with all minor and major use permit applications. A Property Management Plan is required that demonstrates how the operation of the commercial cannabis cultivation site will not harm the public health, safety, and welfare or the natural environment of Lake County. Based on the above, the project would not conflict with the Lake County General Plan, the Lake County Zoning Ordinance, and the Kelseyville Area Plan. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 8
XII. MINERAL RESOURCES <i>Would the project:</i>						
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?				X	The cultivation site contains no mapped mineral resources. No Impact	1, 2, 3, 4, 5, 6, 29
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?				X	The project would not result in the loss of availability of a mineral resource recovery site. No Impact	1, 2, 3, 4, 5, 6, 29
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Temporary, short-term noise would be created by the project during construction, primarily during grading. In accordance with the anti-idling policies of the California Air Resources Control Board, construction activities are limited to Monday through Saturday, 7 am to 7 pm. Pre and Post construction-related activities are required to adhere to specific decibel generations. The following mitigation measures are designed to protect neighbors from construction- and post-construction related noise. NOI-1: The 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 at the property lines NOI-2: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas measured at the property lines. Less Than Significant Impact with mitigation measures NOI-1, 2 and 3 added	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or operation. The low-level of truck traffic during construction and for occasional deliveries would create a minimal amount of groundborne vibration. Less Than Significant Impact	1, 2, 3, 4, 5, 6
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	the project is not located within an airport land use plan or within 2 miles of an airport. No Impact	1, 2, 3, 4, 5, 6
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
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)?				X	The project is the cultivation of cannabis. No new dwelling units or infrastructure, including public roads or utilities, are proposed or would be required. No Impact	1, 2, 3, 4, 5, 6
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The project would develop a cannabis cultivation site on an undeveloped portion of two parcels. No people or housing would be displaced. No Impact	1, 2, 3, 4, 5, 6
XV. PUBLIC SERVICES <i>Would the project:</i>						
Would the project 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: - Fire Protection? - Police Protection? - Schools?			X		The project does not propose housing or other uses that would increase the population of the project site or the County that would necessitate the need for new or altered schools, parks, or other public facilities. The project site is located within a Moderate Fire Severity Zone. However, as required by MM HAZ-1, prior to cultivation, a 100-foot Defensible Space Zone/Reduced Fuel Zone area shall be established and shall be inspected by the Lake County Fire Marshal or designee to reduce the risk of wildfire. Additionally,, the project would implement setback, fuel clearance, site design, and operational practices and features pursuant to state and county regulations regarding fire prevention and suppression and site access. These measures and requirements would reduce the demand for fire protection services and the project would not create the need for new or physically altered fire protection services. The project does not propose housing and would only incrementally increase the populations working on the site. This increase would be very minimal (12-15 employees) and would not create the need for new or physically altered police services. Therefore, there would not be a need to increase fire or police protection,	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
- Parks? - Other Public Facilities?					schools, parks, or other public facilities as a result of the project's implementation. Less Than Significant Impact	
XVI. RECREATION <i>Would the project:</i>						
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?				X	There are no neighborhood, regional parks, or other recreation facilities on or within the vicinity of the project site. The project is the cultivation of cannabis. Therefore, the project would not increase the use of parks or recreational facilities such that substantial physical deterioration of the facilities would occur. No Impact	1, 2, 3, 4, 5, 6
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?				X	The project is the cultivation of cannabis. Therefore, the project would not include or require recreational facilities. No Impact	1, 2, 3, 4, 5, 6
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		No transit, bicycle, or pedestrian facilities exist within the vicinity of the project site. The project would be accessible from a 20-foot wide private driveway connecting to Wilkinson Road (an existing, private dirt road). The private driveway would be approximately 801 feet in length, with a slope of 0 to 1 percent. There are no known capacity issues with Wilkinson Road and pursuant to Public Resources Code (PRC) 4290 and 4291 Fire Safety Requirements, the access roadway would be a minimum of 20 feet wide, consist of all-weather surfacing (gravel), and would be engineered to support a load of 50,000 pounds. The access gate would be a minimum of 22 feet wide. The private road would include a 60-foot by 20-foot hammerhead turnaround at its terminus, and turnouts every 400 feet (or less) for emergency vehicles. Therefore, the project driveway and improvements would comply with County and PRC 4290 and 4291 regulations. The increase in trips during construction would be approximately 130 to 160 total trips during the duration of construction activities (approximately 5 to 7 weeks). During the months of December through March, the number of employees would be one or two, generating up to four trips per day. During the months of March through September, the