



COUNTY OF LAKE

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

Dated: March 23, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY IS 19-50

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Mighty Tasty Farms
2. **Permit Number:** Initial Study, IS 19-50 for Major Use Permit, UP 19-32
3. **Lead Agency and Address:** County of Lake
Community Development Department – Planning Division
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Michael Taylor, Assistant Planner (707) 263-2221
5. **Project Location(s):** 19697 and 19713 East Road, Lower Lake
APN: 012-049-17 and 012-049-18
6. **Project Sponsor's Name/Address:** Pat Smythe
19697 East Road, Lower Lake, CA 95457
7. **General Plan Designation:** Rural Lands
8. **Zoning:** “RL-W” Rural Lands - Wetlands Combining Districts
9. **Supervisor District:** District One (1)
10. **Flood Zone:** “D” – Area of undetermined, but possible flood hazard
11. **Slope:** Almost entirely flat, a few small areas with 1% to 5% slope.
12. **Fire Hazard Severity Zone:** Project Parcels Located within State Responsibility Area, High - Fire Hazard Severity Zone
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** None
15. **Parcel Size:** 55.95 Acres in total (+31.51 and +24.44 Acres)
16. **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).**

Mighty Tasty Farms (MTF) requests a major use permit to obtain one (1) A-Type 3 “outdoor” License, one (1) A-Type 3B “Mixed-Light” License, and one (1) Type 13 Self-Transport Distribution License to allow a total of 41,796 square feet of commercial cannabis canopy area, with a total of 44,121 square feet of cultivation area at 19697 and 19713 East Road, Lower Lake on Lake County APN’s 012-049-17 and 18. The proposed outdoor cultivation area will

be 32,076 square feet including three (3) 30' x 108' greenhouses, in total of 9,720 square feet, one (1) 525 square foot storage, and one (1) 1,225 square foot concrete pad to hold nine (9) 1,500-gallon water storage tanks and three (3) 3,500-gallon water storage tanks on it. The project site will utilize an existing 30' x 60' building as a proposed processing facility which will contain cannabis processing activities such as drying, trimming, curing, and packaging, but be used as a base of daily operations. The storage structure will be designated for fertilizers, pesticides, and gardening tools. Additionally, an office with a private security room and restrooms will be located within the storage building. The project site also has an existing dwelling unit where the property owner lives. There is also an existing 3,000 square foot accessory structure which will not be used as part of the proposed project. The access driveway to the cultivation site and the processing facility will be graveled to handle 75,000 lbs. The driveway will also have turnouts every 400 feet with a hammerhead turnaround at the terminus.

The total acreage of the two (2) proposed parcels is approximately 55.95 acres. The project parcels are zoned Rural Land and Wetlands Combining Districts. The parcel is located at the end of East Road, with Steinhart Lakes as the main defining feature within the area and lies within the Soda Creek Watershed (Hydrologic Unit Code 10). Steinhart Lakes Pond (Water ID: 130951034), a vernal pool indicated on the National Hydrography Dataset (NHD) map layer utilized by California resource agencies via California Natural Diversity Database (CNDDDB) and the Federal National Wetland Inventory map layer, can be found on the southern border of the properties. The proposed project cultivation site is located approximately 240 feet away from the top of vernal pool. There are no other watercourses on the property and no water diversion will take place.

The present land use of the property are residential and agricultural. The growing medium of the proposed outdoor cultivation area will be composed of an amended native soil mixture in 200 gallon above ground grow bags, in full sunlight, with drip irrigation systems supplying water and nutrients for the 1 32,076 square feet outdoor grow. The entire outdoor cultivation area will be enclosed at 43,560 square feet with a 6-foot tall black chain link fence with privacy mesh where necessary to screen the cultivation areas from public view. The Mixed-light cultivation will take place to the west of the outdoor cultivation, inside of the three (3) greenhouses made of galvanized steel frames with 6 mil polyethylene film coverings and with artificial lighting less than 25 watts per square foot. Each greenhouse is 3,240 square feet and the indoor cultivation area with the mixed light will be 9,720 square feet in total. The growing medium for the proposed outdoor cultivation will utilize 45 gallon soil bags above ground with drip irrigation system delivering water and nutrients.

Mighty Tasty Farms will be fully organic, using mostly dry fertilizers with some additional liquid fertilizers for the cultivation. The dry fertilizers being used include: Max Sea, Beastie Bloom, 3 and Cha Ching. The liquid fertilizers being used will be Rapid start and Cal Mag Plus. Mighty Tasty Farms operations will be using fertilizers and pesticides that are only in compliance with the California Department of Food and Agriculture and CEPA for use on cannabis plants. These substances will be stored in the secure Storage building within their manufacturer's original containers and placed within secondary containment structures.

The proposed cultivation operation will utilize drip irrigation systems to conserve water resources. There is an existing well to the south cultivation area and MTF proposes another well which will be located to the east of the cultivation site. The well will pump underground to transport the water to (9) 1,500-gallon water storage tanks and (3) 3,500-gallon water storage tanks. The property is relatively flat; however, supplementary straw wattles will be placed

along the southern border of the cultivation site. An existing natural vegetation will be served and buffer between the proposed cultivation site and the vernal pool.

