Attachment 4

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

November 4, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (UP 20-58, IS 20-72)

1. Project Title:	Lake Coco Farms
2. Permit Numbers:	Major Use Permit PL-25-155/ UP 20-58 Initial Study PL-25-155/ IS 20-72
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse, 3rd Floor, 255 North Forbes Street Lakeport, CA 95453
4. Contact Person:	Trish Turner, Associate Planner (707) 263-2221
5. Project Location(s):	3417 and 3547 Hendricks Road, Lakeport APN: 005-006-07 and 005-013-01
6. Project Sponsor's Name & Address:	Lake Coco Holdings, LLC (Juan Gamino) 3417 Hendricks Road Lakeport, CA 95453
7. General Plan Designation:	Resource Conservation (RC), Agriculture (A) and Rural Lands (RL)
8. Zoning:	"APZ-WW", Agriculture Preserve – Waterway
9. Supervisor District:	District 4
10. Flood Zone:	"D": Areas of undetermined, but possible, flood hazard risk
11. Slope:	0-10% at cultivation sites
12. Fire Hazard Severity Zone:	SRA - High and Moderate Fire Risk
13. Earthquake Fault Zone:	None mapped
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Sizes:	±154.63 Acres (APN 005-006-07) ±74.14 Acres (APN 005-013-01)

±228.77 Acres Combined

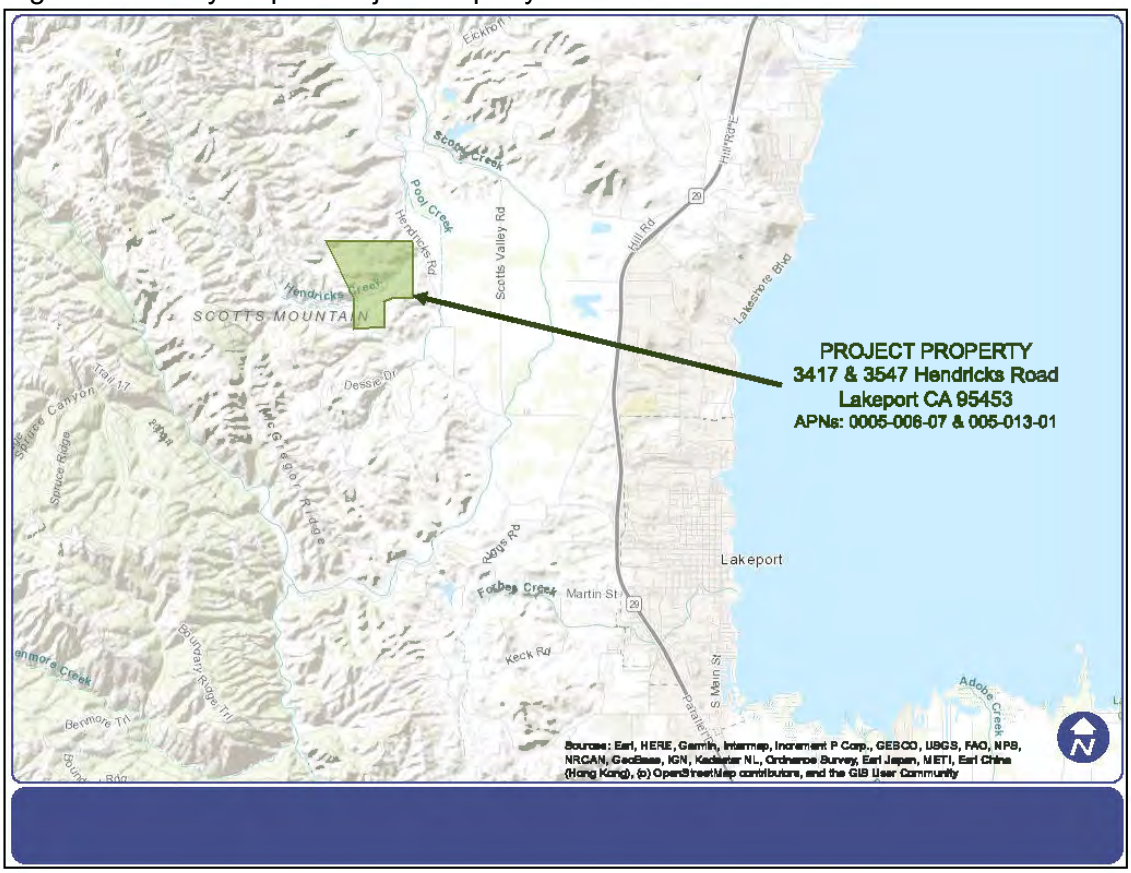
16. Description of Project:

The applicant, Lake Coco Holdings, LLC, is requesting discretionary approval from the County of Lake for a Major Use Permit, PL-25-155/ UP 20-58, for commercial cannabis cultivation at 3417 and 3547 Hendricks Road, Lakeport CA (APNs: 005-006-07 and 005-013-01), as described below:

Five (5) A-Type 3 "Medium Outdoor" Licenses: Outdoor cultivation for adult-use cannabis under direct sunlight. The applicant proposes 4.72 acres [205,800 square feet (sq. ft.)] of commercial cannabis canopy within two fenced outdoor cultivation areas totaling approximately 12 acres.

One (1) A-Type 13 Self-distribution License: In the "RL" zoning district the Type 13 Distributor Only, Self-distribution State licenses are an accessory use to an active cannabis cultivation or cannabis manufacturing license site with a valid minor or major use permit. Per Article 27 Section 11 (ay), the parcel where the distributor transport only, self-distribution license is issued shall front and have direct access to a State or County maintained road or an access easement to such a road, the permittee shall not transport any cannabis product that was not cultivated by the permittee, and all non-transport related distribution activities shall occur within a locked structure. Furthermore, all guidelines for Distributor Transport Only License from the California Department of Cannabis Control's Title 4, Division 19, Chapter, as described in §15315, must be followed.

Figure 1: Vicinity Map of Project Property



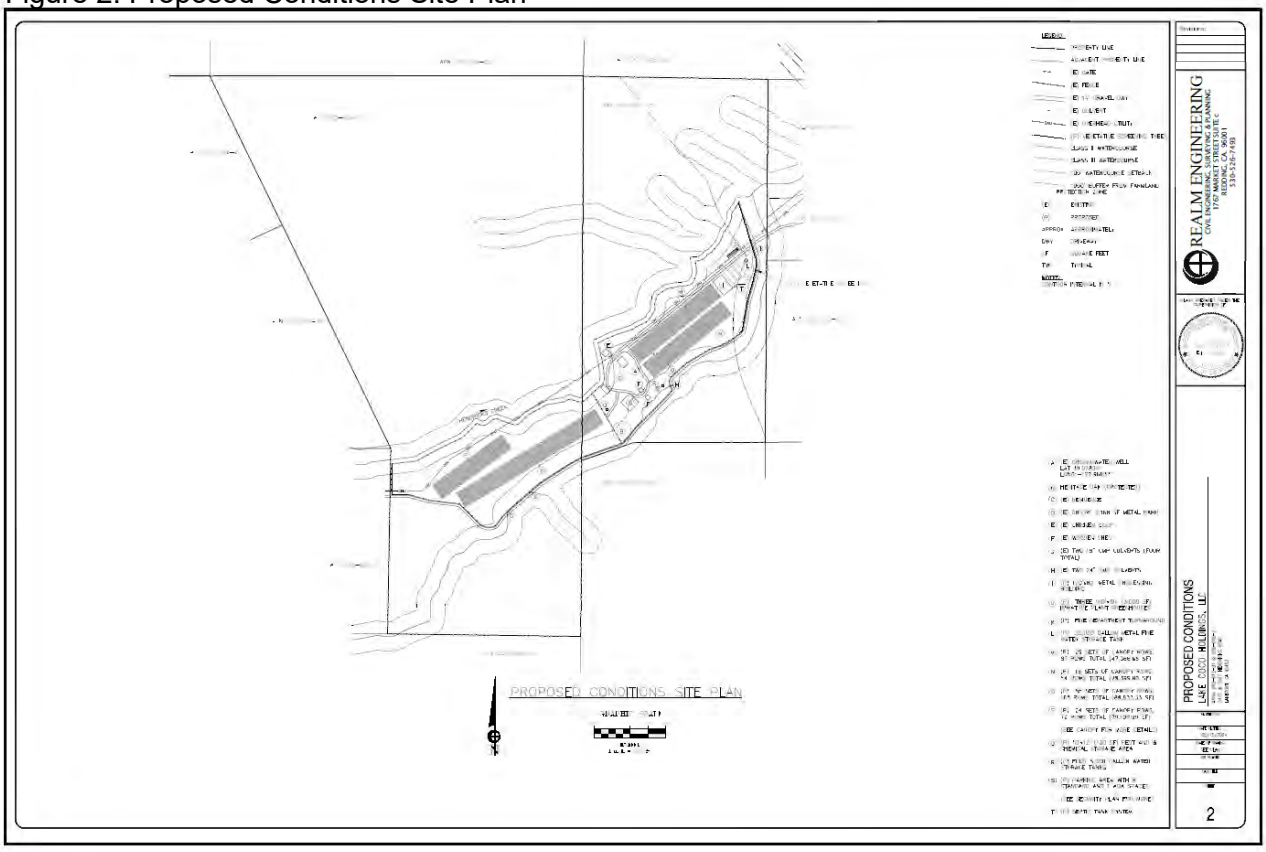
Source: Lake County Parcel Viewer, 2024

The Project Property (Lake County APNs 005-006-07 and 005-013-01) is located approximately two miles northwest of the City of Lakeport, CA, within the Middle Scotts Creek Watershed (HUC12) and the Lakeport Planning Area. The Project Property is accessed via a shared private gravel access road off of Hendricks Road, a paved county-maintained roadway. The proposed cultivation areas and ancillary facilities will be accessed via the shared private gravel access road and private gravel access roads off of the shared private gravel access road.

The Project, as proposed, includes the following:

- Up to 205,800 sq. ft. (4.72 acres) of cannabis canopy within two (2) fenced outdoor cultivation areas (existing fencing);
- Four 5,000-gallon water storage tanks (proposed);
- Three 30’ x 100’ (3,000 sq. ft.) greenhouses / immature plant areas (proposed);
- Two 120 sq. ft. wooden storage sheds (proposed);
- An 80’ x 120’ (9,600 sq. ft.) metal building (proposed);
- A 68’ x 76’ (5,138 sq. ft.) metal barn (existing);
- An onsite septic system (proposed);
- A 25,000-gallon metal fire water storage tank (proposed);
- An existing onsite permitted groundwater well (existing);
- Drip irrigation systems, consisting of black poly tubing and drip tapes/lines; and
- Nine employee parking spaces, including 1 ADA space (proposed)

Figure 2: Proposed Conditions Site Plan



Source: Realm Engineering, 2024

Construction

The proposed buildings and canopy areas would be established in a flat field/valley floor that has been used for intensive agricultural activities. No vegetation clearing is needed and very minimal site preparation will be needed for the proposed buildings. Additionally, the field in which the proposed canopy areas would be established has been fully fenced, and trenched irrigation lines have been run throughout the field for past agricultural operations. Minimal ground disturbance will be necessary to establish the proposed Project.

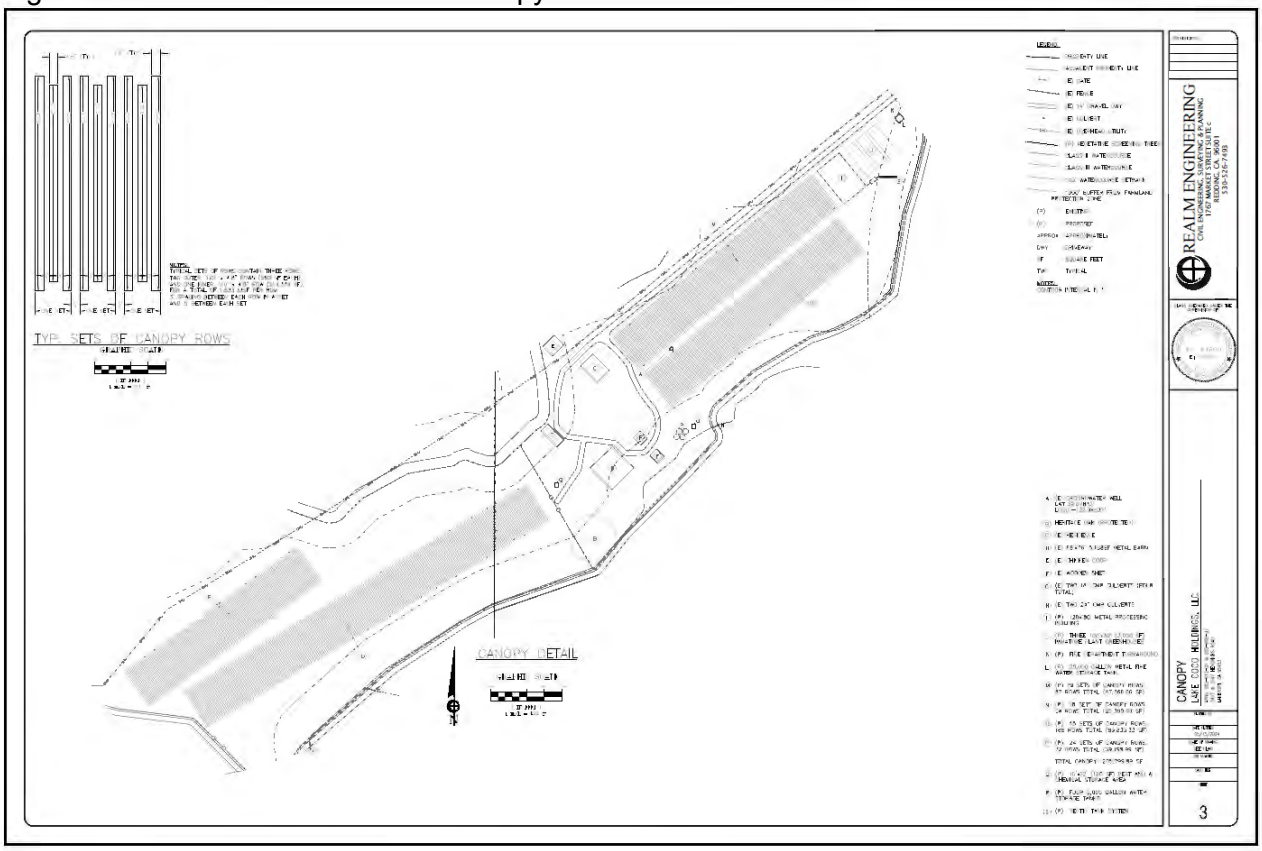
According to the applicant, the proposed Project includes the following construction activities:

- Construction activities would occur over a five-to-seven-week period;
- Materials and equipment would be staged on previously disturbed areas adjacent to the proposed buildings and cultivation areas;
- Construction activities would occur during daylight hours, typically between 9:00 a.m. and 6:00 p.m., Monday through Saturday;
- Visibly dry disturbed soil and road surfaces will be watered throughout construction and operation activities to minimize fugitive dust;
- Unpaved roads will have a speed limit of 15 miles per hour (mph); and
- Dust-generating activities will not occur during periods of high winds (over 15 mph).