average number of employees per day would be between four and six, generating up to 12 trips per day. During the months of October through November, the average number of employees would be 12 to 15, generating up to 30 trips per day. The County threshold for requiring a Traffic Impact Study is 200 trips per day; this project is well below this threshold, and the trips generated are considered less than significant. Less Than Significant Impact	1, 2, 3, 4, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		CEQA section 15064.3, subdivision (b) lists thresholds that would otherwise trigger a traffic impact study. Projects in Lake County that generate 200 or more ADT require a traffic impact study. As discussed in XVII(a), Employee trips during operation are not anticipated to exceed 8 total trips (for 4 employees) per day, with a maximum of 30 trips (for 15 employees) anticipated during peak harvest times. As such, the project would not require a traffic impact study and would not be inconsistent with CEQA Guidelines 15064.3, subdivision (b). Less Than Significant Impact	1, 2, 3, 4, 5, 6
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		Interior driveway improvements would occur to comply with PRC 4290 and 4291 Fire Safety Requirements. No changes to Wilkinson Road are proposed. Less Than Significant Impact	1, 2, 3, 4, 5, 6
d) Result in inadequate emergency access?			X		This site is accessed by Wilkinson Road, a private unpaved County road. The private on-site driveway is served by a locked security gate. The security gate will include a Knox Box to allow 24/7 access for emergency services. The applicant is proposing that all interior driveway improvements will comply with PRC 4290 and 4291 Regulations prior to the start of cultivation activities under this license. Therefore, the project would not result in inadequate emergency access. Less Than Significant Impact	1, 2, 3, 4, 5, 6
XVIII. TRIBAL CULTURAL RESOURCES <i>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:</i>						
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), or		X			A Cultural Resources Evaluation was prepared for the cultivation site by Wolf Creek Archaeology. The findings yielded no known significant historical, cultural, or tribal resources. Furthermore, a standard mitigation measure (CUL-1) requires the notification of the local culturally-affiliated Tribe and contacting a licensed archeologist of any Native American artifacts or remains are found. Less Than Significant Impact with Mitigation CUL-1 and CUL-2 Incorporated	1, 2, 3, 4, 5, 6, 11
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. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		X			There are no mapped or observed significant resources (Tribal Cultural) that are on or immediately adjacent to the site. Furthermore, a standard mitigation measure (CUL-1) requires the notification of the local culturally-affiliated Tribe and contacting a licensed archeologist of any Native American artifacts or remains are found. Less than Significant Impact with Mitigation CUL-1 and CUL-2 Incorporated	1, 2, 3, 4, 5, 6, 11

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
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?			X		The subject parcel is served by an existing agricultural well and onsite septic system. In accordance with the State Water Quality Control Board Cannabis General Order, the project would implement best management practices to conserve and monitor water use and as detailed in X(b), the project would not result in significant impacts with regard to water consumption. Furthermore, the project would be required to adhere to all federal, state, and local regulations regarding wastewater treatment. Electrical power is available from PG&E lines that already serve the site and total power demand would be minimal as the proposed cultivation site would occur outdoors. The project site does not contain a telecommunication system and is not supplied with natural gas. Accordingly, the project would not require or result in the relocation or construction of new or expanded utilities. Less Than Significant Impact	1, 2, 3, 4, 5, 6
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X		The subject parcel is served by an existing agricultural well that has a 45-gallon per minute output with insignificant drawdown and fast recovery. There is no minimum threshold for well productivity in Lake County. However, pursuant to Article 27 of the Lake County Zoning Ordinance, as detailed in X(b), the project would include installation of an inline water meter on the drip line supply line as well as the water storage tanks to accurately determine where and how much water is being used (staff would record and log all data in order for the project's water use to be reviewed annually and shared with the County). Therefore, it is anticipated that the project would have sufficient water supplies. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 26, 27, 28
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?			X		The subject parcel is served by an existing onsite septic system. A new ADA-compliant restroom (port-a-potty) would be required as a condition of approval and would be installed inside or adjacent to the processing facility. The Planning Commission may at their discretion allow a portable ADA-compliant restroom and handwash station; that would be determined at the public hearing for this use permit. The project would be required to adhere to all federal, state, and local regulations and conditions of approval pertaining to wastewater treatment. Less Than Significant Impact	1, 2, 3, 4, 5, 6