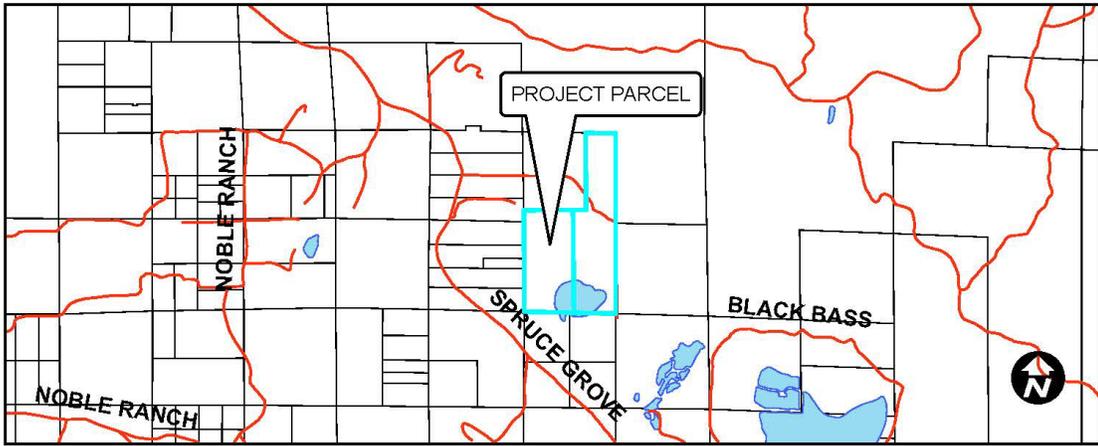
Mighty Tasty Farms will utilize all-natural sunlight to cultivate an acre outdoor for 32,076 square feet and 9,720 square feet of indoor cultivation with mixed light from both the sunlight and artificial lighting below 25 watts per square foot. All electricity for the project will be supplied from PG&E and mainly for the processing facility as well as the security system. The project is proposing a backup generator to be used in emergency situations when electricity cannot be supplied by PG&E. The project does not propose the storage or use of any hazardous materials. All organic waste will be placed in the designated composting area within the cultivation area.

The proposed business hours of operation will be between 8:00 am and 6:00 pm with deliveries and pickups restricted to 9:00 am to 7:00 pm Monday through Saturday and Sunday from 12:00 pm to 5:00 pm. The Project Property is accessed directly off East Road which can be accessed from Spruce Grove Road in Lower Lake.

CONSTRUCTION

According to the applicant, the following is in regards to the site preparation and construction:

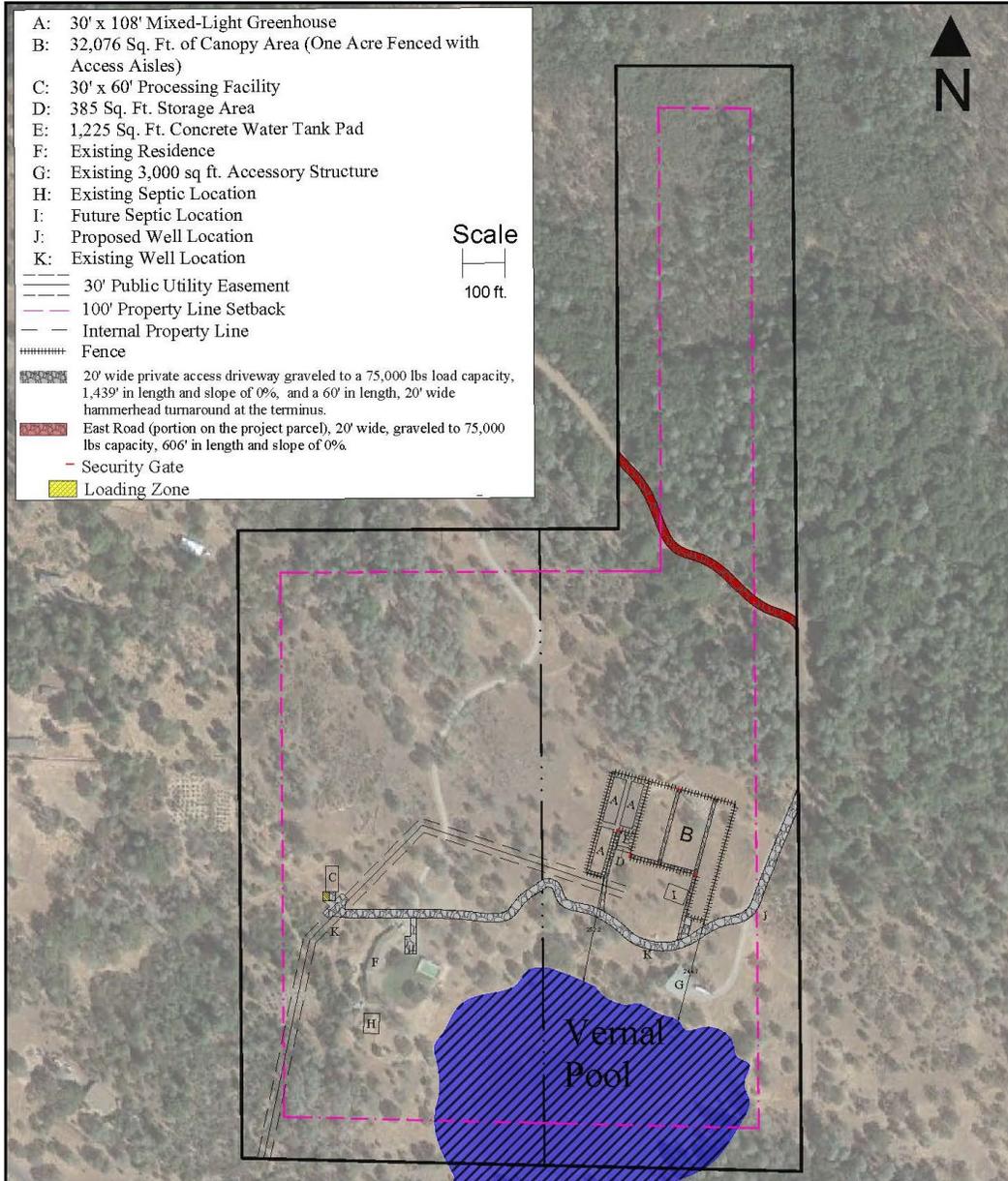
- Ground disturbing activities will take place over a 5 to 7-week period and take approximately 130 to 160 vehicle trips. One (1) gray pine is proposed to be removed and any grading for buildings will be under 500 cubic yards. As underground trenching for the irrigation system is already in place from the previous vineyard use, no additional trenching will be proposed nor required.
- Materials and equipment will only be staged on previously disturbed areas (existing parking areas and access road). No areas will be disturbed for the purpose of staging materials or equipment. Equipment will not be left in idle when not in use.
- Water from the existing well will be used to wet disturbed soils to mitigate the generation of dust during construction.
- All construction activities, including engine warm-up, will be limited to Monday through Friday between the hours of 7:00 am and 7:00 pm. Back-up beepers will be adjusted to the lowest allowable levels.
- All equipment will be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment will only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment will occur on an impermeable surface. In the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state and federal regulations.



