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

March 23, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 21-06

1. Project Title:	Akwaaba Farms /Akwaaba, LLC
2. Permit Numbers:	Major Use Permit, UP 21-06 Initial Study, IS 21-06
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse - 255 N. Forbes Street Lakeport, CA 95453
4. Contact Person:	Andrew Amelung, Program Manager (707) 263-2221
5. Project Location(s):	11795 North Drive, Clearlake Park, CA APNs: 010-019-15
6. Project Sponsor's Name/Address:	Akwaaba, LLC PO Box 777 Clearlake Park, CA 95424
7. Property Owner(s) Name/Address:	Akwaaba, LLC PO Box 777 Clearlake Park, CA 95424
8. Zoning Designations	**"**RL-SC-B5" and "RR-B5", Rural Lands, Scenic Combining and Rural Residential
9. General Plan Designation:	Rural Lands (RL) and Rural Residential (RR)
10. Supervisor District:	District Three (3)
11. Flood Zone:	Zone X
12. Slope:	Varied; cultivation sites are less than 20%
13. Fire Hazard Severity Zone:	SRA – High Fire Risk
14. Earthquake Fault Zone:	Not located within an Earthquake Fault Zone

15. Dam Failure Inundation Area: Not located within a Dam Failure Inundation Area

16. Parcel Sizes: APN 010-019-15 (88.66 acres)

17. Environmental Setting and Existing Conditions

The Project Parcel is located approximately 1,500 feet west of the City of Clearlake at 11795 North Drive, Clearlake Park, CA, and is accessed via North Drive and Crestview Drive. The Project Site is located along the spine of Sulphur Bank Ridge, near the base of a large peninsula that extends out into Clear Lake. There are no watercourses or other surface water bodies (including wetlands and vernal pools) on the Project Parcel. Stormwater runoff from the Project Parcel flows north, south, and east, into ephemeral drainages that discharge into Clear Lake (north and south) or Borax Lake (east). The Project Parcel has been improved with an 1,800 ft^2 metal barn and a groundwater well. A private gravel and native soil surfaced access road winds through the Project Parcel, connecting North Drive (east) to Crestview Drive (west). Surrounding properties contain rural residential estates, open space, ranches, grazing land, vineyards, and cannabis cultivation operations. The vegetation of the Project Parcel is characterized as Blue Oak Woodland. The climate of the site is characterized by a Mediterranean-type climate, with distinct seasons of hot, dry summers and wet, moderately cold winters. The wet season is typically October through May.