During construction, it is expected that there will be approximately six construction employees, requiring up to twelve vehicle trips per day for five to six days per week. Additionally, approximately

thirty-two (32) vehicle trips are anticipated for delivery of construction materials and equipment, over the 5-to-7-week construction period.

Figure 3: Cultivation Site Plan with Canopy



Source: Realm Engineering, 2024

Operations

According to the applicant's Property Management Plan, fertilizers and pesticides will be stored within the proposed 120 sq. ft. wooden stormproof storage sheds. All solid waste will be kept in a secured area and regularly removed to be disposed of at waste disposal facility. Any plant waste will be chipped/mulched and composted on site. All water for the proposed cultivation operation will come from an existing onsite groundwater well no surface water diversion is associated with the proposed project. Irrigation water from the onsite groundwater well will be stored within four 5,000-gallon heavy-duty plastic water storage tanks and delivered to the proposed canopy areas via polyvinyl chloride (PVC) piping and drip irrigation systems. An imported organic soil mixture in above ground nursery pots will be used in the three proposed immature plant greenhouses. The growing medium of the proposed canopy areas will be native soil at or below grade, amended with compost and/or manure.

Operations would occur up to seven days per week year-round, with limited operations occurring between November 15th and May 1st of each year. Immature plant cultivation activities would occur year-round within the proposed greenhouses. Outdoor cultivation activities would occur within temporary agricultural exempt hoop-houses containing the proposed canopy areas, from approximately May 15th to November 1st of each year. Operation hours will be Monday through Sunday during daylight hours from approximately 6:00 a.m. to 10:00 p.m. The Lake County Zoning Ordinance restricts deliveries and pickups from 9:00 a.m. to 7:00 p.m., Monday through Saturday, and Sunday from 12 noon to 5:00 p.m.

Once operational, the proposed project would staff approximately four (4) full-time employees and up to six (6) seasonal employees for planting and harvesting. Daily traffic commutes would be up to eight (8) trips during regular operations, and up to twenty (20) daily commutes during the peak planting and harvesting periods. Weekly truck deliveries of various project-related materials would occur throughout the year. A total of nine (9) parking spaces are proposed, including one (1) ADA-compliant parking space.

Power

Power for the proposed cultivation operation would come from an existing onsite Pacific Gas and Electric (PG&E) electrical service connection, and a new/proposed PG&E electrical service connection for the proposed Processing Building and Immature Plant Greenhouses. Two gasoline-powered generators will be maintained onsite for use as a backup power supply source during power outages.

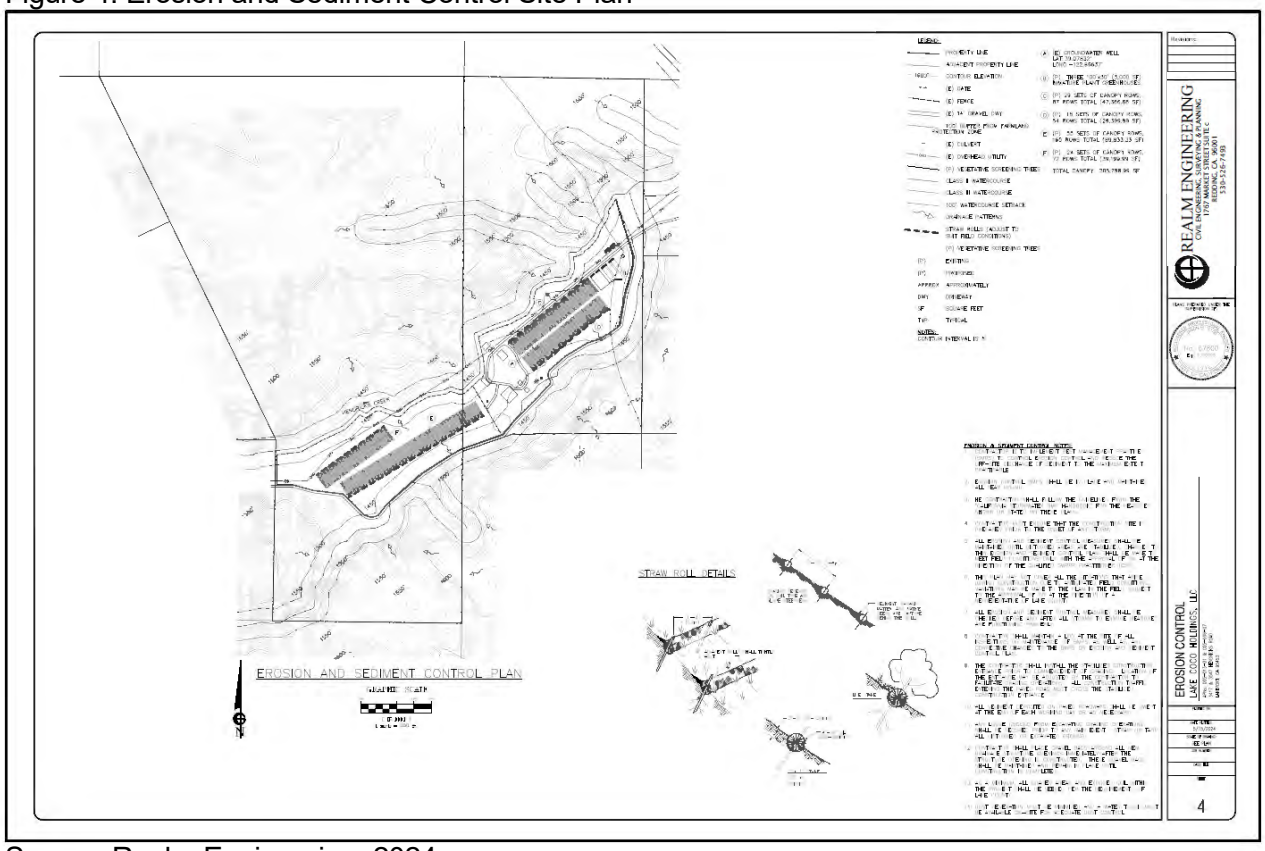
Water Source and Use

All water for the proposed Project would come from an existing onsite groundwater well located at Latitude 39.07832° and Longitude -122.96637° on APN 005-013-01. According to the applicant's Property Management Plan, the annual water demand for the proposed cultivation operation is approximately 3,165,866 gallons per year, with a peak daily water demand for the proposed cultivation operation of approximately 19,117 gallons per day (occurring in July, August and September), and an average daily water demand of 8,674 gallons per day. A Well Yield Test performed on April 2nd, 2020 indicates that the existing onsite groundwater well can produce 102 gallons per minute. At 102 gallons per minute, the onsite groundwater well could produce the maximum estimated daily demand for water of the proposed cultivation operation in less than three hours and eight minutes. According to the applicant's Hydrology Report, even during drought years, the onsite groundwater well has the capacity to handle the water needs of the proposed Project without impacting surrounding neighbors' wells.

Erosion Control

The proposed cultivation areas and ancillary facilities would be located on soils identified as the Still-Talmage complex and Still loam, characterized as stratified gravelly clay loams with a parent material of alluvium and residuum weathered from sedimentary rock. Sill loam has a slight erosion hazard rating and the Still-Talmage complex has moderate erosion hazard rating. The proposed Project would increase the impervious surface area of the Project Property by approximately 20,000 sq. ft., or approximately 0.2% of the Project Property, through the construction/installation of a 9,600 sq. ft. metal building, two 120 sq. ft. wooden buildings, three 3,000 sq. ft. greenhouses, a 25,000-gallon fire water storage tank, and four 5,000-gallon water storage tanks. The proposed outdoor cultivation/canopy areas would not increase the impervious surface area of the project property and should not increase the volume of runoff from the project site. The proposed parking lot will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers. The field in which the proposed cultivation/canopy areas and ancillary facilities would be constructed/established is completely flat. Therefore, minimal site preparation and grading would be needed to establish the proposed cultivation operation.

Figure 4: Erosion and Sediment Control Site Plan



Source: Realm Engineering, 2024

According to the applicant's Property Management Plan, the following erosion and sediment control measures will be followed:

Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. The proposed structures and cultivation areas will be located more than 100 feet from the nearest surface water bodies, and stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

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

17. *Environmental Setting and Existing Conditions:*

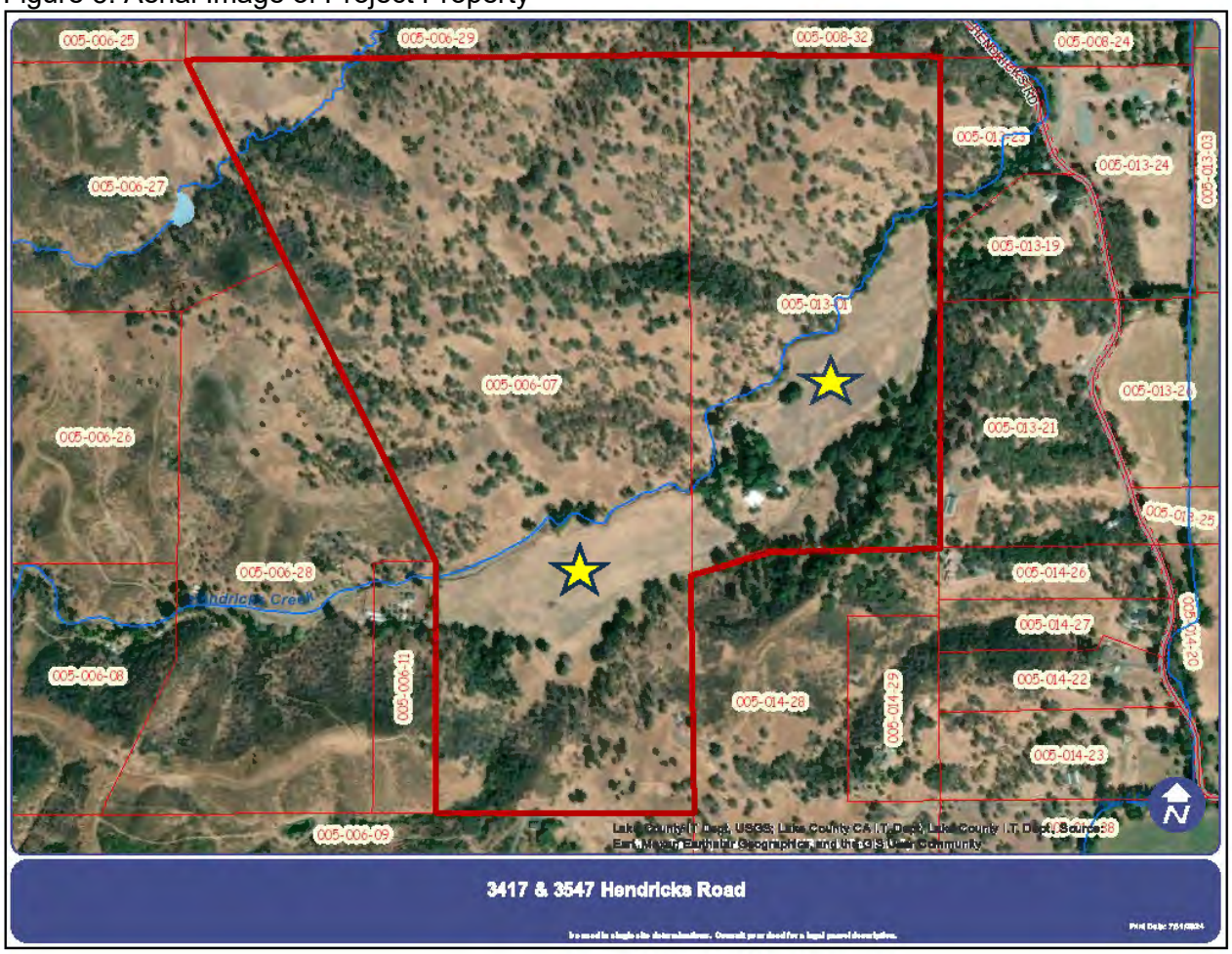
The proposed Lake Coco Farms cannabis project is located at 3417 and 3547 Hendricks Road in unincorporated Lake County, just west of Scotts Valley and approximately two miles

northwest of the City of Lakeport. The Project Property is located within Sections 9 & 10, Township 14N, Range 10W, Mount Diablo Base and Meridian, in the Lakeport USGS 7.5-minute quadrangle). The property and proposed project site is accessed via a shared private gravel access road off of Hendricks Road. The project Property has been improved with two residences, two wooden sheds, a metal barn, a chicken coop and a groundwater well. Historical land uses of the Project Property include intensive and extensive agriculture and rural residences. The proposed Project is located in the Lakeport Planning Area.