VICINITY MAP



ZONING MAP AT PROJECT SITE



PROPOSED SITE PLAN



EXISTING SITE CONDITION

17. Surrounding Land Uses and Setting: Briefly describe the project’s surroundings:

North: “RL” Rural Lands. Parcel sizes range from approximately 22.64 acres to 472.88 acres in size.

South: “RR” Rural Residential. Parcel sizes range from approximately 10.17 acres to greater than 10.51 acres in size.

West: “RR” Rural Residential. Parcel sizes range from approximately 1.90 acres to greater than 10.17 acres in size.

East: “RL” Rural Lands. Parcel sizes range from approximately 38.66 acres to greater than 472.88 acres in size.

The property is surrounded by “RR” Rural Residential zoned properties to the West and South, and “RL” Rural Land” to the East and North. Sizes of the parcels varies greatly, from just under 2 acres to over 400 acres. About a quarter of the nearby properties appear to contain dwellings, while most contain agricultural uses. The project parcel is not within a Community Growth Boundary and the nearest parcel boundary is approximately 6,300 feet from the Community Growth Boundary.

18. Other public agencies whose approval may be required (e.g., Permits, financing approval, or participation agreement.)

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District
 Lake County Department of Public Works
 Lake County Department of Public Services
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 Lake County Fire Protection District (CalFire)
 California Water Resource Control Board
 California Department of Forestry & Fire Protection (CalFire)
 California Department Fish and 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 Consumers Affairs

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

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for

delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes, **Big Valley Rancheria, Elem Colony, Koi Nation, Middletown Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, Cortina Rancheria, Yocha Dehe, Cache Creek, Redwood Valley, and HERC.**

Yocha Dehe Wintun Nation reviewed and decided that the project is not within the aboriginal territories of the Yocha Dehe Wintun Nation on December 2, 2019. Therefore, they declined any comment on the project.

Big Valley Band of Pomo Indians replied that the project is outside of their Historical Tribal Boundaries on December 26, 2019.

The California Historical Resources Information System (CHRIS) stated that the proposed project area contains several informally recorded Native American resources including isolated lithic artifacts a potential for unrecorded Native American resources throughout the overall project area. However, CHRIS recommended John Parker's conclusion to follow (Attachment 4).

ATTACHMENTS

Attachment 1 – Proposed Site Plans dated March 19, 2020

Attachment 2 – Biological Site Assessment dated July 23, 2019

Attachment 3 – Property Management Plan dated March 19, 2020

Attachment 4 – Letter from California Historical Resources Information System dated November 14, 2019

Attachment 5 – Mitigation Monitoring and Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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:
Michael Taylor, Assistant Planner



SIGNATURE

Scott DeLeon - Director
Community Development Department

Date: 03/23/2021

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 with Mitigation Incorporation
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>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project parcel is located in a rural area of the County and there are no scenic vistas on or adjacent to the subject site. The cultivation site is completely hidden from public views and adjacent properties due to vegetation which will act as a natural vegetative buffer. According to the Property Management Plan, the cultivation area will be screened within a 6-foot tall black chain link fence with privacy mesh (Attachment 3). Subsequently, the proposed use will not have a substantial adverse impact to a scenic vista. Less Than Significant Impact.	1, 2, 3, 4, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The project is not located within the vicinity of state scenic highway. Additionally there are no historic buildings, damage to rock outcroppings, or removal of trees. See Section I (a) above. Less Than Significant Impact.	1, 2, 3, 4, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The majority of the proposed use would occur on what is currently an open, flat grassy area. Public views of this location are obstructed by trees surrounding the property and the cultivation site. The use will be compatible with zoning of this property.  <p style="text-align: center;"><u>Natural Vegetation Buffer around the Project Site</u></p> Less Than Significant Impact.	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light through exterior security lighting and/or glare through exterior security lighting. A lighting plan showing fixture types and locations is required and shall meet the County's recommended darkskies.org lighting. Less Than Significant with Mitigation Measures added: <u>AES-1:</u> An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation. <u>AES-2:</u> All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at	1, 2, 3, 4, 5, 6, 9

				night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval prior to issuance of any permits.	
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 proposed cultivation parcels are in an area designated as 'Other Land' by the Farmland Mapping and Monitoring program. The proposed project will not convert farmland to non-agricultural use nor impact farmland. In addition, the subject site is not within a Williamson Act contract. Therefore, the proposed operation will not impact/convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	See Section II (a). The project does not conflict with zoning and the project property is not in a Williamson Act Contract. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	The proposed use will not conflict with existing, zoning, or cause rezoning of forest land, timberland, or timber production as defined by the Government Code. In addition, the proposed use is allowed within the "RL" Rural Lands zoning designation upon securing a major use permit pursuant to Article 27 (Table B) of the Lake County Ordinance. No Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	See response to Section 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, 7, 8, 11, 13
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	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. No Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management 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/construction of the greenhouses and cultivation area, and vehicular traffic, including small delivery vehicles would be contributors during and after site preparation/construction. Odors generated by the plants, particularly during harvest season, will need to be mitigated either through passive means (separation distance), or active means (Odor Control Plan). While the project does propose the use of ventilation fans and carbon filters in the processing facility, the implementation of mitigation measures below would further reduce air quality impacts to less than	1, 3, 4, 5, 10, 21, 24, 31, 36