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?			X		The Property Management Plan contains policies to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees would be required to follow the procedures outlined in this plan. Depending on the methods of growing done for the year, it is estimated around 5,000 pounds of vegetative waste will be generated annually. However, in order to reduce waste and recycle nutrients, all vegetative waste, even if more than 5,000 pounds, would either be buried in the composting area found within the cultivation area or chipped and stored to be used when soil cover is needed. Recycled vegetative waste that has been composted on site will be used to supplement the existing soil on site. Solid waste would be produced consistent with normal business and would be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility, at least once a week during the cultivation season. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill. According to the Grounds Plan included in the project's Property Management Plan, trash and recycling receptacles would be provided for anyone on-site to properly dispose of waste. The designated grounds manager would visually sweep the parcel and collect any waste that was not properly disposed of at the end of each day. Accordingly, the project would not generate solid waste in	1, 2, 3, 4, 5, 6, 30, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
					excess of standards or capacity. Less Than Significant Impact	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County uses a standard condition of approval regarding compliance with all federal, state, and local management for solid waste. The cultivator must chip and spread any vegetative waste on-site. The project would be required to comply with all federal, state, and local management and reduction statutes and regulations related to solid waste disposal. Less Than Significant Impact	1, 2, 3, 4, 5, 6
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project site is located on a private road, which ultimately accesses State Route 29. While not officially designated as an emergency evacuation route by the County, State Route 29 is a major roadway in the County and would be used for emergency evacuation and access. The project does not propose housing and would potentially generate from 12-15 employees. However, this increase in employee population on the site would not increase traffic on State Route 29 to the extent that it would substantially impair the use of State Route 29 as an evacuation route. The project site is located within the State Responsibility Area (SRA) and is in the moderate fire hazard severity zone. Accordingly, the project would be required to adhere to state and county regulations regarding site access. The project site is currently accessed by a private gravel driveway to the existing residential structure directly from Wilkinson Road. The existing driveway would be used for emergency evacuation in the event of wildfire. The existing access driveway would be extended to the cultivation site to a total length of 801 feet with an approximate slope of 0 – 1 percent. The driveway would maintain a width of 20 feet with 20 feet of unobstructed horizontal clearance and 15 feet of vertical clearance. The access driveway would be improved with 6 inches of gravel added to the entire length and a hammerhead turnaround for emergency vehicles at the cultivation site 60 feet wide and 20 feet long, as well as CalFire-compliant turnarounds every 400 feet (or less). The access driveway to the parcel currently has a security gate at the entrance of the parcel. The gate entrance would be at least 22 feet wide. The width of the traffic lane will be at least 20 feet unobstructed horizontal clearance and 15 feet on unobstructed vertical clearance. Therefore, the project would provide emergency evacuation and access. All project activities would occur on-site and the security gate would include a Knox Box to allow 24/7 access for emergency services. Interior driveway improvements would occur to comply with Public Resource pursuant to PRC 4290 and 4291 Fire Safety Requirements. Accordingly, the project would not impair an emergency response or evacuation plan. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 23, 24, 25
Is b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		The property is located within the State Responsibility Area (SRA) and is in the moderate fire hazard severity zone. Therefore, there is a risk of wildfire in the area. The project does not propose the construction of new residential development that would increase residents on the site that could be exposed to smoke, pollutants, or an uncontrolled spread of wildfire. The project site is located in a hilly area, with some flatter areas. The project proposes the cultivation of cannabis in a flatter area of the project site and would not change the slope of the project area or build structures that would exacerbate wildfire risks. Therefore, the project would not construct structures or include activities that would exacerbate wildfire risks or expose project occupants to pollutant concentrations or risk from a wildfire. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 15, 16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
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?			X		The property is located within the State Responsibility Area (SRA) and is in the moderate fire hazard severity zone. Accordingly, the project would be required to adhere to state and county regulations regarding fire prevention and suppression as well as site access. As detailed in IX(g), in accordance with these regulations, the project would install and maintain fuel breaks, improve the access driveway to comply with PRC 4290 and 4291 Fire Safety Requirements, and install one -5,000 gallon steel or fiberglass water tank would be installed for fire suppression use. However, no changes to roadways, including Wilkinson Road, or additional utilities, including power lines, are proposed, other than improvements to the interior driveway, entry gate width and interior driveway surfacing. The infrastructure improvements described above are intended to comply with applicable fire safety requirements and best practices and would serve to reduce fire risk and assist in suppression of fires. Accordingly, they would not exacerbate fire risk. Less than Significant Impact	1, 2, 3, 4, 5, 6, 23, 24, 25
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?			X		The property is located within the State Responsibility Area (SRA) and is in the moderate fire hazard severity zone. Because the project would not alter the existing drainage of the project site and given the flat nature of the proposed cultivation area, there would be minimal potential for downstream flooding or landslides as a result of post-fire conditions. Therefore, the project would not expose people or structures to associated risks. Less Than Significant Impact	1, 2, 3, 4, 5, 6