Hendricks Creek, an intermittent Class II watercourse, flows from southwest to northeast through the Project Property. Multiple unnamed ephemeral Class III watercourses flow through the Project Property into Hendricks Creek. There are three existing watercourse crossing on the Project Property. All three watercourse crossings are on the shared private gravel access road used to access the Project Property and another property/residence immediately west of the Project Property. Two of the existing watercourse crossings are each composed of two 18” CMP culverts with native fill. The other existing watercourse crossing is composed of two 24” CMP culverts with native fill. All three watercourse crossings are functioning and no alterations are proposed to the shared private gravel access road or watercourse crossings.

The surrounding land uses are largely open space, agriculture and rural residential land. The general topography of the Project Property is characterized by partially burned chaparral and pine hillsides that transition to a cultivated grassland valley in the central portion of the property. The maximum elevation of the property is approximately 1,725 feet above mean sea level along the northwestern property boundary; and the minimum elevation is approximately 1,430 feet above mean sea level near the northwest corner of the property, where Hendricks Creek flows off of the Project Property. Most of the Project Property is steeply sloped with slopes between 20% and 40%, except for the valley floor that has slopes between 1% and 5%. The proposed cultivation project would be established within the flat valley floor of the Project Property. No cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of Hendricks Creek or the unnamed ephemeral watercourses of the Project Property.

Figure 5: Aerial Image of Project Property



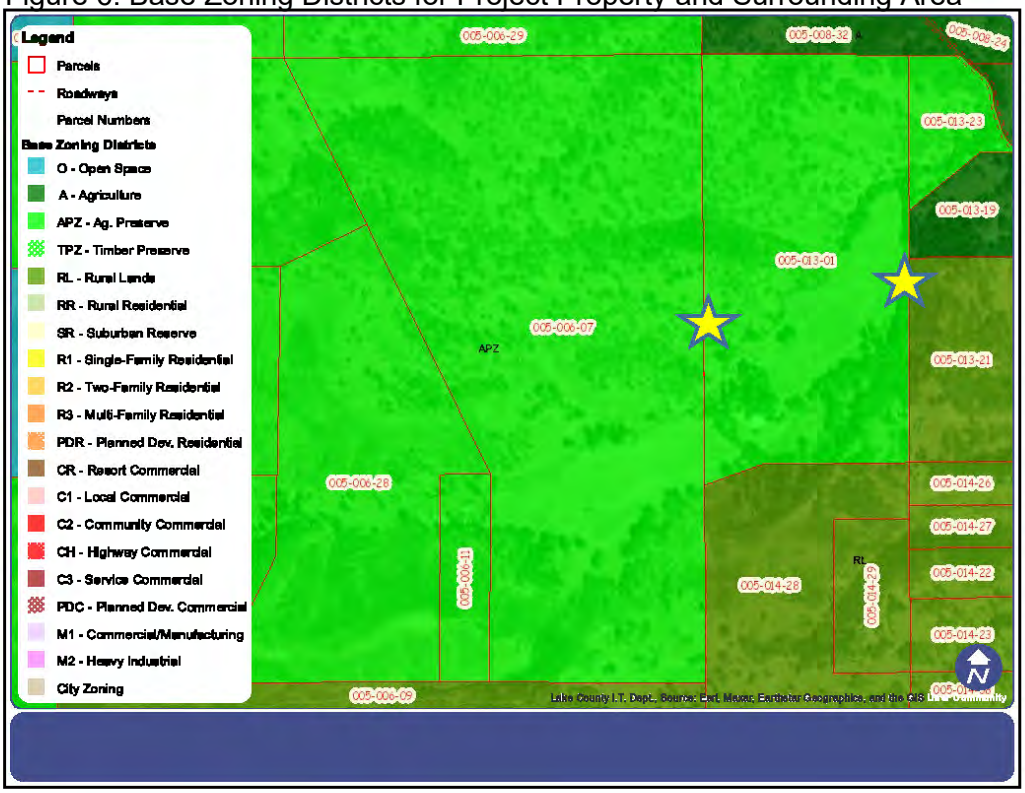
Source: Lake County Parcel Viewer, 2024

18. *Surrounding Land Uses and Setting:*

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

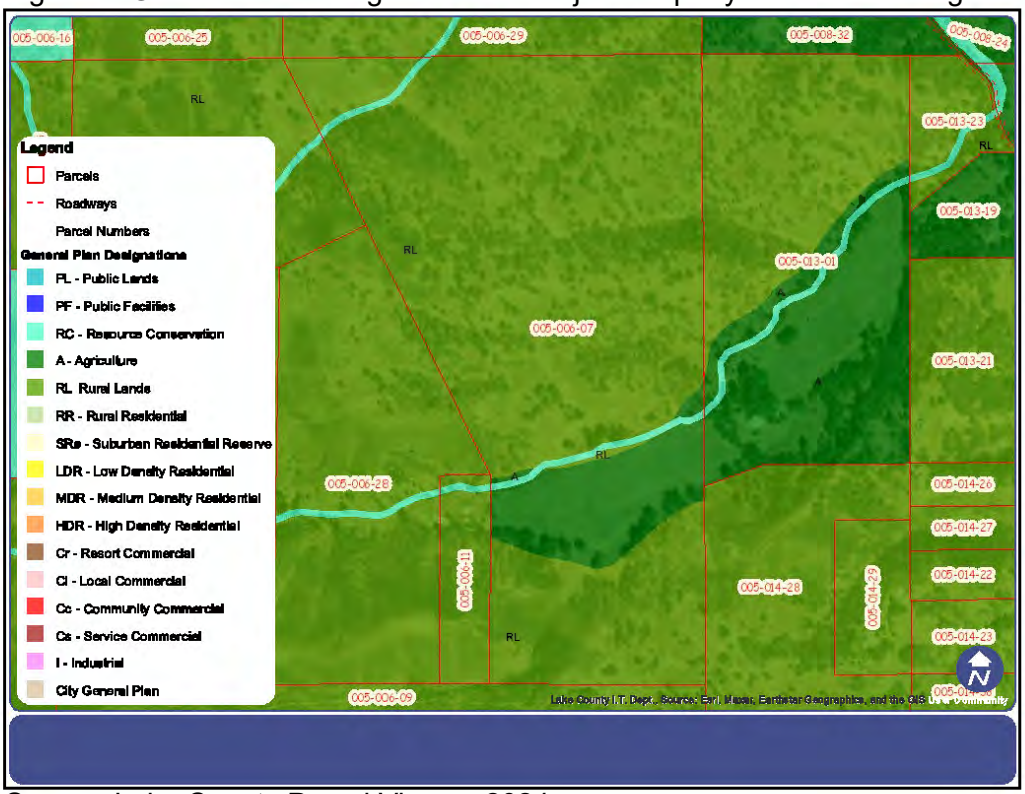
- North and Northwest: 3757, 3797 & 3897 Hendricks Road; Parcel Numbers 005-006-04, 25 & 29; Zoned Rural Lands (RL) and Agricultural Preserve (APZ)
- North and Northeast: 3618, 3677, 3718, 3727, 3857 & 3990 Hendricks Road; Parcel Numbers 005-008-15, 19, 21, 22, 24 & 32; Zoned Agriculture (A)
- East: 3125, 3387, 3416 & 3481 Hendricks Road; Parcel Number 005-013-19, 21, 23 & 24; Zoned Agriculture (A), Agricultural Preserve (APZ) and Rural Lands (RL)
- Southeast: 2951, 2957, 3065 & 3075 Hendricks Road; Parcel Numbers 005-014-26, 27, 28 & 29; Zoned Rural Land (RL)
- South and Southwest: 2997, 3207 & 3617 Hendricks Road; Parcel Numbers 005-006-09, 11, 28; Zoned Agricultural Preserve (APZ) and Rural Land (RL)
- West: 3607 & 3657 Hendricks Road; Parcel Number 005-006-36 & 27; Zoned Agricultural Preserve (APZ)

Figure 6: Base Zoning Districts for Project Property and Surrounding Area



Source: Lake County Parcel Viewer, 2024

Figure 7: General Plan Designations for Project Property and Surrounding Area



Source: Lake County Parcel Viewer, 2024

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

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

    - Lake County 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 Department of Water Resources
    - Lake County Agricultural Commissioner
    - Lake County Sheriff Department
    - Lakeport Fire Protection District,
    - Central Valley Regional Water Quality Control Board
    - State Water Resources Control Board
    - California Department of Forestry & Fire Protection (CAL FIRE)
    - California Department of Fish & Wildlife (CDFW)
    - California Department of Food and Agriculture
    - California Department of Pesticides Regulations
    - California Department of Public Health
    - California Department of Cannabis Control
    - California Department of Consumer Affairs
    - California Department of Transportation (Caltrans)
    - United States Fish & Wildlife (USFW)

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

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

    The County of Lake, Community Development Department initiated the AB 52 Tribal notification process by sending letters on June 15, 2020, to eleven (11) Lake County-based Tribes, informing them of the proposed project and offering consultation. The Scotts Valley Band of Pomo Indians requested consultation in late August 2020. County records indicated that a consultation may have been held on September 3, 2020, but documentation could not be located.

To ensure compliance, County staff reached out to the Scotts Valley Band of Pomo on August 19, 2025, and again on September 3, 2025, to verify whether the consultation had been completed, the results of the consultation, or if a new consultation was necessary. Following a good faith effort to complete or confirm the required Tribal Consultation, the County concluded the AB 52 Tribal Consultation process on September 10, 2025.

On June 26, 2020, the County received a letter from the California Historic Resource Information System at Sonoma State (CHRIS); the letter indicated that two Cultural Studies were performed in 1975 and 1976 (Keesling and French; Parker respectively), and found that the site contained a historic trail, the "No'boral-Co'kadjal Trail", also known as the Norris Trail, and recommended that an archaeologist should be retained to identify the trail's proximity to the cultivation site, and presumably avoid the trail if it was found to be within 50 feet of the proposed cultivation area.

On May 17, 2020, Wolf Creek Archaeological Services submitted a third Cultural Study that included a 20-acre portion of the site where the cultivation activities would occur. The 2020 Study indicated that no previous studies had been undertaken for the property, however the CHRIS letter stated that there were two studies done in 1975 and 1976 as referenced above. The 2020 study did not find any evidence of significant historical relics, items or artifacts, and recommended that the project proceed as planned.

21. Attachments:

Attachment 1 – Lake Coco Farms Property Management Plan and Site Plans

Attachment 2 – Biological Resources Assessment

Attachment 3 – Hydrology Report to Determine Area of Influence for Cultivation Irrigation Wells

Attachment 4 – Drought Management Plan Lake Coco Farms

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

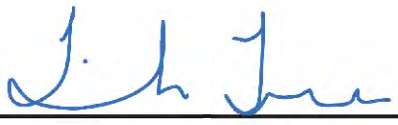
☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

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

Initial Study Prepared By: Trish Turner, Associate Planner

Signature:  Date: November 4, 2025

Mireya G. Turner, Director
Lake County Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

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

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less

than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

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

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

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

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

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

I. AESTHETICS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Discussion:

a) The Project Property is located in a rural area immediately west of Scotts Valley. The Project Property's Zoning District designation is Agricultural Preserve ("APZ") – Waterway ("WW") combining district. The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the "APZ" zoning district with a major use permit.

The project site is located on a valley floor, surrounded by vegetated hillsides or pine, brush and oak trees. The surrounding area contains rural residential land and open space areas that consist of ranches, grazing land, vineyards, and cannabis cultivation operations. The project site is not visible from a public road, and the proposed project will not obstruct views of vineyards, hills, mountains or scenic vistas. As such, the proposed Project will not have a substantial adverse effect on a scenic vista.

Less than Significant Impact

b) There are no scenic resources, rock outcroppings, or historic buildings in or near the project site. The project site is located off of Hendricks Road, which is not identified as "Officially Designated" or an "Eligible State Scenic Highway-Not Officially Designated", nor is it identified as a Potential Scenic Route in the Lakeport Area Plan.

No Impact

c) The Project Property is located in a rural area immediately west of Scotts Valley. The project site is located on a valley floor, surrounded by vegetated hillsides or pine, brush and oak trees. The surrounding area contains rural residential land and open space areas that consist of ranches, grazing land, vineyards, and cannabis cultivation operations. The project site is not generally visible from a public road or the public lands over 0.5 miles east of the project site. The proposed use will not substantially degrade the existing visual character of the site or the quality of public views of the surrounding area.