			<p>significant. A back-up generator is proposed and will be regulated through the Air Quality Management Department.</p> <p>Less Than Significant with Mitigation Measures added:</p> <p><u>AQ-1:</u> 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.</p> <p><u>AQ-2:</u> 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.</p> <p><u>AQ-3:</u> Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads. Also, any manufacturing and delivery operations must comply with Lake County Air Quality Management District (LCAQMD) rules and regulations.</p> <p><u>AQ-4:</u> 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.</p> <p><u>AQ-5:</u> 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.</p> <p><u>AQ-6:</u> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly maintain and require palliative treatment at the graveled area to reduce fugitive dust generations.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?	X		<p>The proposed project has some potential to create fugitive dust during construction and odor impacts from the cultivation activities. However, the applicant proposes fans and carbon filters/air scrubbers installed as a mitigation method. The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>Less than Significant Impact with Mitigation Measures AQ-1 through AQ-6 Incorporated.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	X		<p>The operation as proposed is not expected to release any significant amounts of pollutants. There is only one residence within 1,400 feet of the proposed cultivation site.</p> <p>Less than Significant Impact with Mitigation Measures AQ-1 through AQ-6 Incorporated.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	X		<p>Sensitive receptors in the area include adjacent and near proximity residents. The nearest off-premises house is over 1,000 feet away from the edge of the cultivation area. Odor control measures will be necessary for the cultivation areas, including the outdoor portion of the site used for cannabis cultivation. The cultivation areas are set back a significant distance from the nearest off-site dwellings, so passive odor</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

				control (separation distance) and the project's proposed mitigations may be adequate for the outdoor cultivation area. The applicant has an emergency contact name and number that will be distributed to neighbors within 1000 feet of the property as is required by Air Quality. As described in Section III (a) above, with implementation of mitigation measures AQ-1 through AQ-6 will reduce impacts to less than significant.	
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		<p>The applicant provided a Biological Assessment (Attachment 2), prepared by Natural Investigations Co. dated July 23, 2019. According to the assessment report, a reconnaissance-level field survey was conducted on July 9, 2019 and no special status species were detected within the study area.</p> <p>Additionally, implementation of mitigation measures below would further reduce adverse impacts to less than significant.</p> <p><u>BIO-1:</u> Trees must be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the project area during construction of the project, CDFW should be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</p> <p><u>BIO-2:</u> If tree felling is performed in the future, a pre-construction nesting bird survey is recommended.</p> <p><u>BIO-3:</u> If clearing of natural habitat is performed in the future, a pre-construction special-status species survey is recommended.</p> <p>Less Than Significant Impact with mitigation measures BIO-1 through BIO-3 added.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
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		<p>The Biological Assessment states that an existing vernal pool on the project parcel, but outside of the proposed project cultivation area does contain four special status plant species that have been previously reported by the CNDDDB. All biological impacts can be mitigated using Avoidance and Protection measures as stated within Section IV (a) above and Mitigation Measures added below.</p> <p><u>BIO-4:</u> The applicant shall enroll and comply with Cannabis Cultivation Order WQ 2017-0023-DWQ which will ensure that cultivation operation will not significantly impact water resources. A formal delineation of jurisdictional waters shall be performed before construction work, or ground disturbance, near any wetland or drainage.</p> <p>Less than Significant Impact with mitigation measures BIO-1 through BIO-4 added.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		<p>The site does contain a vernal pool, which are protected under State and federal laws, due to the various special-status plant and animal species. The project does not propose any direct changes to the vernal pool and proposes to maintain a minimum of 200 feet away in order to avoid any indirect adverse effects. The biological assessment agrees there are no adverse effects based on the proposed project at this time.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

				Less than Significant Impact with mitigation measures BIO-1 through BIO-4 added.	
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		<p>The total ground disturbance for the proposed cannabis cultivation area will be less than one acre due to the previously disturbed and graded area for a vineyard. The Biological Assessment states that the proposed cannabis cultivation and operation area is intentionally located away from and over 250 feet away from the existing vernal pool area. The current volcanic soils and chaparral/oak woodland/forest habitats on site may provide suitable habitat for special status plant and bat species. Since the proposed project area will be developed in disturbed grassland habitat, the construction of the cultivation area will not impact the chaparral, woodland, and forest habitats. The applicant proposes one (1) gray pine to be removed for installation of the cultivation area. However, the gray pine is in Group B and not protected without Group A species growing naturally according to California Code of Regulations section 895.1.</p> <p>Although the surveyed area on the project parcel contains suitable nesting habitat for various bird species as a result of the presence of marsh, trees, poles, and dense brush, no nests or nesting activity was observed in the area during the field survey.</p> <p>Less than Significant Impact with mitigation measures BIO-1 through BIO-4 added.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	<p>Although the applicant is proposing to remove one (1) gray pine that is within the proposed cultivation area, there are no Tree Conservation designations on the subject site by County Zoning Ordinance that tree preservation policies or ordinance would not apply to the project.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
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	<p>There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans associated with this project site.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
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		<p>A Cultural Resources Evaluation was conducted for the project parcel by Dr. John W. Parker of Archaeological Research on June 22, 2015. Dr. Parker's recommendations are below:</p> <p>Nine isolated artifacts were found within the study area; however, no significant historic or prehistoric cultural materials or features were discovered during the field inspection. As no "significant" historic sites or features were found, it is recommended that the proposed project be approved as planned. In the unlikely event that undiscovered cultural sites are encountered during the ground disturbance process, it is recommended that work in the immediate vicinity of the find be suspended and a Registered Professional Archaeologist called in to evaluate the find as required by CEQA.</p> <p>Additionally, implementation of mitigation measures below would further reduce adverse impacts to less than significant.</p> <p>CUL-1: Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor approved by</p>	1, 3, 4, 5, 11, 14, 15

the Tribe, to direct all mitigation measures related to tribal cultural resources.