Figure 1. Site Location Map

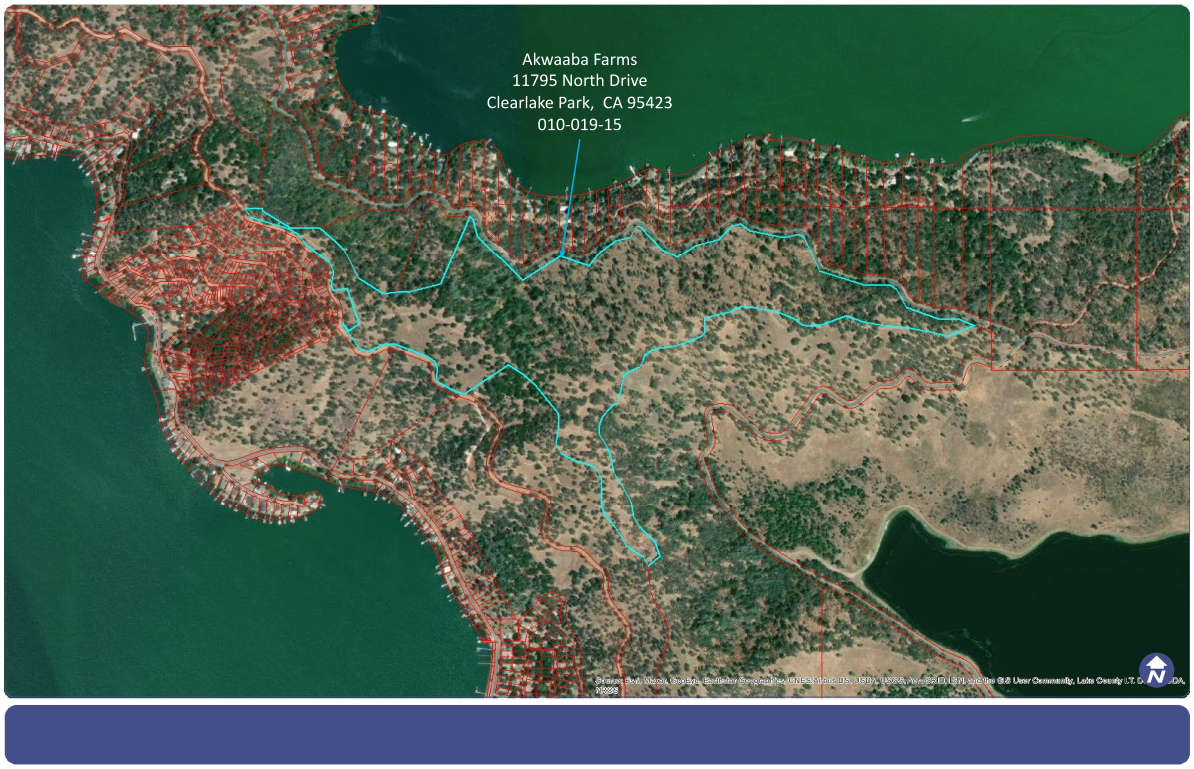

Figure 2. Aerial Image of Project Parcel

18. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The applicant is seeking discretionary approval from the County of Lake for a Major Use Permit, UP 21-06, for a commercial cannabis cultivation operation at 11795 North Drive, Clearlake Park, CA on Lake County APN 010-019-15. The proposed cultivation operation would be composed of two (2) A-Type 3 "Medium Outdoor" licenses with a total combined outdoor canopy area of 73,560 ft^2, and an A-Type 2B "Small Mixed-Light" license with a total combined mixed-light canopy area of 9,720 ft^2. The existing onsite 1,800 ft^2 Metal Barn would be used for drying and harvest storage, and a 160 ft^2 metal shipping/storage container would be used for pesticide & agricultural chemicals storage. The proposed cultivation operation will be developed in two phases as follows:

Phase 1
43,560 sq. ft. of outdoor canopy area and eighteen (18) 540 sq. ft. mixed-light canopy areas. The applicant proposes to use an existing 1,800 sq. ft. metal barn for drying and storage of cannabis grown onsite.

Phase 2
30,000 sq. ft. of additional outdoor canopy area.

The total proposed cultivation area, including the proposed canopy areas, drying & harvest storage area, and pesticide & agricultural chemicals storage area, is 85,240 ft^2.

All cultivation area's will be enclosed and secured with six-foot tall galvanized woven wire fences, covered with privacy screen/mesh where necessary to screen the cultivation/canopy areas from public view. Cannabis will be grown in an imported organic growing medium

(potting soil) aboveground fabric pots. The operation will use drip and micro-spray irrigation systems to deliver irrigation water to the above ground fabric pots, and to conserve water resource. All water for the cultivation operation will come from the existing onsite groundwater well located at Latitude: 38.99555° and Longitude: -122.68973°.

The cultivation operation will be accessed via a private gravel access road that winds through the Project Parcel, connecting to North Drive on its east end and Crestview Drive on its west end. Metal gates control the access to the private gravel access road and the gates will be closed and locked during non-operational hours and/or when authorized personnel is not present. The address of the proposed cultivation operation will be displayed on each end of the access road. All gates will be closed and locked during non-operational hours and/or when authorized personnel are not present.

The operation is anticipated to have between four (4) and twelve (12) employees, dependent on weather and harvesting. Operation will occur from 8:00 AM to 6:00 PM, Monday through Saturday. The operation is anticipated to have a maximum of 1 delivery and 1 pick-up per day. The Lake County Zoning Ordinance restricts deliveries and pickups to 9 am – 7 pm Monday through Saturday, and from 12 pm to 5 pm on Sundays.