Less than Significant Impact

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

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

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

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

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

Discussion:

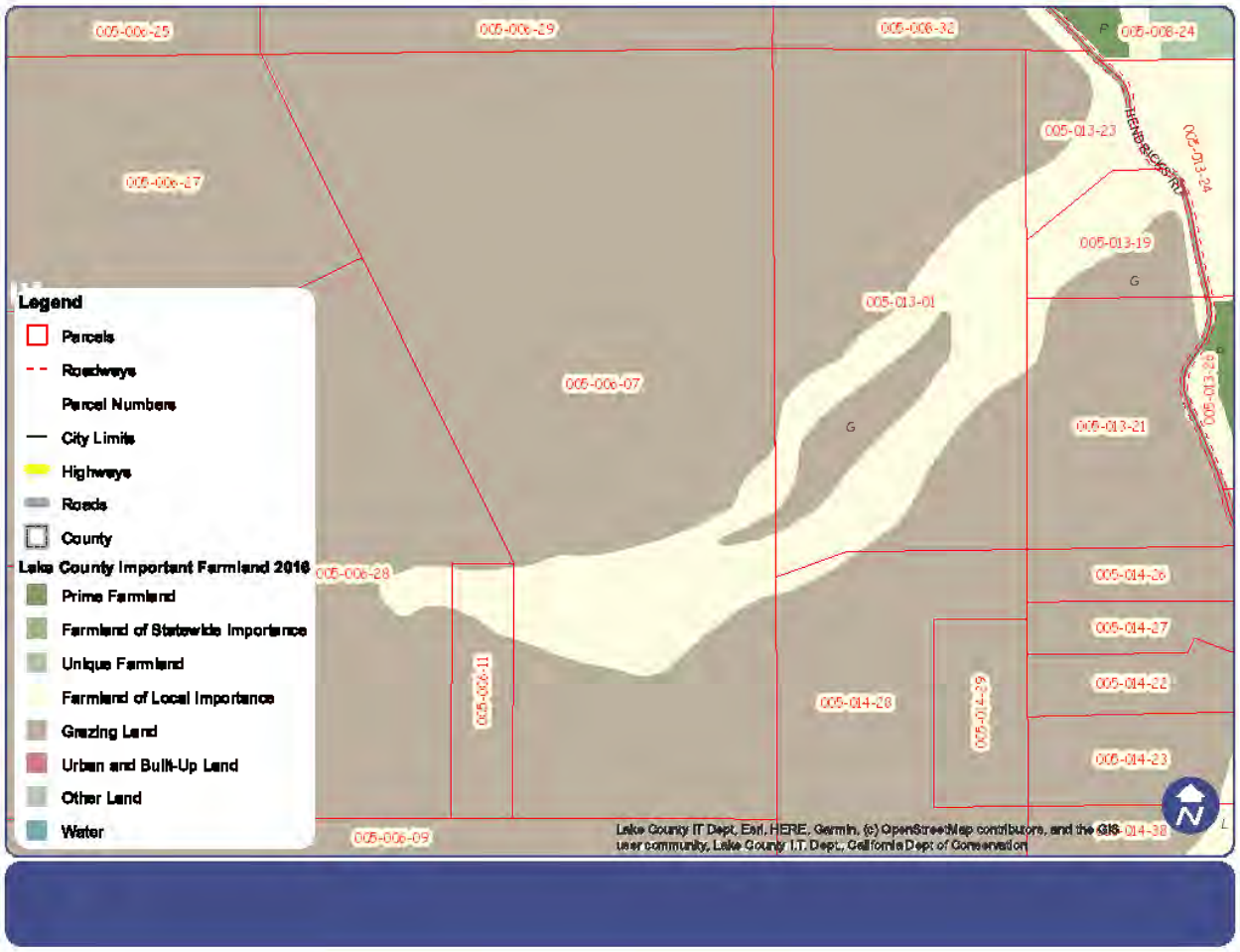
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on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

a) According to the California Department of Conversation Farmland Mapping and Monitoring Program the project site is not mapped as Prime Farmland, Unique Farmland,

or Farmland of Statewide Importance, and falls within the classifications of Grazing Land and Farmland of Local Importance. The proposed project is agricultural in nature and would not be converting farmland that is high quality or significant farmland to a non-agricultural use. The site is not located within the Lake County Farmland Protection Zone (FPZ) commercial cannabis exclusion zone. The applicant is proposing outdoor cannabis cultivation.

Less than Significant Impact

Figure 8: Farmland Mapping and Monitoring Program Mapping for Project Property



Source: Lake County FMMP Mapping, 2024

b) The Project Parcels have a base zoning district designation of “APZ” Agricultural Preserve Zone. Under Article 27.11 of the Lake County Zoning Ordinance, Outdoor Cannabis Cultivation is permitted on parcels with a Base Zoning District of “APZ” with a minimum of 20 acres. The project property consists of ±228 acres.

According to the County of Lake Zoning Ordinance, the APZ district is to provide zoning for the conservation and protection of land capable of producing agricultural products. Compatible uses include agricultural uses, single family dwellings, agricultural and residential accessory uses and accessory structures (including greenhouses/hothouses and incidental structures not exceeding a use area of 10,000 square feet) are permitted within an APZ district.

The Project Parcels are under a Williamson Act contract. However, the proposed use will not conflict with the existing zoning for agricultural use or a Williamson Act Contract, as the proposed activities are agricultural in nature and are consistent with the current and past use of the property, surrounding uses, and existing zoning.

The proposed Project would not interfere with the ability of the owner or neighbors to use the remaining land for more traditional crop production and/or grazing land.

Less Than Significant Impact

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

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

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

The Project Property's Zoning District designation is Agricultural Preserve ("APZ") – Waterway ("WW"). The Project Property does not contain any timberland or timberland zoned Timberland Production lands, nor are any timberlands located on or nearby the project site. The hills and mountains surrounding the project site may support forest lands, but there are no forest lands located within the project site. The project does not propose a zone change that would rezone forest land, timberland, or timberland zoned for Timberland Production.

No Impact

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

No Impact

e) The proposed activities are agricultural in nature and are consistent with the current and past uses of the property, surrounding uses, and existing zoning. As such, the proposed Project would not result in the conversion of farmland to a non-agricultural use.

The project site does not contain forest land. Therefore, the proposed Project would have no potential to convert forest land to non-forest use.

Less Than Significant Impact

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

Discussion:

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

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

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

According to the USDA Soil Survey and the ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found on the Project Property and would pose no threat of asbestos exposure during either the construction phase or the operational phase.

The proposed Project has the potential to result in short-ter and long-term air quality impacts from construction and operation. Construction impacts would be temporary in nature and would occur over a five (5) to seven (7) week period. Operational impacts would include dust and

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

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

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-5 incorporated:

AQ-1: The applicant shall contact the Lake County Air Quality Management District (LCAQMD) and obtain an Authority to Construct Permit, as applicable, prior to commencing construction operations or demonstrate that a permit is not needed.

AQ-2: All mobile diesel equipment used must be in compliance with state registration requirements. Portable and stationary diesel-powered equipment must meet all federal, state, and local requirements, including the requirements of the State Air Toxic Control Measures for compression ignition engines.

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

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

AQ-5: All driveways and parking areas shall be surfaced with non-white rock gravel, chip seal, asphalt, or other all-weather surfacing to reduce fugitive dust generation. The applicant shall regularly maintain any graveled areas to reduce fugitive dust generations. The use of white rock as a road base or surface material is prohibited.

b) The Project area is in the Lake County Air Basin, which is designated as in attainment for state and federal air quality standards for criteria pollutants (CO, SO_2, NO_x, O_3, PM_{10}, $PM_{2.5}$, VOC, ROG, Pb). Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and the use of generators is allowed during transitional power use and power outages. On-site construction is likely to occur over a relatively short period of time (estimated five-to-seven-weeks) with minimal ground disturbance. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment are not required to be quantified and are assumed to have a less than significant impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards

Less than Significant Impact

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

There are no schools, parks, childcare centers, convalescent homes, or retirement homes located in proximity to the Project site. The nearest off-site residence is located about 300 feet west of the cultivation site, well over the 200-foot setback for offsite residences from commercial cannabis cultivation as described in Article 27.11 of the Lake County Zoning Ordinance. Mitigation Measure AQ-5 requires the proposed Project to implement dust control measures that would reduce impacts of dust generation from on-site roads and parking areas. The proposed Project would not expose sensitive receptors to substantial pollutant concentrations with the implementation of Mitigation Measures AQ-1 through AQ-5.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-5 incorporated.

d) The proposed project includes 205,800 sq. ft. of outdoor cannabis canopy, which has the potential to cause objectionable odors, particularly during the harvest season. Odors generated from the proposed Project would be mitigated through passive means (separation distance) and fencing, and the proposed Project includes odor control measures through the use of carbon filtration systems inside the proposed Processing Facility.

The proposed Project would generate minimal amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.) and from vehicular traffic associated with staff commuting, deliveries and pickups. Mitigation Measures AQ-1 and AQ-5 would reduce impacts of dust generation from on-site roads and parking areas.

Less than Significant Impact with Mitigation Measures AQ-1 through AQ-5 incorporated.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

c)	Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion:

a) The proposed Project area is located approximately two miles northwest of the City of Lakeport, within the Middle Scotts Creek Watershed, and immediately west of Scotts Valley. The project property has been improved with two residences, two wooden sheds, a metal barn, a chicken coop and a groundwater well. Historical land uses of the project property include intensive and extensive agriculture and rural residences. The project site is characterized as a hayfield, which has been disked annually for many decades.

A Biological Resources Assessment (BRA) was prepared by Pinecrest Research Corp., Inc. on August 20, 2024, for the proposed Project. Wildlife and botanical surveys for the BRA were conducted on May 13, 2020, and August 12, 2024. The BRA evaluated the existence of special-status species (SSS) and/or habitats and the potential for SSS to occur on or near the project site. The BRA also analyzed the project plans to determine whether impacts to SSS or their habitats may occur due to project implementation, and the potential for jurisdictional wetlands and other waters of the U.S. to exist onsite. The information below is based on the results documented in the BRA:

Natural Communities

According to the BRA, the Project Property contains three natural communities: Disked Grassland, Partially Burned Oak & Conifer Foothill Chaparral, and Riparian Corridor. The proposed project site would be located within the Disked Grasslands habitat of the Project Property. The species composition and topography of the Disked Grassland habitat is reflective of this high intensity cultivation over many years, and is dominated by forage crops, interspersed with some native herbaceous species. There are several patches of native oak woodland in the center of the Disked Grassland habitat surrounding the existing residences and outbuildings, which separate the Disked Grassland habitat of the Project Property into “east and west hayfields”. The Project does not propose any tree removal or disturbance to the patches of native oak woodland.

Watercourses and Potential Wetlands

Hendricks Creek, an intermittent Class II watercourse, flows from southwest to northeast through the Project Property. Multiple unnamed ephemeral Class III watercourses flow through the Project Property into Hendricks Creek. According to the BRA, there are no vernal pools or other wetlands onsite. All of the ephemeral and intermittent watercourses of the project property have been mapped, and no cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of the unnamed ephemeral and intermittent watercourses.

There are three existing culverted ephemeral Class III watercourse crossings on the project property. All three watercourse crossings are on the shared private gravel access road used to access the project property and another property/residence immediately west of the Project Property. Two of the existing watercourse crossings are each composed of two 18" CMP culverts with native fill. The other existing watercourse crossing is composed of two 24" CMP culverts with native fill. All three watercourse crossings are functioning and no alterations are proposed to the shared private gravel access road or watercourse crossings.

Special Status Plant Species

No special-status plant species were observed during the surveys performed at the site in May 2020 and August 2024. The two surveys were timed to coincide with the flowering times of early and late flowering plants onsite and thus satisfy the requirements of the County of Lake for two appropriately timed rare plant surveys. No impacts are predicted for any of the special-status plant species based on lack of actual sightings, and lack of suitable habitat in the proposed project areas. The entirety of the project area is disked hayfield and contains few to no native species. No serpentine soil is present in the project areas, and there are no vernal pools or other seasonal wetlands in the grassland portions of the site due to extended period of disking and hay cultivation that continues to the present-day. Additionally, there are no trees proposed to be removed as part of the proposed project.

Special Status Wildlife Species

No special-status animal species were observed during the surveys performed at the site in May 2020 or August 2024. No impacts are predicted for any of the special-status animal species due to the lack of actual observations and lack of suitable habitat in the proposed project areas. Hendrick's Creek does not appear to be suitable estivation habitat for special-status amphibian species including foothill yellow-legged frog due to the brief period during the year in which water is present. It is possible that foothill-yellow legged frog may migrate up Hendricks Creek in search of habitat during the wet season, however any impacts to habitat in the riparian corridor will be avoided by observing the required 100-foot setback.
Hendricks Creek has historically been a creek that has had the presence of the Clear Lake Hitch during spawning season. The Clear Lake Hitch has been identified as a threatened species in both the California and the federal Endangered Species Act.

Less Than Significant Impact with Mitigation Measures BIO-1 through BIO-6 incorporated.

BIO-1: Pesticides and Fertilizer Use

a. Pesticide and fertilizer storage facilities shall be located outside of the riparian corridor setbacks for structures.
b. Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 100 feet of identified wetlands.

c. Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather.
d. All bags and boxes of pesticides and fertilizers shall be stored off the ground on pallets or shelves in secondary containment.
e. If the structure(s) do not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills, or provide appropriate secondary containment.
f. Routinely check for leaks and spills.
g. Have spill cleanup kit onsite to be able to respond to any leaks or spills.
h. Inspect planting stock for pests and diseases prior to planting.
i. Avoid planting stock with pests and disease and notify the supplier of the planting stock of the infestation.
j. Comply with all pesticide laws and regulations as enforced by the California Department of Pesticide Regulation and County Agricultural Commissioner.
k. For pesticides with the signal word CAUTION that have listed food uses, comply with all pesticide label directions as they pertain to personal protective equipment, application method, and rate, environmental hazards, longest reentry intervals and greenhouse and indoor use directions.
l. For all other pesticides, use must comply with all label requirements including site and crop restrictions.
m. Prior to the use of any registered pesticide on Cannabis, Operator Identification Number should be obtained from the County Agricultural Commissioner if required.
n. Submit monthly pesticide use reports to the County Agricultural Commissioner if required.

BIO-2: Enhanced Stormwater Management for Habitat Protection shall be required prior to any ground-disturbing work and comprehensive stormwater measures shall be installed. These measures, including but not limited to silt containment fences and fiber rolls strategically placed to intercept and slow diffuse overland flow, shall prevent sedimentation of potential spawning and rearing habitat for Clear Lake hitch by effectively managing and treating sheet flow runoff.

BIO-3: To the extent practicable, construction shall be conducted during the non-rainy season (June through October) and when Hendricks Creek is dry.