CUL-2: Ground disturbing activities occurring in conjunction with the Project (including surveys, testing, concrete pilings, debris removal, rescrapes, punchlists, erosion control (mulching, waddles, hydroseeding, etc.), pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area) shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

CUL-3: The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be at minimum one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

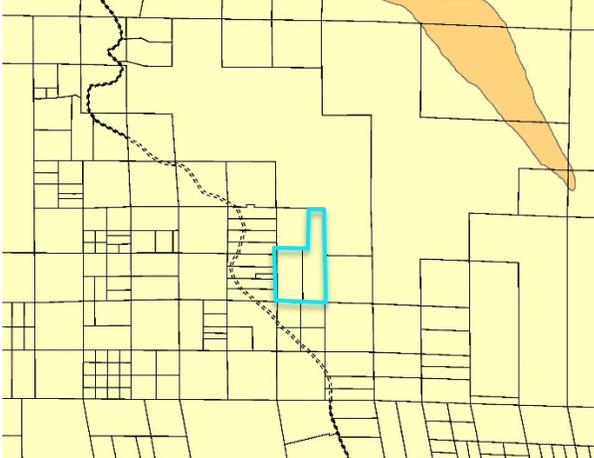
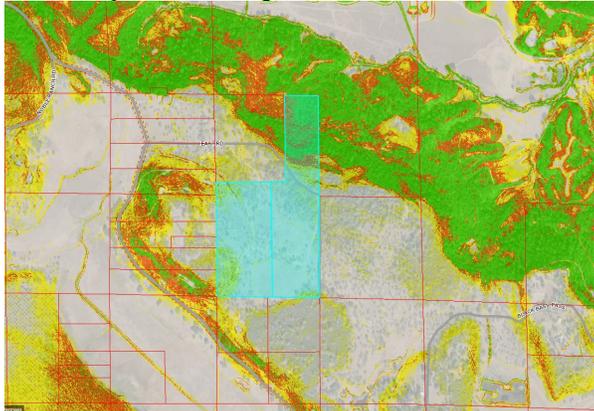
CUL-4: All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified consistent. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.

CUL-5: The Project applicant must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or

				<p>disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.</p> <p>Less than Significant Impact with mitigation measures CUL-1 through CUL-5 added.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X		<p>No changes are expected to archaeological resources. See Response to Section V (a).</p> <p>Less than Significant Impact with mitigation measures CUL-1 through CUL-5 added.</p>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		<p>Minimal ground disturbing activities are proposed overall, and in particular any minor ground disturbance is occurring in areas already previously disturbed. The county requires the applicant to notify the Lake County Sheriff's Department, the local overseeing tribe(s), and the Community Development Department if any human remains (or significant artifacts) are unearthed during site preparation.</p> <p>CUL-6: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing 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.</p> <p>Less than Significant Impact with mitigation measures CUL-1 through CUL-6 added.</p>	1, 3, 4, 5, 11, 14, 15
VI. ENERGY <i>Would the project:</i>					
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X	<p>The applicant states that they will use on-grid power as the primary energy source. The cultivation site will require small amounts of power for the well and security system. Additionally, the mixed light greenhouses and the processing facility will require a little extra power for lighting and exhaust fans.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	<p>The proposal will not conflict with, or obstruct, a state or local plan for renewable energy or energy efficiency.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 11, 14, 15

VII. GEOLOGY AND SOILS

Would the project:

<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>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.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>	<p>X</p>	<p>X</p>	<p><u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> According to County of Lake GIS, the project property is considered as generally stable area. Ground shaking, ground failure or liquefaction will not likely occur on this property in the future.</p>  <p style="text-align: center;"><u>Soil Stability Map</u></p> <p><u>Landslides</u> There is little to no risk of landslides based on the parcel's slope, which is mostly flat with some areas of gradual slope as well as the parcel consisting of stable soil.</p>  <p style="text-align: center;"><u>Slope Map of Subject Site</u></p> <p>Less Than Significant Impact.</p>	<p>1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25</p>
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<p>X</p>	<p>X</p>	<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel is as follows:</p> <ul style="list-style-type: none"> • Konocti-Hambright complex (152): 5 to 15 percent slopes. This unit is on hills and about 50 percent Konocti gravelly loam and 20 percent Hambright very gravelly loam. The vegetation is oaks, brush, and annual grasses. • Konocti Variant-Konocti-Hambright complex (156): 15 to 30 percent slopes. This map unit is on hills. The vegetation is mainly oaks, brush, and annual grasses. This unit is about 50 percent Konocti 	<p>1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25, 26</p>

Variant gravelly loam, 20 percent Konocti cobbly loam, and 15 percent Hambright very gravelly loam.

- **Sobrante-Collayomi-Whispering association (216):** 15 to 30 percent slopes. This map unit is on hills and mountains. The vegetation is mainly annual grasses and oaks on the Sobrante soil and conifers and oaks with an understory of brush on the Collayomi and Whispering soils. This unit is about 40 percent Sobrante loam, 25 percent Collayomi very gravelly loam, and 20 percent Whispering loam.
- **Collayomi-Aiken-Whispering complex (127):** 5 to 30 percent slopes. This map unit is on mountains. This unit is about 35 percent Collayomi very gravelly loam, 35 percent Aiken loam, and 15 percent Whispering loam. The vegetation is mainly conifers and oaks.
- **Skyhigh-Millsholm loams (209):** 15 to 30 percent slopes. This map unit is on hills. The vegetation is mainly oaks and annual grasses. This unit is about 45 percent Skyhigh loam and 25 percent Millsholm loam.