Electricity for the Drying & Harvest Storage Facility (existing metal barn) will be provided by on-grid power through PG&E. Power for security cameras and security lights will be powered using small, localized photovoltaic solar panels connected to 12-volt batteries located within secure locking heavy-duty plastic containers.

A Biological Resources Assessment (dated December 27, 2020) and Botanical Survey Report (dated June 12, 2021) were prepared by Natural Investigations Company for the proposed cultivation operation. Four Konocti manzanita (special-status plant species) were identified on the Project Parcel during these surveys/assessments. The proposed cultivation operation has been designed to avoid impacting the Konocti manzanita and the applicant will mark and maintain a 50-foot buffer (minimum) around the Konocti manzanita during project development and operation. No other special-status species or habitats were detected on the Project Parcel during the surveys/assessments.

The Project Parcel has been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (WQ-2019-0001-DWQ) since October 30th, 2020. The site was assigned WDID No. 5S17CC428962. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify the Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective of water quality. The Central Valley Regional Water Quality Control Board has received an SMP and an NMP for the proposed cultivation operation.

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 cultivation areas will be surrounded with straw wattles and silt fences per the engineered Erosion and Sediment Control Plans (dated 6/01/2021), to stop and filter sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies. Additionally, 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 the exposed soil prior to November 15th of each year, until permanent stabilization has been achieved. 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.