BIO-4: If it is not possible to schedule construction during the non-rainy season (June through October) and when Hendricks Creek is dry:

a. Before construction activities begin, a qualified biologist shall conduct a training session for all construction personnel working within 50 feet of Hendricks Creek. At a minimum, the training will include a description of Clear Lake hitch and its habitat, the specific measures that are being implemented to protect this species for the Project, and the boundaries within which the Project may be accomplished.
b. Immediately prior to all construction activities within 50 feet of Hendricks Creek, a qualified biologist shall conduct a visual pre-construction survey for Clear Lake hitch 250 feet upstream and 250 feet downstream from the project site. The qualified biologists shall then monitor all construction activities within 50 feet of Hendricks Creek to ensure impacts to Clear Lake hitch and its habitat are avoided. The qualified biologist will stop work if Clear Lake hitch behavior is affected by Project activities.

BIO-5: All work shall incorporate erosion control measures consistent with the engineered Erosion & Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.

BIO-6: Prior to cultivation, the preconstruction surveys below shall be completed:

a. A pre-construction survey for plants and special status species shall be performed by a qualified biologist to ensure the special status plants and species are not present.
b. If construction activities occur during the nesting season (typically February 15th through August 31st), a pre-construction survey for the presence of Special-Status bird species or any nesting/roosting species shall be conducted by a qualified biologists within 500 feet of the proposed construction site. If active nests are identified in this area, CDFW and /or USFWS shall be consulted to develop protective measures. 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 a qualified biologist has determined they have fledged and are independent of the nest site.
c. A pre-construction survey for yellow-legged frogs shall be performed by a qualified biologist to ensure the special status species is not present at the time.

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

Hendricks Creek, an intermittent Class II watercourse, flows from southwest to northeast through the Project Property. Multiple unnamed ephemeral Class III watercourses flow through the Project Property into Hendricks Creek. According to the BRA, there are no vernal pools or other wetlands onsite. All of the ephemeral and intermittent watercourses of the Project Property have been mapped, and no cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of the unnamed ephemeral and intermittent watercourses. All land disturbance for the project would occur within the disked grasslands habitat of the project property. Therefore, project implementation would not directly impact any channels.

Soil disturbance from project implementation could increase erosion and sedimentation. Regulations at both the County and State levels require the creation and implementation of an Erosion Control and Stormwater Management Plan. The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to surface water bodies. According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation will be maintained/protected to the greatest extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

A native grass seed mixture and certified weed-free straw mulch will be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles / fiber rolls will be installed and maintained throughout the proposed cultivation operation per the Erosion & Sediment Control Site Plans following site development, until

permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls. The Applicant will conduct monthly monitoring inspections to confirm that this operation is in compliance with California Water Code/SWRCB's Cannabis General Order.

There are three existing culverted ephemeral Class III watercourse crossing on the Project Property. All three watercourse crossings are on the shared private gravel access road used to access the Project Property and another property/residence immediately west of the Project Property. Two of the existing watercourse crossings are each composed of two 18" CMP culverts with native fill. The other existing watercourse crossing is composed of two 24" CMP culverts with native fill. All three watercourse crossings are functioning and no alterations are proposed to the shared private gravel access road or watercourse crossings.

Less Than Significant Impact with Mitigation Measure BIO-1 through BIO-6 incorporated:

c) Refer to Section IV(a) and (b). According to the BRA, there are no wetlands, vernal pools or other isolated wetlands in the Project area. Therefore, project implementation would not directly impact any wetlands.

Soil disturbance from Project implementation could increase erosion and sedimentation, indirectly impacting off-site wetlands. However, regulations at both the County and State levels require the creation and implementation of an Erosion Control and Stormwater Management Plan. The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to surface water bodies.

Less Than Significant Impact with Mitigation Measure BIO-1 through BIO-6 incorporated.

d) The project site is characterized as a hayfield, which has been disked annually for many decades. The Project does not propose any tree or vegetation removal, or any alterations to the fences that currently surround the hayfield(s) in which the proposed Project would be established. Therefore, implementation of the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. However, with the Lake County Hitch spawning area so close to the cultivation, mitigation measures will be incorporated to protect the Lake County Hitch.

Less than Significant Impact with Mitigation Measures BIO-1 through BIO-6 incorporated.

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

Furthermore, the County of Lake General Plan Policy OSC-1.13 states that the County shall support the conservation and management of oak woodland communities and their habitats, and Resolution Number 95-211 was adopted as a Management Policy for Oak Woodlands in Lake County, whereas the County of Lake aims to monitor oak woodland resources, pursue education of the public, federal, state and local agencies on the importance of oak woodlands,

promote incentive programs that foster the maintenance and improvement of oak woodlands, and, through federal, state, and local agency land management programs, foster oak woodlands on their respective lands within the county.

The project site is characterized as a hayfield, which has been disked annually for many decades. The Project does not propose any tree or vegetation removal. Therefore, implementation of the Project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Less than Significant Impact

f) No adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans have been adopted for the Project area and no impacts are anticipated.

Less than Significant Impact

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

Discussion:

a) A Cultural Resource Evaluation (CRE) was prepared for this project by Wolf Creek Archaeology Services, and is dated May 17, 2020. The purpose of the evaluation was to locate, describe and evaluate any archaeological or historical resources that may be present in the area of the proposed Project. A field inspection of the project area was completed for the CRE, as well as a California Historical Resources Information System (CHRIS) records search completed by the Northwest Information Center (NWIC) and a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) record search. No historic resources were identified on the Project Property in the CRE.

Less than Significant Impact

b) A Cultural Resources Evaluation (CRE) for the proposed Project was prepared by Registered Professional Archaeologist Dr. John Parker on May 17, 2020. The purpose of the evaluation was to locate, describe and evaluate any archaeological or historical resources that may be present in the area of the proposed Project. A field inspection of the project area was completed for the CRE, as well as a California Historical Resources Information System (CHRIS) records search completed by the Northwest Information Center (NWIC) and a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) record search.

The CHRIS records search indicated that the project area had not been inspected for cultural resources in the past. However, at least three prehistoric sites and a historic rancheria had been recorded within 1 mile of the project area. The SLF record search indicated that there were recorded sacred sites in the area of the Project Property.

No historic or prehistoric cultural materials or features were encountered during the field inspection. According to the CRE, the lack of any cultural materials indicates that no significant historic resources exist on the ground surface in the project area. The CRE recommended that the proposed project be approved as planned, with one recommendation:

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 the California Environmental Quality Act.

Although no archaeological or cultural resources were identified in the CRE, there is a possibility for the discovery of buried archaeological materials within the proposed Project area during ground disturbing activities. Therefore, Mitigation Measures CUL-1 through CUL-3 have been incorporated to reduce potential impacts to cultural resources to less than significant.

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

CUL-1: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.

CUL-2: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work.

CUL-3: Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5

c) The Project site does not contain a mapped cemetery and there are no known tribal cemeteries located within the immediate site vicinity. In the event that human remains are discovered on the Project site, the Project would be required to comply with the applicable provisions of Health and Safety Code §7050.5, Public Resources Code §5097 et. seq. and CEQA Guidelines §15064.5(e). California Health and Safety Code §7050.5 states that no further disturbance

shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

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

Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3 incorporated.

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

Discussion:

a) Power for the proposed cultivation operation would come from an existing onsite Pacific Gas and Electric (PG&E) electrical service connection, and a new/proposed PG&E electrical service connection for the proposed processing building and immature plant greenhouses. Other than immature plant cultivation, limited to the proposed greenhouses, cannabis will be cultivated outdoors with no supplemental lighting. Power demand for the Project would include lighting and climate control systems for the proposed Processing Building, security systems and lighting, and well pumps. Energy is not proposed to be used in a wasteful, inefficient, or unnecessary way.

Less than Significant Impact

b) There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance unless the applicant proposes indoor cultivation. The project is proposed as outdoor cultivation and has minimal power demand requirements. As proposed, the project would not conflict with or obstruct relevant energy-related components of the Lake County Zoning Ordinance or Lake County General Plan. Therefore, impacts would be less than significant.

Less Than Significant Impact

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special. Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion:

a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in California.

Earthquake Faults (i)

According to the USGS Earthquake Faults map available on the Lake County GIS Portal, there are no mapped earthquake faults within five (5) miles of the Project Property. Thus, no rupture of a known earthquake fault is anticipated and the proposed Project would not expose people or structures to adverse effects related rupture of a known earthquake fault.

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

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

Landslides (iv)

The Project site is flat. According to the Landslide Hazard Identification Map prepared by the California Department of Conservation's Division of Mines and Geology, the area is considered generally stable. As such, the Project site is considered unlikely to be susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

b) The proposed buildings and cultivation areas would be established in a flat field/valley floor that has been used for intensive agricultural activities. As such, no vegetation clearing is needed and very minimal site preparation will be needed for the proposed buildings. Additionally, the field in which the proposed canopy areas would be established has been fully fenced, and trenched irrigation lines have been run throughout the field for past agricultural operations. Therefore, minimal ground disturbance will be necessary to establish the proposed Project.

The applicant provided Grading and Erosion Control Site Plans prepared by a Realm Engineering with their Property Management Plan. The following erosion and sediment control measures will be used to prevent erosion and/or the loss of top soil: establish vegetation within and around the proposed cultivation operation to be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. All structures and cultivation areas will be located more than 100 feet from the nearest surface water bodies, and stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.

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

Less Than Significant Impacts with Mitigation Measures GEO-1 through GEO-3, BIO-2, and BIO-5 incorporated:

GEO-1: Prior to ground disturbance, the applicant shall submit erosion control and sediment plans to the Water Resource Department and 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 Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, 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. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.

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 Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

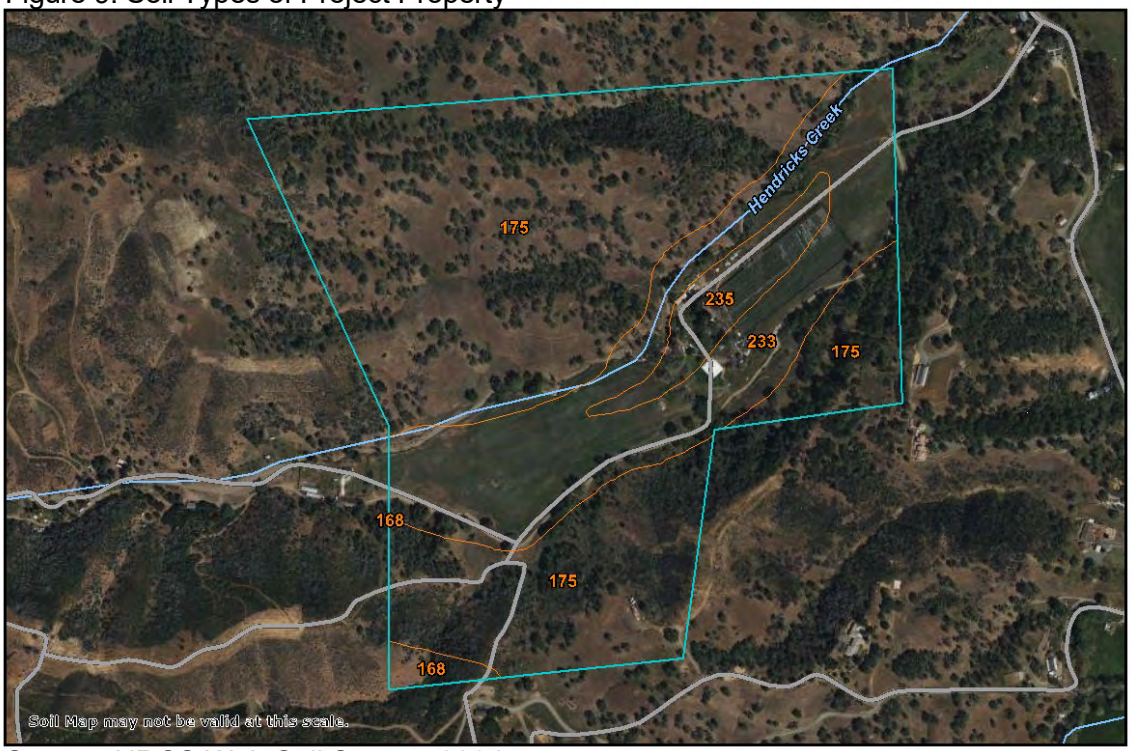
GEO-3: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.

BIO-2: Enhanced Stormwater Management for Habitat Protection shall be required prior to any ground-disturbing work and comprehensive stormwater measures shall be installed. These measures, including but not limited to silt containment fences and fiber rolls strategically placed to intercept and slow diffuse overland flow, shall prevent sedimentation of potential spawning and rearing habitat for Clear Lake hitch by effectively managing and treating sheet flow runoff.

BIO-5: All work shall incorporate erosion control measures consistent with the engineered Erosion & Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.

c) The Geologic Map of California Ukiah Sheet identifies the area of the Project Property as alluvium and the Franciscan Formation. Soils of the Project Property are identified as the Maymen-Millsholm-Bressa complex (175), Maymen-Etsel-Snook complex (168), Still-Talmage complex (235) and Still loam (233) by the NRCS Web Soil Survey. The proposed cultivation areas and ancillary facilities would be located on soils identified as the Still-Talmage complex (235) and Still loam (233), characterized as stratified gravelly clay loams with a parent material of alluvium and residuum weathered from sedimentary rock.

Figure 9: Soil Types of Project Property



Source: NRCS Web Soil Survey, 2024

The soils of the project site are not typically considered to be subject to lateral spreading, subsidence, liquefaction or collapse. Additionally, the site is flat with considerable distance between the site and the surrounding hillsides, and the surrounding hillsides are considered to be general stable. Therefore, the project parcel is not considered to be susceptible to on-site or off-site landslides.

Less Than Significant Impact

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

The proposed cultivation areas and ancillary facilities would be located on soils identified as the Still-Talmage complex and Still loam, characterized as stratified gravelly clay loams with a parent material of alluvium and residuum weathered from sedimentary rock. Gravelly clay loams have a low to moderate shrink-swell potential due to the gravel in the composition and therefore are not considered to be expansive.