County of Lake Soils Map

Konocti-Hambright complex, 5 to 15 percent slopes is the primary soil type occurring on the cultivation area. Konocti-Hambright is a well-drained soil with medium runoff classification. The project location is almost entirely flat with a very minimal/gradual slope and therefore no erosion or loss of topsoil is anticipated.

The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.

Implementation of mitigation measures below would further reduce adverse impacts associated with erosion and water quality to less than significant.

GEO-1: Prior to any ground disturbance, the permitted shall submit Erosion Control and Sediment Plans to the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw,

				<p>mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. All BMP's shall be maintained for life of the project.</p> <p>GEO-2: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-3: The permit holder shall monitor the site during the rainy season (October 15 to May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p> <p>Less than Significant Impact with Mitigation Measures GEO-1 and GEO-3 added.</p>	
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		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the cultivation site is mapped as being generally stable. The soil is not in danger of subsidence, liquefaction or collapse as a result of the proposed project as there is no grading or proposed ground disturbance on any unstable soils. As underground trenching for the irrigation system is already in place from the previous vineyard use, no additional trenching will be proposed nor required.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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		<p>The primary soil type in the project site is Konocti-Hambright complex, type 152. The Konocti soil is moderately deep and well drained. Permeability of the Konocti soil is moderately slow and Hambright soil is moderate.</p> <p>Less than Significant Impact with Mitigation Measures GEO-1 and GEO-3 added.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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 wastewater?		X		<p>According to the soil survey of Lake County, prepared by U.S.D.A., for soil type 152 if it is used for septic tank absorption fields, the limitation of moderate and moderately slow permeability can be minimized by increasing the size of the absorption field or by using a specially designed sewage disposal system.</p> <p>The project proposes to implement a processing facility which would permit another septic system through the Environmental Health Department.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		<p>According to the Cultural Resources Evaluation by Dr. John W. Parker, no significant pre-historic sites were found during the cultural evaluation. There were no identified unique paleontological resources or unique geologic features discovered, and none are currently mapped or known on the site.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 11, 14, 15
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		<p>In general, greenhouse gas emissions can come from construction activities and from post-construction activities. Some new construction will occur on the site (greenhouses and the new processing facility), and there are minimal gasses that could result from outdoor and indoor cultivation activities. The</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

				greenhouse and processing facility will be equipped with airborne particulate carbon filters. The outdoor cultivation areas will not have specific greenhouse gas-producing elements; no ozone will result, and the cannabis plants will to a small degree help capture carbon dioxide. The cultivation operation will generate small amounts of carbon dioxide from vehicle trips for employees. Less than Significant.	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' county and does not have established thresholds of significance for greenhouse gases. No Impact	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
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 materials?		X		According to the Property Management Plan, the proposed project will use fertilizers and pesticides that are only in compliance with the California Department of Food and Agriculture for use on cannabis plants. All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures. Cannabis waste is required to be chipped and disbursed on site; burning cannabis waste is prohibited. All products including chemicals, fertilizers/nutrients, pesticides, petroleum products and sanitation products will all be kept in their manufactures original containers and packaged condition inside the secure storage area. Spill containment and cleanup equipment will also be maintained within the Processing Facility. Less than Significant with Mitigation Measures HAZ-1 to HAZ-5 added. <u>HAZ-1:</u> All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material. <u>HAZ-2:</u> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials. <u>HAZ-3:</u> Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways. <u>HAZ- 4:</u> The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

				<p>County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p>HAZ-5: The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p>	
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		<p>See Response to Section IX (a). All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures. The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil according to County GIS Data.</p> <p>Less than Significant with Mitigation Measures HAZ-1 to HAZ-5 added.</p>	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
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	<p>The proposed project is not located within one-quarter mile of an existing or proposed school. The closest school is approximately located in 3.5 miles away from the proposed project site.</p> <p>No Impact.</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
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	<p>The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), the California Department of Toxic Substance, and State Water Resources Control Board.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
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	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p>No Impact.</p>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	<p>The project would not impair or interfere with an adopted emergency response or evacuation plan.</p> <p>No Impact.</p>	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	<p>The site is mapped as having a moderate fire risk. The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 5, 20, 35, 37
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	<p>The project parcel is currently served by an existing onsite septic and well for an existing residential structure. According to the applicant's supplemental data from the Property Management Plan, a new septic for wastewater treatment at a proposed processing facility will obtain a permit through Lake County Environmental Health Division. The applicant shall adhere to all Federal, State and Local</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

				regulations regarding wastewater treatment and water usage requirements.	
				Less Than Significant Impact.	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	<p>According to the submitted Property Management Plan, the applicant has indicated that the estimated water use for an entire year will be approximately 470,408 gallons (Attachment 3). The project property has an existing well to the south cultivation site and one proposed well which will be located to the east of the cultivation site.</p> <p>The project will employ Best Management Practices (BMP) related to erosion and water quality to reduce impacts related to stormwater and water quality. The following BMP are proposed by Mighty Tasty Farm:</p> <ul style="list-style-type: none"> • Straw wattles will be installed and maintained throughout the entire life of the proposed cultivation operation along the southern border of the cultivation area. • Piled topsoil that is exposed will be covered with a tarp while not in use to maintain sediment control and reduce dust impacts. • A visual monitoring inspection program will be implemented to check the following, at a minimum frequency of before each rain event. • All water conveyance areas and storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources. • Mighty Tasty Farms will use drip lines for water delivery to the plants in order to efficiently and effectively irrigate. • The areas inside the cultivation area without ground cover will be applied with mulch to conserve soil moisture within the grow area. • An inline water meter will be installed on the dripline supply line as well as the water storage tanks in order to accurately determine where and how much water is being used. Staff will record and log all data in order to be reviewed annually to see the projects water use. 	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
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 which would:			X	<p>Less than Significant Impact.</p> <p>An existing vernal pool on the project site is located at the southern border of the parcels. The top of vernal pool is approximately 240 feet away from the proposed cultivation area. The applicant has stated that the total cultivation area is about 43,981 square feet in size, and the canopy area is about 41,796 square feet. The total impervious footprint of this property will increase by roughly 0.46% based on the entire 55.95-acre site. While, over half of the cultivation area is impermeable or semi-impermeable, the cultivation site will be outfitted with straw wattles. For the outdoor cultivation area, water can pass through the above-ground pots and be absorbed into the soil; the amount of non-permeable surface doesn't increase through the use of above-ground pots. All greenhouses and the processing facility are not permeable; however, the proposed implementation of Best Management Practices including installation of straw wattles will mitigate the potential erosion and surface runoff water.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<p>i) Result in substantial erosion or siltation on- or off-site;</p> <p>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</p> <p>iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial</p>					