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
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?		X			The project proposes a cultivation of commercial cannabis in a previously disturbed area with minimal vegetation. Because of this, there would be minimal risk of degradation of the environment, and mitigation measures are proposed that would reduce project-related impacts to less-than-significant levels. As proposed, this project is not anticipated to significantly impact the habitat of 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. Less Than Significant Impact with Mitigation Measures Incorporated	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			The scope of this project is 487,922 square feet of cultivation area. Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural / Tribal / Geologic (prehistoric) Resources, Geology and Soils, Hydrology and Water Quality, Hazards, and Noise. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. However, implementation of mitigation measures identified in each section and compliance with regulatory requirements and conditions of approval would avoid or reduce potential impacts to less-than-significant levels. Other past, present, and reasonably foreseeable future projects would also be required to identify and reduce impacts to the extent feasible through mitigation and conditions of approval. Therefore, the project would not result in cumulatively considerable environmental impacts. Less Than Significant Impact with Mitigation Measures Incorporated	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation, reference to documentation, sources, notes and correspondence.	Source Number**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated Aesthetics, Air Quality, Biological Resources, Cultural / Tribal / Geologic (prehistoric) Resources, Geology and Soils, Hydrology and Water Quality, Hazards, and Noise, have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings. Less Than Significant Impact with Mitigation Measures Incorporated	ALL

* Impact Categories defined by CEQA

**** Source List**

1. Lake County General Plan:
http://www.lakecountycalifornia.gov/Government/Directory/Community_Development/Planning/2008FinGP.htm
2. Lake County Zoning Ordinance:
http://www.lakecountycalifornia.gov/Government/Directory/Community_Development/Planning/ZoneOrd.htm
3. Lake County GIS Portal: <http://gispublic.co.lake.ca.us/portal/home/>
4. Lake County Parcel Viewer: <https://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?>
5. Kelseyville Area Plan:
<http://www.lakecountycalifornia.gov/Assets/Departments/CDD/Area+Plans/Kelseyville+Area+Plan.pdf?method=1>
6. Coastle Property Management Plan, 6565 Wilkinson Road, Kelseyville, CA 95451, February 8, 2021
7. California Scenic Highway Program: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
8. Lake County Community Development Department, Commercial Cannabis Cultivation Application:
<https://www.lakecountycalifornia.gov/Assets/Departments/CDD/Marijuana+Cultivation+Ordinance/Cannabis+Policy/CCC+Application+Packet.pdf>
9. California Department of Conservation, Farmland Mapping and Monitoring Program:
<https://www.conservation.ca.gov/dlrp/fmmp>
10. Pinecrest Environmental Consulting, Inc., Biological Assessment, 6565 Wilkinson Road, APN 007-015-13 & 007-016-13, Lake County, California, September 22, 2020
11. Wolf Creek Archaeology, Cultural Resource Evaluation of a Portion of 6565 Wilkinson Road, Kelseyville, APNs 007-015-13 and 007-016-13, August 18, 2020
12. California Department of Conservation, California Geological Survey, EQ Zapp: California Earthquake Hazards Zone Application interactive map, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>
13. California Department of Conservation, California Geological Survey, California Landslide Inventory interactive map, <https://maps.conservation.ca.gov/cgs/lis/app/>
14. United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey interactive map, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
15. Lake County Hazardous Waste Management Plan, adopted 1989
16. U.S. Environmental Protection Agency, National Pollutant Discharge Elimination System (NPDES) Permit
17. Lake County Division of Environmental Health, Hazardous Materials Management
18. U.S. Environmental Protection Agency, Multisystem Data Search,
<https://enviro.epa.gov/facts/multisystem.html>
19. California Department of Toxic Substances Control, Envirostor Database Search,
<https://www.envirostor.dtsc.ca.gov/public/>

20. California State Water Resources Control Board, GeoTracker Database Search, <https://geotracker.waterboards.ca.gov>
21. AirNav.com, Airport Search, <http://airnav.com/cgi-bin/airport-search>
22. Lake County Emergency Management Plan
23. Lake County Community Wildfire Protection Plan, Wildfire Safety at Home, <https://www.lakecountycalifornia.gov/Assets/County+Site/Fire+Safe+Council/cwpp/home.pdf>
24. California Public Resource Code Section 4290, https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=4290
25. California Public Resources Code Section 4291 https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=4291
26. Bauer, et. al., Cultivation on Aquatic Habitat in Four Northwestern California Watersheds, March 18, 2015, <https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0120016>
27. California Department of Food and Agriculture, CalCannabis Cultivation Licensing, Final Program Environmental Impact Report, <https://www.cdfa.ca.gov/calcannabis/PEIR.html>
28. California State Water Resources Control Board, Cannabis General Order, https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf
29. Lake County Planning Department, Resource Management Division, Lake County Aggregate Resource Management Plan, An Element of the Lake County General Plan, adopted November 19, 1992
30. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
31. CalRecycle Solid Waste Information System <http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>