Less Than Significant Impact

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

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

Less Than Significant Impact

f) The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated; however, in the event that paleontological resources are discovered, Mitigation Measures CUL-2, CUL-3, and GEO-4 has been included to reduce impacts to less than significant.

Less than Significant Impact with Mitigation Measures CUL-2, CUL-3, and GEO-4 incorporated:

CUL-2: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work.

CUL-3: Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5

GEO-4: If paleontological resources are encountered during implementation of the Project, ground disturbing activities shall be temporarily redirected from the vicinity of the find. A qualified paleontologist shall be retained by the developer to make an evaluation of the findings. If a significant paleontological resource is discovered on the property, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in a laboratory setting), research to identify and categorize the find, curation in the find at a local qualified repository, and preparation of a report summarizing the find.

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact

Would the project:

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

Discussion:

a) The project consists of approximately 4.72 acres of outdoor cannabis cultivation area with up to 205,800 sq. ft. of canopy. The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for Greenhouse Gas (GHG) emissions. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors countywide air quality. Climate change is caused by GHGs emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

   The primary GHGs that are of concern for development projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). CO_2, CH_4, and N_2O occur naturally and through human activity. Emissions of CO_2 are largely by-products of fossil fuel combustion and CH_4 results from off-gassing associated with agricultural practices and landfills. CO_2 is the most common GHG emitted by human activities.

   The proposed Project is an outdoor cannabis cultivation operation. Power for the proposed cultivation operation would come from an existing onsite Pacific Gas and Electric (PG&E) electrical service connection, and a new/proposed PG&E electrical service connection for the proposed processing building and immature plant greenhouses. Other than immature plant cultivation, limited to the proposed greenhouses, cannabis will be cultivated outdoors with no artificial lighting. The proposed canopy areas would not have specific greenhouse gas-producing elements and the cannabis plants would, to a small degree, help capture CO_2 from the atmosphere.

   In general, greenhouse gas emissions associated with outdoor cannabis cultivation mostly come from construction activities and vehicle trips. Construction activities include the construction of two 3,000-sf greenhouses and a 9,600-sf metal processing building. Construction activities are expected to occur over five-to-seven-weeks, generating up to sixty vehicle trips per day. During construction, it is expected that there will be approximately six construction employees, requiring up to twelve vehicle trips per day for five to six days per week. Additionally, approximately thirty-two vehicle trips are anticipated for delivery of construction materials and equipment, over the five-to-seven-week construction period.

   Once operational, the proposed project would staff approximately four full-time employees and up to six seasonal employees for planting and harvesting. Daily traffic commutes would be up to eight trips during regular operations, and up to twenty daily commutes during the peak planting and harvesting periods. Weekly truck deliveries of various project-related materials

would occur throughout the year.

The project property is located approximately two miles northwest of the City of Lakeport, the nearest populated area, with a population of approximately 5,026. Other population centers in the area of the project property include the communities of Upper Lake and Kelseyville, located approximately seven and ten miles from the project property, respectively. From this information, in order to calculate potential greenhouse gas emissions from employee vehicular travel, it is assumed that approximately 60% of employees will travel four miles daily from Lakeport, 20% of employees will travel 14 miles daily from Upper Lake, and 20% of employees will travel 20 miles daily from Kelseyville. Regular operations are expected to occur 40 weeks of the year, with peak planting and harvest periods occurring up to 12 weeks of the year. Therefore, on average, employees are expected to cumulatively travel approximately 99 miles per day to and from the Project site. Employees are expected to travel to and from the site 250 days a year. Therefore, the proposed Project is expected to generate approximately 24,750 driving miles per year.

A vehicle generates an average of 404 grams of CO_2 per mile traveled. Therefore, the propose Project is expected to generate approximately 9,999,000 grams (10 metric tons) of CO_2 per year. Lake County uses the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. The BAAQMD threshold of significance for a project is 1,100 metric tons of CO_2 emissions per project. It would take over 100 years for the proposed Project to meet 'life of Project' thresholds for CO_2 emissions. Therefore, the impacts would be less than significant.

Less than Significant Impact

b) To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. For purposes of this analysis, the Project was evaluated against the following applicable plans, policies, and regulations:

- The Lake County General Plan
- The Lake County Air Quality Management District
- AB 32 Climate Change Scoping Plan
- AB 1346 Air Pollution: Small Off-Road Equipment

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

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases. The proposed Project does not conflict with any existing LCAQMD or BAAQMD rules or regulations and would therefore have a less than significant impact.

The 2022 AB Climate Change Scoping Plan recognizes that local government efforts to reduce emissions within their jurisdiction are critical to achieving the State's long term GHG goals, which includes a primary target of being carbon-neutral by 2045.

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

Less than Significant Impact

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

Discussion:

a) Materials associated with the proposed project include agricultural chemicals (e.g., pesticides, fertilizers and herbicides), petroleum products (e.g. gasoline, oil and diesel), and cleaning products (e.g. alcohol, hydrogen peroxide and bleach). These materials may be considered hazardous if unintentionally released into the environment. According to the Property Management Plan for the proposed project, all potentially harmful chemicals would be stored and locked in a secured building on site and measures will be taken to avoid any accidental release and environmental exposure to hazardous materials.

The Project will comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. The Project would also implement adequate firefighting and fire suppression equipment, including the installation of a 25,000-gallon water storage tank specifically designated for fire suppression.

Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, would be stored under cover and in State of California-approved containers and in a manner that is consistent with State Fire Codes regarding the storage of flammable fuels. All pesticides, fertilizers, or petroleum products would be stored a minimum of 100 feet from all potential sensitive areas and watercourses.

Cannabis waste, as appropriate, will be composted or chipped and spread on site; burning cannabis waste is prohibited in Lake County.

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

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

The Lake County Division of Environmental Health, which acts as the Certified Unified Program Agency (CUPA) for Hazardous Materials Management, has been consulted about the project and the project is required to address Hazardous Material Management in the Property Management Plan, which has been reviewed by the Lead Agency to ensure the contents are current and adequate. In addition, the Project will require measures for employee training to determine if they meet the requirements outlined in the Plan and measures for the review of hazardous waste disposal records to ensure proper disposal methods and the amount of wastes generated by the facility. This has been incorporated as Mitigation Measure HAZ-2.

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

HAZ-1: All equipment will be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. 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.

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

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

b) The Project involves the use of fertilizers and pesticides which will be stored in a secure stormproof structure. Flood risk on the Project site is minimal; the entire property is located in the "D" flood zone, which has an undetermined risk of flooding. According to Lake County GIS Portal data and the Project is not located in or near an identified earthquake fault zone.

The Project site is mapped as being within a moderate to very high fire hazard severity zone. Wildfire mitigation measures are added and found within the Wildfire section of this document.

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

Less than Significant Impact with Mitigation Measures HAZ-1 through HAZ-3 incorporated.

c) There are no schools located within one-quarter mile of the proposed Project site. The nearest schools are located in the City of Lakeport, which is located over two (2) miles east of the Project Property.

No Impact

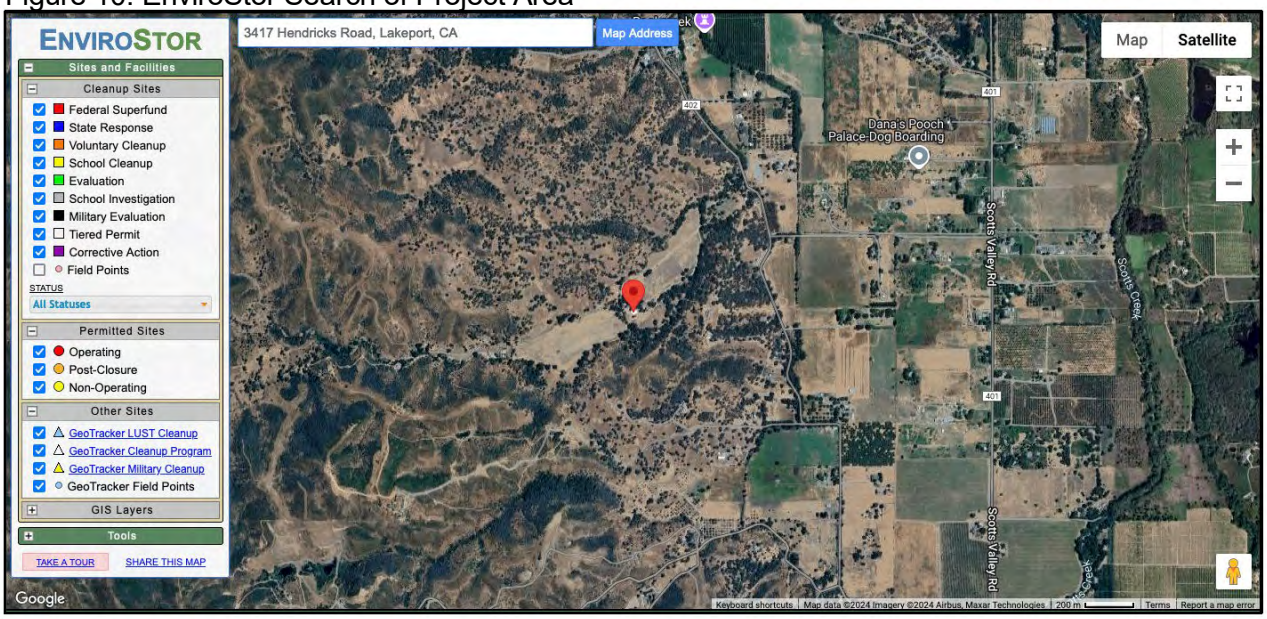
d) The California Environmental Protection Agency (CAL EPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and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

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

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

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

Figure 10: EnviroStor Search of Project Area



Source: EnviroStor, 2024

No Impact

e) The Project site is located about 6 miles from the nearest public airport or public use airport (Lampson Field). Lampson Field is administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. There will be no hazard for people working in the Project area from a public airport or public use airport.

No Impact

f) The project site is accessed via a shared private access road off of Hendricks Road. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route or is located adjacent to an emergency evacuation route. A turnaround for emergency vehicles is included in the Project plans.

At maximum, the Project would employ ten people onsite, which would not represent a significant impact to the safe evacuation of the area. During long-term operation, adequate access for emergency vehicles via Hendricks Road will be available. Furthermore, the project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Therefore, the Project would not impair or interfere with an adopted emergency response or evacuation plan.

Less than Significant Impact

g) The project site is mapped by CAL FIRE as having a moderate to high Fire Hazard Severity Rating. The Project would involve outdoor cultivation, which is a low fuel load based on the lack of shrubs and trees. Additionally, the proposed Project includes the establishment and maintenance of defensible space around the project area and a 25,000-gallon fire water storage tank, which will be available emergency personnel to use in the case of wildfire.

Less than Significant Impact

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

Discussion:

a) The proposed buildings and canopy areas would be established in a flat field/valley floor that has been used historically for intensive agricultural activities. As such, no vegetation clearing is needed and very minimal site preparation will be needed for the proposed buildings. Additionally, the field in which the proposed canopy areas would be established has been fully fenced, and trenched irrigation lines have been run throughout the field for past agricultural operations. Therefore, minimal ground disturbance will be necessary to establish the proposed Project. Nevertheless, soil disturbance from project implementation could increase erosion and sedimentation.

Regulations at both the County and State levels require the creation and implementation of an Erosion Control and Stormwater Management Plan. The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to surface water bodies. According to the applicant's Property Management Plan, established vegetation within and around the proposed cultivation operation will be maintained/protected

to the extent possible, as a permanent erosion and sediment control measure. Stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies. A native grass seed mixture and certified weed-free straw mulch will be applied at a rate of two tons per acre to all areas of exposed soil outside of the proposed cultivation areas, prior to November 15th of each year, until permanent stabilization has been achieved. Straw wattles / fiber rolls will be installed and maintained throughout the proposed cultivation operation per the Erosion & Sediment Control Site Plans following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls.

The County's Cannabis Ordinance requires that all cultivation operations be located at least 100-feet away from all waterbodies (i.e. spring, top of bank of any creek or seasonal stream, edge of lake, wetland or vernal pool). Additionally, cultivators who are enroll in the State Water Board's Waste Discharge Requirements for Cannabis Cultivation Order WQ 2019-001-DWQ must comply with the minimum riparian setbacks. Cannabis cultivators must comply with these setbacks for all land disturbances, cannabis cultivation activities, and facilities (e.g., material or vehicle storage, diesel powered pump locations, water storage areas, and chemical toilet placement).

The Project Property is enrolled in the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-001-DWQ), and as proposed, the Project would qualify as a Tier 2, Low Risk site. To comply with the Cannabis General Order, the applicant shall prepare and implement a Nitrogen Management Plan (NMP). The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. Additionally, the applicant is required to complete online Annual Monitoring and Reporting to assess compliance with the Cannabis General Order and Notice of Applicability. This includes Best Practicable Treatment and Control measures for winterization.