additional sources of polluted runoff; iv) Impede or redirect flood flows?					Less than Significant Impact.	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		There are no flood zones on the project parcel. The project parcel is not in any tsunami or seiche zone. Further, all chemicals including pesticides, fertilizers and other potentially toxic chemicals shall be stored in a manner that the chemicals will not be adversely affected in the event of a flood. Less than Significant Impact.	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The applicant will install straw wattles for sediment control as a part of the proposed BMP. See response to X (d) above. Less than Significant Impact.	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?			X		The proposed project site would not physically divide an established community. No Impact.	1, 3, 4, 5, 6, 35
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 proposed project will not cause a significant environmental impact or conflict with any land use plan, including but not limited to, the Lake County General Plan, the Lower Lake Area Plan, and the Lake County Zoning Ordinance. The current designated General Land Use is Rural Lands and zoning on the site is "RL" Rural Lands, which is a land-use zone that Article 27 of the Lake County Zoning Ordinance allows commercial cannabis cultivation with a major or minor use permit. The proposed Type 3 "Outdoor," 3B "Mixed-Light," and Type 13 "Cannabis Distributor Transport Only, Self-Distribution" licenses are permitted uses in the Rural Lands. The project meets all applicable development standards outlined in the zoning ordinance. This project is consistent with the Lake County General Plan, the Lower Lake Area Plan, and the Lake County Zoning Ordinance. Less than Significant Impact.	1, 3, 4, 5, 20, 21, 22, 27, 28
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		According to the California Department of Conservation: Mineral Land Classification, there are no known mineral resources on the project site. No Impact.	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			X		Neither the County of Lake's General Plan, the Lower Lake Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No Impact	1, 3, 4, 5, 26
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			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. Mitigation measures will decrease these noise levels to an acceptable level. Less Than Significant with the following mitigation measures incorporated:	1, 3, 4, 5, 13

				<p><u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p><u>NOI-2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p><u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	<p>The project is not expected to create unusual groundborne vibration due to facility operation. The low-level truck traffic during construction and deliveries would create a minimal amount of groundborne vibration.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5, 13
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	<p>Project is not located within an airport land use plan or within 2 miles of a public airport.</p> <p>No Impact.</p>	1, 2, 3, 4, 5, 6, 24
<p>XIV. POPULATION AND HOUSING <i>Would the project:</i></p>					
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	<p>The project is not anticipated to induce population growth.</p> <p>No Impact.</p>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	<p>No housing will be displaced as a result of the project.</p> <p>No Impact.</p>	1, 3, 4, 5
<p>XV. PUBLIC SERVICES <i>Would the project:</i></p>					
a) 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:			X	<p>The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.</p>	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37

<p>- Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?</p>				<p>No Impact.</p>	
<p>XVI. RECREATION <i>Would the project:</i></p>					
<p>a) Would the project 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?</p>			X	<p>The project will not have any impacts on existing parks or other recreational facilities.</p> <p>No Impact.</p>	1, 3, 4, 5
<p>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?</p>			X	<p>This project will not necessitate the construction or expansion of any recreational facilities.</p> <p>No Impact.</p>	1, 3, 4, 5
<p>XVII. TRANSPORTATION <i>Would the project:</i></p>					
<p>a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?</p>		X		<p>The proposed project site is accessed from East Rd, right off of the County maintained road; Spruce Grove Road. Approximately 130 to 160 traffic trips are anticipated during construction of the project. Daily employee trips are anticipated to be between 4 and 16 trips including maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles, about the equivalent of a new single-family dwelling (which averages 9.55 average daily trips according to International Transportation Engineer's manual, 9th edition).</p>  <p style="text-align: center;"><u>Spruce Grove Road to the Project Property East Rd (entrance on right)</u></p> <p>TRANS-1: Prior to this use permit having any force or effect, the applicant will be required to submit and have approved a timeline to make all necessary road improvements to comply with Public Resource Code (PRC) section 4290 and 4291. The building official will inspect this road following completion of the road to assure PRC compliance.</p> <p>Less than Significant Impact with a mitigation measure TRANS-1 added.</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35, 38
<p>b) Would the project conflict with or be inconsistent with</p>			X	<p>See Response to Section XVII (a).</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

CEQA guidelines section 15064.3, subdivision (b)?				Less than Significant Impact.	
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	The proposed project will not increase hazards; no changes to East Road are proposed or would be needed due to project implementation. Less than Significant Impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Result in inadequate emergency access?			X	As proposed, this project will not impact existing emergency access. Property and cultivation site access is proposed to meet SRA fire regulations: The access road will be graveled to support a 75,000 lbs. load as well as be a minimum of 12' wide with turnouts every 400' and will have a hammerhead turnaround at the terminus. A fire suppression water tank will be located at the cultivation site. Less than Significant Impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
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	The applicant has undertaken a Cultural Resource Study. The findings yielded no significant historical, cultural, or tribal resources. California Register of Historic Resources suggested to follow the archeologist's recommendation. Although nine isolated artifacts were found within the study area, no significant historic or prehistoric cultural materials or features were discovered during the field inspection. As no "significant" historic sites or features were found, Dr. Parker recommended the project be approved as planned. Less than Significant with mitigation measures CUL-1 and CUL-6 added.	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. 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	As the archeologist stated that found isolated artifacts on or immediately adjacent to the site are not considered significant cultural resources as defined in the Public Resources Code. Less than Significant with mitigation measures CUL-1 and CUL-6 added.	1, 3, 4, 5, 11, 14, 15
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 well and septic system and the applicant proposes a new well and septic system on the project site (Attachment 3). The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Further, a Stormwater Management Plan was submitted that addresses on-site run-off. There is no obvious change proposed that might adversely affect these named categories. Less than significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development			X	The applicant proposes minimizing water use through drip irrigation and mitigations in place to prevent potential leaks.	1, 3, 4, 5, 29, 32, 33, 34, 36, 37

during normal, dry and multiple dry years?				Less Than Significant Impact.	
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 currently served by two permitted on-site septic systems (Septic Permit Numbers: 20959 and 18620-A); however, they need final inspections in case they will be used for the project. There is a proposed processing facility which will have restrooms and be permitted through the Lake County Building Division as well as the Environmental Health Division. Less Than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	According to the submitted Property Management Plan (Attachment 3), all solid waste will be stored in bins with secure fitting lids until being disposed of at a Lake County Integrated Waste Management facility weekly. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Eastlake Landfill. Additionally, waste generation from site will be minimal and all vegetative waste will be composted. Less than Significant Impact.	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	All federal, state, and local requirements related to solid waste will apply to this project but are not anticipated to create issues that require additional mitigation measures. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36

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	<p>The subject site is accessed by East Road, which is a graveled road partially maintained by the County. The property is located within the SRA (high fire) area and is in a moderate fire hazard severity zone. The site is gradually sloped and has a fairly dense fuel load. However, SRA regulations will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur. The access road will be graveled to support a 75,000 lbs. load as well as be a minimum of 12' wide with turnouts every 400' and will have a hammerhead turnaround at the terminus. A fire suppression water tank will be located at the cultivation site.</p> <p>The addition of cannabis cultivation to this area will not further increase the risk of injury or death due to a wildfire. This site is no more prone to excessive fire risk than most other sites in Lake County. Further, the trips generated by this use will be roughly the equivalent of a single-family dwelling (around 10 average daily trips) based on the number of employees proposed.</p> <p>Less than Significant Impact.</p>
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	<p>The fire risk on the site is moderate and the slope on the site is mostly 10% or less. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The majority of the project is located in an already disturbed area. The property's natural vegetation is well maintained and has a vernal pool, which reduces the fuel load that the property could have.</p> <p>Less than Significant Impact.</p>

<p>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?</p>	<p>X</p>		<p>The site improvements proposed are minimal, and don't rise to the level of warranting additional roads. The site has some areas of heavy vegetation. The responsible Fire Districts have not indicated that additional fire breaks are necessary. The access road will be graveled to support a 75,000 lbs. load as well as be a minimum of 12' wide with turnouts every 400' and will have a hammerhead turnaround at the terminus. A fire suppression water tank will be located at the cultivation site.</p> <p>CalFire has provided the following comments that are incorporated as Mitigation Measures:</p> <p><u>WILDFIRE-1:</u> All regulations on the State of California's Public Resource Code, Division, and all Sections in 4290 and 4291 (4001-4958) shall apply to this application/construction.</p> <p><u>WILDFIRE-2:</u> All regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 1 through 5 shall apply to this application/construction.</p> <p><u>WILDFIRE-3:</u> All regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A</p> <p><u>WILDFIRE-4:</u> All regulations in the California Government Code, Title 5. Local Agencies [50001- 57550], Part 1. Powers and Duties Common to Cities and Counties [50001 - 51189], Section 51182</p> <p><u>WILDFIRE-5:</u> This shall include, but not be limited to property line setbacks for structures that are a minimum of 30 feet, addressing on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000 lb. vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from the road), parking, fuels reduction, including a minimum of 100 feet of defensible space. If this property will meet the criteria to be or will be a CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure. http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes.</p> <p>Less than Significant with Mitigation Measures WILDFIRE-1 through WILDFIRE-5 added.</p>	<p>1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38</p>
<p>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?</p>		<p>X</p>	<p>There is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project. The property is minimally sloped and does not have a high runoff classification.</p> <p>Less than Significant Impact.</p>	<p>1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38</p>
<p>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</p>				

<p>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?</p>	X		<p>The project proposes a Cultivation of Commercial cannabis in an open somewhat previously disturbed area with minimal to no vegetation. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.</p> <p>Less than Significant with Mitigation Measures Added.</p>	All
<p>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)?</p>	X		<p>Potentially significant impacts have been identified related to <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural and Tribal Resources</u>, <u>Geology/Soils</u>, <u>Hazards</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, <u>Transportation</u>, and <u>Wildfire</u>. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts.</p> <p>Less than Significant with Mitigation Measures Added.</p>	All
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	X		<p>The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, to <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural and Tribal Resources</u>, <u>Geology/Soils</u>, <u>Hazards</u>, <u>Hydrology/Water Quality</u>, <u>Noise</u>, <u>Transportation</u>, and <u>Wildfire</u> have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.</p> <p>Less than Significant with Mitigation Measures Added.</p>	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lower Lake Area Plan
5. Mighty Tasty Farms Commercial Cannabis Cultivation Applications – Major Use Permit
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program,
(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment for Mighty Tasty Farms property dated July 23, 2019
14. Cultural Site Assessment Survey by Dr. John Parker dated June 22, 2015.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Site Visit on March 6, 2020
39. Agency Comments