Less Than Significant Impact with Mitigation Measures BIO-1, GEO-1, GEO-2, and HAZ-1 through HAZ-3 incorporated.

b) Due to exceptional drought conditions, the Lake County Board of Supervisors passed an Urgency Ordinance (Ordinance 3106) on July 27, 2021, requiring land use applicants to provide enhanced water analysis during a declared drought emergency. Ordinance 3106 require that all project's undergoing a CEQA analysis of water use include the following items in a Hydrology Report prepared by a licensed professional experienced in water resources:

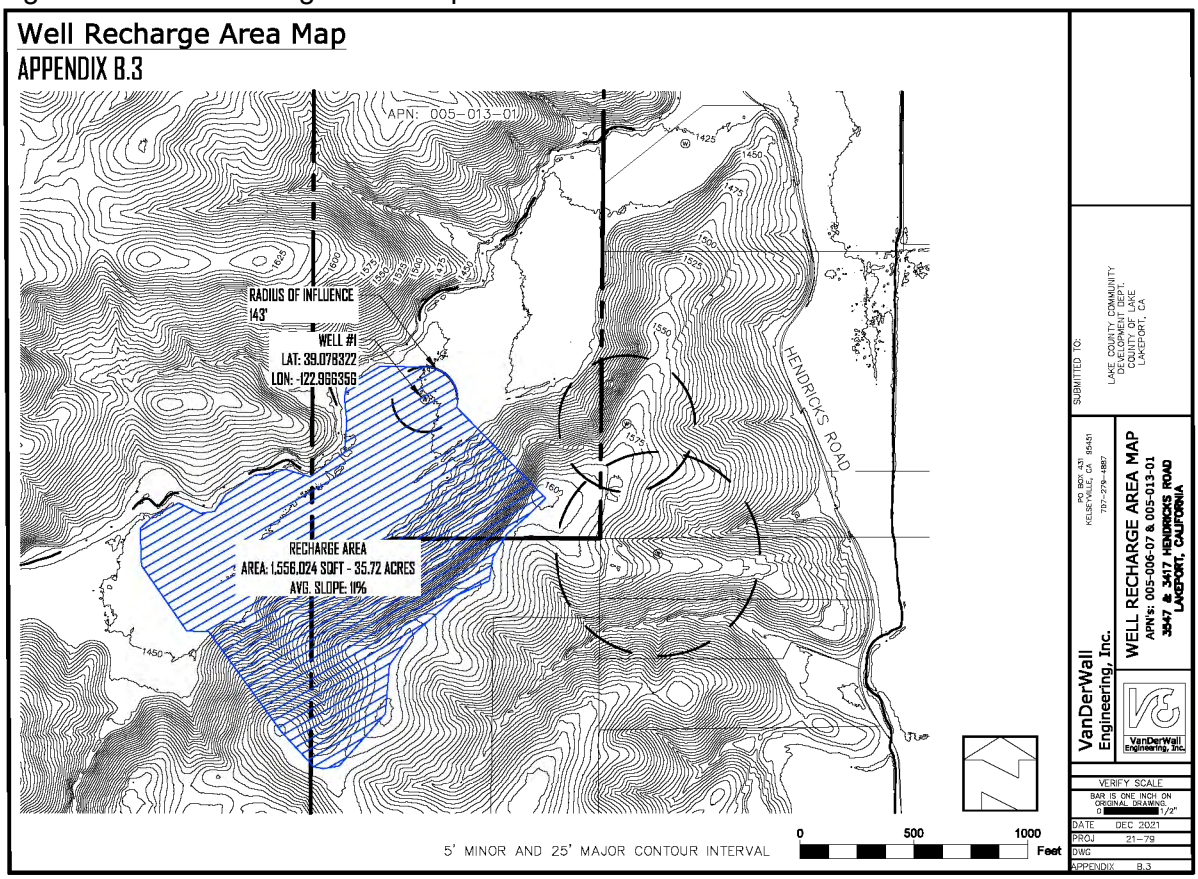
- Approximate amount of water available for the project's identified water source,
- Approximate recharge rate for the project's identified water source, and
- Cumulative impact of water use to surrounding areas due to the project

Well Information and Yield

All water for the proposed project would come from an existing onsite groundwater well located at Latitude 39.07832° and Longitude -122.96637°. The proposed cultivation operation has an estimated peak daily water use requirement of approximately 19,117 gallons, and an estimated average water demand of approximately 8,674 gallons per day. A Well Yield Test performed by Cramer Enterprises on April 2, 2020 indicates that the existing onsite groundwater well can produce 102 gallons per minute. At 102 gallons per minute, the onsite groundwater well could produce the maximum estimated daily demand for water of the proposed cultivation operation in less than three hours and eight minutes. Additionally, Project

proposes 20,000 gallons of water storage capacity for irrigation, which is more than the peak anticipated daily water demand of the proposed cultivation operation. According to the report, the existing onsite groundwater well is a sufficient water supply source for the proposed cannabis cultivation operation. According to the Hydrology Report, the total estimated water usage for the proposed project is 3,650,946 gallons per year. Aquifer recharge during periods of drought was calculated to be 4,413,007 gallons per year. Since aquifer recharge during periods of drought is greater than water usage for the proposed project, the onsite groundwater well is considered to be adequate for the proposed Project.

Figure 11: Well Recharge Area Map



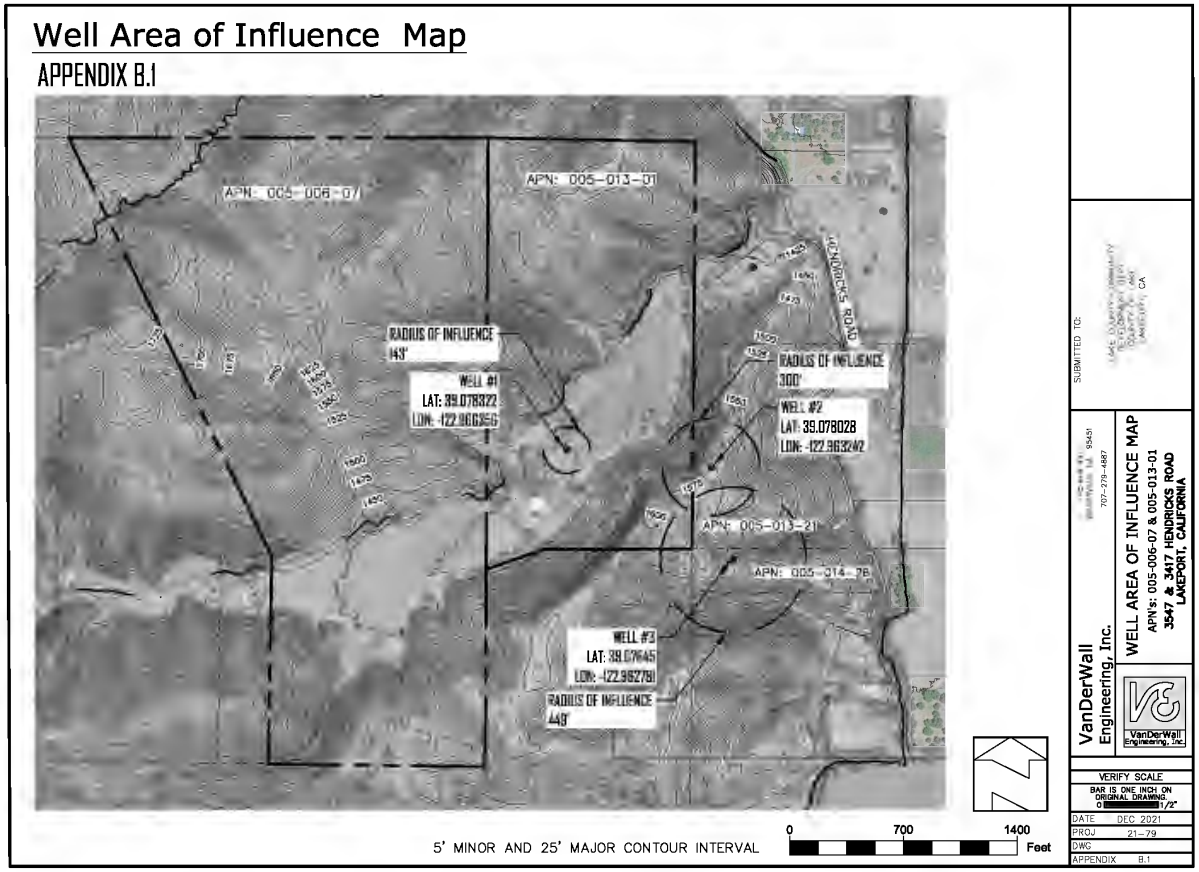
Source: Hydrology Report by Vanderwall Engineering

Potential Impacts to Streams and Neighboring Wells

The Hydrology Report included Well Radius of Influence calculations for the onsite groundwater well and the two nearest offsite groundwater wells. The radius of influence for the onsite groundwater well was calculated to be 143 feet. There are no surface water bodies within 143 feet of the onsite groundwater well. The nearest stream is Hendricks Creek, which flows within approximately 250 feet of the onsite groundwater well. Therefore, impacts to a stream are not anticipated.

The radius of influence for the two nearest offsite groundwater wells was calculated to be 300 feet and 449 feet. According to the report there is no intersection between the radius of influence of any of the three groundwater wells. The Hydrology Report concluded that “even in a drought year, our estimates show that the well has the capacity to handle the proposed water irrigation needs of the project, without impacting the surrounding neighbor’s wells.”

Figure 12: Well Area of Influence Map



Source: Hydrology Report, by Vanderwall Engineering

Lake County Zoning Ordinance Article 27 Section 27.11(at) requires the well to have a water level monitor. Additionally, the applicant has provided a Drought Management Plan that would reduce onsite water usage by at least 10% during periods of drought. With these required measures in place, the impact is expected to be less than significant with Mitigation Measures HYD-1 through HYD-3 incorporated.

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

HYD-1: The applicant shall conduct seasonal static water level monitoring. The water level in each well used for cultivation shall be measured and recorded once in the spring, prior to outdoor cultivation activities, and once in the fall, after outdoor cultivation activities are complete for the season. Records shall be kept and reported to the County and State agencies as part of the Project's annual reporting requirements.

HYD-2: The applicant shall have a meter to measure the amount of water pumped on each well. The applicant shall take weekly recordings of the amount of water used during extraction. In addition, water levels of each well shall be monitored weekly during well usage. Records of weekly water levels in each well shall be kept and reported to the County and State agencies as part of the Project's annual reporting requirements. If water levels are dropping significantly, a revised Water Management Plan, including a revised water budget and water mitigation strategies, shall be prepared and submitted to the County for review and approval prior to continuing operation.

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

c) The proposed buildings and canopy areas would be established in a flat field/valley floor that has been used historically for intensive agricultural activities. As such, no vegetation clearing is needed and very minimal site preparation will be needed for the proposed buildings. Additionally, the field in which the proposed canopy areas would be established has been fully fenced, and trenched irrigation lines have been run throughout the field for past agricultural operations. Therefore, minimal ground disturbance will be necessary to establish the proposed project.

The proposed cultivation operation will increase the impervious surface area of the project property by approximately 20,000 ft^2, or approximately 0.2% of the project property, through the construction/installation of a 9,600sf metal building, two 120sf wooden buildings, three 3,000sf greenhouses, a 25,000-gallon fire water storage tank, and four 5,000-gallon water storage tanks. The proposed outdoor cultivation/canopy areas would not increase the impervious surface area of the project property and should not increase the volume of runoff from the project site. The proposed parking lot will have a permeable gravel surface, and the proposed ADA parking space will be constructed of permeable pavers.

In accordance with requirement and prohibitions of the Lake County Zoning Ordinance, no cannabis cultivation activities nor agricultural chemicals storage is proposed within 100 feet of the ephemeral and intermittent watercourses of the project property. In accordance with requirements of the SWRCB Cannabis General Order, no ground disturbance is proposed within 100 feet of Hendricks Creek or within 50 feet of the unnamed ephemeral watercourses of the Project Property.

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

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

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

Less than Significant Impact with Mitigation Measures BIO-1, GEO-1 and GEO-2 incorporated.

c) The project site is not located in an area of potential inundation by seiche or tsunami. The project site is mapped as being in Flood Zone D – areas of undetermined but possible flood hazard risk. There is a mapped flood plain located north of the cultivation area that will not be impacted by the cannabis cultivation activities.

Less than Significant Impact

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

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

Less than Significant Impact with Mitigation Measures BIO-1, GEO-1 and GEO-2, HAZ-1 through HAZ-3, and HYD-1 through HYD-3 incorporated.

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

Discussion:

a) The project property is located in a rural area of Lake County, characterized by large parcels containing scattered residential uses. The proposed project would place 4.72 acres of cannabis cultivation area on two lots totaling ±228 acres; there are no roads other than the interior driveway that would be affected, and the project would not physically divide an established community.

No Impact

b) The proposed project is consistent with the Lake County General Plan and Lakeport Area Plan and would create future employment opportunities for several local residents.

The General Plan Land Use designation assigned to the project site is Agriculture (A) and the Base Zoning District designation assigned to the project site is Agricultural Preserve (APZ). The Lake County Zoning Ordinance allows for commercial outdoor cannabis cultivation in the APZ land use zone with a major use permit. Furthermore, the project site is not located within a Commercial Cannabis Cultivation Exclusion Zone, as defined by the County. As such, the proposed Project is not in conflict with any land use plan, policy, or regulation and a less than significant impact would occur.

Less than Significant Impact

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

Discussion:

a) The Lake County Aggregate Resource Management Plan does not identify the portion of the project parcel planned for cultivation as having an important source of aggregate resources. The California Department of Conservation describes the generalized rock type for the project property as the Lower Cretaceous-Upper Jurassic Great Valley Sequence and the Lower Cretaceous Great Valley Sequence, composed mostly of marine mudstones, siltstones, sandstones, and conglomerate. Additionally, according to the California Department of Conservation, Mineral Land Classification, there are no known mineral resources on the project site.

No Impact

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

No Impact

XIII. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Discussion:

a) Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages. Power for the proposed cultivation operation would come from an existing onsite Pacific Gas and Electric (PG&E) electrical service connection, and a new/proposed PG&E electrical service connection for the proposed processing building and immature plant greenhouses. Two gasoline-powered generators will be maintained onsite for use as an emergency backup power supply source during power outages.

This project will have some noise related to site preparation primarily for pad preparation for the processing building and greenhouses. There will be some noise generated from utility trenching and post-hole digging for the fencing. The hours of construction are limited through standard conditions of approval.

Operational noise anticipated will primarily come from vehicles entering and leaving the site, and from carbon filtration systems that are required in the greenhouses and processing building.

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

In regards to the Lake County General Plan Chapter 8 - Noise, there are no sensitive noise receptors within one (1) mile of the project site, and Community Noise Equivalent Levels (CNEL) are not expected to exceed the 55 dBA during daytime hours (7:00 a.m. – 10:00 p.m.) or 45 dBA during night hours (10:00 p.m. – 7:00 a.m.) when measured at the property line.

The following mitigation measures will reduce the impacts associated with noise to 'less than significant' levels:

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

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

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

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

The project would not generate ground-borne vibration or noise, except potentially during the construction phase from the use of heavy construction equipment. The project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, the project is not expected to create unusual ground borne vibration due to site development or facility operation.

Less Than Significant Impact

c) The Project site is located over six miles from the nearest airport. Therefore, the project would not expose people residing or working in the Project area to excessive noise levels from air travel.

No Impact

XIV. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

a) The Project does not involve the construction of homes or facilities (e.g., new roads) that would directly or indirectly induce population growth in the area. Four permanent employees are proposed with up to ten employees would be required for operations, six of which would be seasonal employees. Most of the employees would likely live in the area already and commute to the site daily. Therefore, the proposed project would not directly or indirectly induce substantial population growth.

   Less than Significant Impact

b) The Project will not displace any people or existing housing, thus no impact is expected.

   No Impact

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: 1) Fire Protection? 2) Police Protection? 3) Schools? 4) Parks? 5) Other Public Facilities?	☐	☐	☒	☐

Discussion:

a) The Project site is serviced by the Lakeport Fire Protection District, the Lake County Sheriff's Department, and the Lake County Public Works Department, and it is located within the Lakeport Unified School District.

   The project does not propose any new housing or other uses that would necessitate new or altered government facilities. No new roads are proposed. The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. Construction and operation of the proposed project may result in accidents or emergency incidents that would require emergency services. Construction activities would be temporary and limited in scope.

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

Less than Significant Impact

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

Discussion:

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

No Impact

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

No Impact

XVII. TRANSPORTATION	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒

d)	Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e)	Result in inadequate emergency access?	☐	☐	☒	☐

Discussion:

a) The project property is accessed via private interior driveway that connects with Hendricks Road, a County-maintained paved road. A minimal increase in traffic is anticipated due to construction, employee use, and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles.

There are no pedestrian or bicycle facilities on Hendricks Road in the vicinity of the project site.

The applicant will be required to obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. The proposed Project does not conflict with any existing program plan, ordinance or policy addressing roadway circulation, including the Lake County General Plan Chapter 6 – Transportation and Circulation, and a less than significant impact on road maintenance is expected.

Less than Significant Impact

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

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

The cultivation site is located about four miles from Lakeport Community Growth Boundary, the nearest population base and the likely residency of employees. Operational impacts would include dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation and construction. The EPA has indicated that a vehicle produces 404 grams of CO_2 on average for each vehicle mile traveled. The proposed project will operate from 8:00 a.m. to 6:00 p.m., Monday through Sunday, and is estimated to have up to four employees during normal operations, and up to ten employees during peak harvest season. Vehicle trips per day during operations are estimated up to 20 daily employee trips during peak harvest season (the assumption is that employees would bring their lunches rather than travel off-site for lunch breaks), and four deliveries per week on average. A total of 144 weekly trips are projected. Assuming a 270 day cultivation season, a total of about 5,616 annual trips is anticipated.

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

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

Less than Significant Impact

c) The project is not a transportation project. The proposed project does not propose any changes to road alignment or other features, will not result in the introduction of any obstacles, and it will not involve incompatible uses that could increase traffic hazards.

No Impact

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

No Impact

e) The proposed project would not alter the physical configuration of the existing roadway network serving the area and will have no effect on access to local streets or adjacent uses, including access for emergency vehicles. The site was evaluated for PRC 4290 and 4291 compliance in year 2020 and was found to comply with these regulations for a commercial driveway and interior roadway improvements. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the County's adopted emergency response plan.

Less than Significant Impact

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined				

in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

Discussion:

a) A Cultural Resources Evaluation (CRE) for the proposed cultivation Project was prepared by Wolf Creek Archaeological Services and dated May 17, 2020. The purpose of the evaluation was to locate, describe and evaluate any archaeological or historical resources that may be present in the area of the proposed project. A field inspection of the project area was completed for the CRE, as well as a California Historical Resources Information System (CHRIS) records search completed by the Northwest Information Center (NWIC) and a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) record search.

On June 26, 2020, the County received a letter from the California Historic Resource Information System at Sonoma State (CHRIS); the letter indicated that two Cultural Studies were performed in 1975 and 1976 (Keesling and French; Parker respectively), and found that the site contained a historic trail, the "No'boral-Co'kadjal Trail", also known as the Norris Trail, and recommended that an archaeologist should be retained to identify the trail's proximity to the cultivation site, and presumably avoid the trail if it was found to be within 50 feet of the proposed cultivation area.

The County of Lake, Community Development Department initiated the AB 52 Tribal Consultation process by sending project notification letters on June 15, 2020, to eleven local based Tribes with aboriginal territory, informing them of the proposed project and offering consultation. The Scotts Valley Band of Pomo Indians requested consultation in late August 2020. County records indicated that a consultation may have been held on September 3, 2020, but documentation could not be located. To ensure compliance, County staff reached out to the Scotts Valley Band of Pomo on August 19, 2025, and again on September 3, 2025, to verify whether the consultation had been completed, the results of the consultation, or if a new consultation was necessary. Following a good faith effort to complete or confirm the required tribal consultation, the County concluded the AB 52 Tribal Consultation process on September 10, 2025. Staff has prepared mitigation measures addressing Tribal Cultural Resources.

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

TCR-1: All on-site personnel of the project shall receive Tribal Cultural Resource sensitivity training prior to initiation of ground disturbance activities on the project. The training must be according to the standards of the NAHC or the culturally affiliated Tribe(s). Training will address

the potential for exposing subsurface resources and procedures if a potential resource is identified. The training will also provide a process for notification of discoveries to culturally affiliated tribes, protection, treatment, care and handling of Tribal Cultural Resources discovered or disturbed during ground disturbance activities of the project.

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

b) No prehistoric sites were discovered during the field survey conducted for the CRE. The lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the proposed Project, with implementation of mitigation measures TCR-1 through TCR-2.

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

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

Discussion:

a) Power for the proposed project would come from an existing onsite Pacific Gas and Electric (PG&E) electrical service connection, and a new/proposed PG&E electrical service connection for the proposed processing building and immature plant greenhouses. Water for the proposed project will come from an existing onsite groundwater well. The project would be served by an ADA-compliant restroom within the proposed Processing Building. The restroom would rely on a new onsite wastewater treatment system (septic), which would require a permit from the Lake County Department of Environmental Health. Establishment of the new/proposed electrical service connection and installation of the new onsite wastewater treatment system (septic) would not cause significant environmental effects.

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

   Less than Significant Impact

b) All water for the proposed project would come from an existing onsite groundwater well located at Latitude 39.07832° and Longitude -122.96637°. The proposed cultivation operation has an estimated peak daily water use requirement of approximately 19,117 gallons, and an estimated average water demand of approximately 8,674 gallons per day. A Well Yield Test performed by Cramer Enterprises on April 2nd, 2020, indicates that the existing onsite groundwater well can produce 102 gallons per minute. At 102 gallons per minute, the onsite groundwater well could produce the maximum estimated daily demand for water of the proposed cultivation operation in less than three hours and eight minutes. Additionally, project proposes 20,000 gallons of water storage capacity for irrigation, which is more than the peak anticipated daily water demand of the proposed cultivation operation. According to the applicant, the existing onsite groundwater well is a sufficient water supply source for the proposed cannabis cultivation operation.

   The applicant had a Hydrology Report prepared by Vanderwall, a California-licensed Civil Engineer for the proposed project. According to the Hydrology Report, the total estimated water usage for the proposed project is 3,650,946 gallons per year. Aquifer recharge during periods of drought was calculated to be 4,413,007 gallons per year. Since aquifer recharge during periods of drought is greater than water usage for the proposed project, the onsite groundwater well is considered to be adequate for the proposed project..

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

c) The project would be served by an ADA-compliant restroom within the proposed processing building. The restroom would rely on a new onsite wastewater treatment system (septic), which would require a permit from the Lake County Department of Environmental Health. A wastewater treatment provider does not serve, nor is likely to serve, the project property, due to its remote location.

   No Impact

d) It is estimated that approximately 2000 pounds of waste from the proposed project will be taken to the Eastlake Landfill each year. The Eastlake Landfill, South Lake Refuse Center, and Quackenbush Mountain Resource Recovery and Compost Facility are located within reasonable proximity of the project site. As of 2019, the Eastlake Landfill had 659,200 cubic yards available for solid waste, with an additional 481,000 cubic yards approved in 2020.

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

Less than Significant Impact

e) The County imposes a standard condition of approval regarding compliance with all federal, state and local solid waste management and reduction statutes and regulations. As proposed, the project would be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

Less than Significant Impact

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☒	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion:

a) The project property is located in a rural area of the County, accessed via a shared private road off of Hendricks Road. A maximum of ten employees would be onsite during peak seasonal events (approximately 90 days per year), and a maximum of four employees would be onsite during the rest of the year. A maximum of ten persons evacuating the site would not pose a significant impact to Hendricks Road, which connects to a Major Collector Road (Scotts Valley Road) on each end. The project will not impair an adopted emergency response plan or evacuation plan. The applicant would use Hendricks Road, a paved County road serving the site as the evacuation route if needed. The applicant shall adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.

   Less than Significant Impact

b) The project site is situated on land that is mapped as being moderate, high and very high fire hazard severity risk. The cultivation site is flat, which will minimize potential impacts associated with fire-related landslides. The applicant has provided plans to improve the internal access road of the project property to comply with Public Resources Codes 4290 and 4291 for width, surface material (gravel), overhead clearance, slope and emergency vehicle turn-arounds. Additionally, the project proposes establishment and maintenance of 100 feet of defensible space around the proposed cultivation operation, and a 25,000-gallon water storage tank equipped with a fire connection valve / hydrant dedicated solely to fire defense / protection. With the proposed improvements, the project would improve emergency fire vehicle access and the ability to fight fires at or from the project site. Mitigation measures WDF-1 and WDF-2 have been included to minimize exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

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

   WDF-1: Prior to construction of buildings/ structures greater than 120 sf, the applicant shall improve the internal access road to meet Public Resources Codes 4290 and 4291 standards. The applicant shall arrange a site inspection by the County Building Official (Fire Marshal) to confirm that the internal access road is Public Resources Codes 4290 and 4291 compliant, including gate width.

   WDF-2: The applicant shall create and maintain 100’ of defensible space around the proposed outdoor cultivation areas and associated infrastructure in accordance with PRC 4291.

c) The proposed project, as described in the application documents and confirmed through site visits to the property, would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Establishment and maintenance of defensible space around the proposed project may result in minor impacts to the environment immediately surrounding the project site, but those impacts would be limited to the routine cutting of grasses surrounding the project site and the limbing of trees up to a height of eight feet. Establishing and maintaining defensible space would not require the removal of trees

   Less than Significant Impact with Mitigation Measures WDF-3 and WDF-4 incorporated.

WDF-3: Install a 2.5-inch coupling outlet, valve, and male National Hose (N) threaded connection with a protective cap on the tank or hydrant manifold on the 25,000-gallon water tank.

WDF-4: The 25,000-gallon fire suppression water storage tank shall be made of steel, fiberglass, or concrete.

d) The proposed project would be located in a flat / valley floor. There is little chance of increased risks associated with post-fire slope runoff, instability, or drainage impacts based on the flat terrain on and near the cultivation site. Therefore, a less than significant impact would occur.

Less than Significant Impact

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

Discussion:

a) Per the impact discussions above, the potential of the proposed project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed project has the potential for impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. However, these impacts would be avoided or reduced to a less-than-significant level with the incorporation of mitigation measures discussed in each impact section.

According to the technical studies conducted and project materials, and with incorporation of all mitigation measures, the proposed project would not 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.

Less than Significant Impact with Mitigation Measures incorporated: AES-1 & AES-2, AQ-1 through AQ-5, BIO-1 through BIO-6, CUL-1 through CUL-3, GEO-1 through GEO-4, HAZ-1 through HAZ-3, HYD-1 & HYD-2, NOI-1 & NOI-2, TCR-1 & TCR-2, WDF-1 through WDF-4

b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment.

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

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

Less than Significant Impact with Mitigation Measures incorporated: AES-1 & AES-2, AQ-1 through AQ-5, BIO-1 through BIO-6, CUL-1 through CUL-3, GEO-1 through GEO-4, HAZ-1 through HAZ-3, HYD-1 & HYD-2, NOI-1 & NOI-2, TCR-1 & TCR-2, WDF-1 through WDF-4

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

Less than Significant Impact with Mitigation Measures incorporated: AES-1 & AES-2, AQ-1 through AQ-5, BIO-1 through BIO-6, CUL-1 through CUL-3, GEO-1 through GEO-4, HAZ-1 through HAZ-3, HYD-1 & HYD-2, NOI-1 & NOI-2, TCR-1 & TCR-2, WDF-1 through WDF-4

Source List

1. Lake County General Plan

2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Kelseyville Area Plan
5. Coco Farms Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment, 3417 & 3547 Hendricks Road (APN 005-013-01 & 005-006-07) Lake County, California prepared by Pinecrest Research Corp, Inc., dated August 20, 2024.
14. Cultural Resource Evaluation prepared by Wolf Creek Archaeological Services and dated May 17, 2020.
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. Lakeport Fire Protection District
38. Site Visit – July 24, 2020
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey

40. Hazardous Waste and Substances Sites List,
41. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
42. Lake County Groundwater Management Plan, March 31st, 2006.
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
45. Hydrology Report prepared by Vanderwall Engineering and dated December 21, 2021.
46. Drought Management Plan – Lake Coco Farms