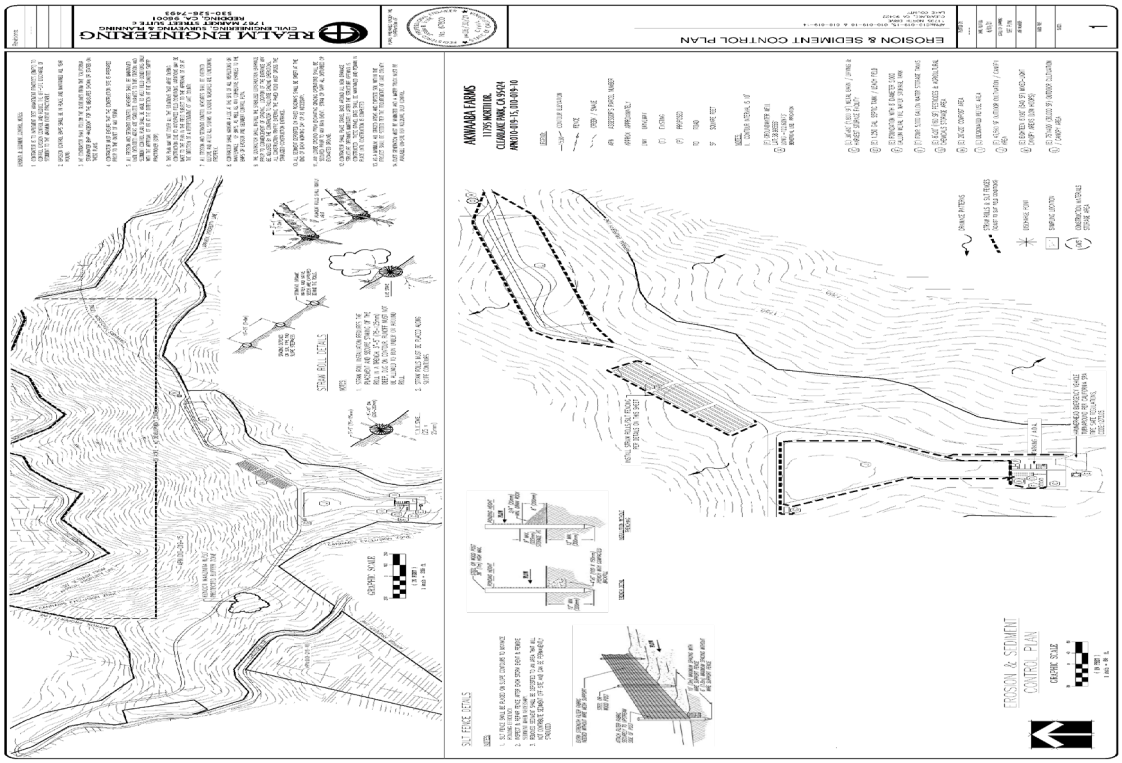

Figure 3. Erosion & Sediment Control Site Plan

All water for the proposed cultivation operation will come from the existing onsite groundwater well located at Latitude: 38.99555° and Longitude: -122.68973°. This groundwater well was drilled in November of 2020, through shale, chert, and sand stone, to a depth of 660 feet below ground surface. This well had an estimated yield of 80 gallons per minute at the time it was drilled. Water will be pumped from the existing onsite groundwater well to four 5,000-gallon heavy-duty plastic water storage tanks. The water storage tanks will be equipped with float valves to shut off the flow water from the well and prevent the overflow and runoff of irrigation water when full. Water will be pumped from the water storage tanks to the irrigation systems of the proposed cultivation areas via HDPE water supply lines. The irrigation systems of the proposed cultivation areas will be composed of PVC piping, black poly tubing, and drip tapes/lines. A positive displacement mechanical brass totalizing meter and a Well Watch 670 sonic water level meter equipped with data logging capabilities, have been installed on the groundwater well to monitor the amount of water pumped from the well and the water level in the well.

The projected annual water usage is approximately 2.4 acre-feet (795,000 gallons) for the first phase of site/project development, and approximately 4 acre-feet (~1,297,000 gallons) after the second and final phase of site/project development. The cultivation season for the proposed cultivation operation will begin in April and end in November of each year. The peak anticipated daily demand for water of the proposed cultivation operation is approximately 9,776 gallons per day. A well performance test was conducted by Will Peterson Well Drilling (License No. 1009053) of the onsite groundwater well in May of 2021, and a Hydrology Study was prepared by Realm Engineering (License No. 67800), dated August 2, 2021. According to the Hydrology Study, data from the well performance test indicate that the onsite groundwater well would be able to produce sufficient water for the proposed cultivation operation without

causing overdraft conditions. Additionally, it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and on the Project Parcel, based on the estimated average annual recharge of approximately 8 acre-feet/year to the aquifer of/under the Project Parcel.

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

The parcels to the **North and South** are zoned "SR" Suburban Reserve and "RR" Single-Family Residential and are greater than 0.15 acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures.

The parcels to the **East** are "RL" Rural Lands and are greater than twenty (20) acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures.

The parcels to the **West** are zoned "RR" Rural Residential, "SR" Suburban Reserve and "R1" Single-family Residential and are greater than 0.20 acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures.

The nearest residential dwelling is greater than 1,000 feet away and the operation is approximately 1,500 feet away from the City of Clearlake Boundaries.

Figure 4. Zoning of Project Parcel and Surrounding Properties

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

Lake County Department of Environmental Health
Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Department of Public Services
Lake County Agricultural Commissioner

Lake County Sheriff Department
Lake County Fire Protection District
Central Valley Regional Water Quality Control Board
California State Water Resources Control Board
California Department of Forestry & Fire Protection (Calfire)
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

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

    Notification of the project was sent to local tribes on May 5th, 2021 for "AB 52" Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Community Development Department did not receive an AB 52 Tribal Consultation for this project nor did we receive controversial comments.

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: Roy Sherrell, Environmental and Regulatory Compliance Consultant
Reviewed By: Eric Porter, Associate Planner, County of Lake
Michael McGinnis, Principal Planner, County of Lake
Andrew Amelung, Cannabis Program Manager, County of Lake

_____ Date:_____
SIGNATURE

Mary Darby, Community Development Department Director
County of Lake

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 reference to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

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

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

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION I. AESTHETICS *Except as provided in Public Resources Code Section 21099, would the project:*						
a) Have a substantial adverse effect on a scenic vista?		X			The proposed operation <u>will not</u> have a substantial adverse effect on the scenic vista as the project parcels are located in a rural area of the County, not located within a known scenic area and will be protected by the natural steep topography and vegetative buffer that surrounds the cultivation area. Additionally, entire cultivation area will be enclosed within a six (6)-foot fence, covered with privacy screen to screen the cultivation area from public view. However, passing motorist may have limited visibility along North Lake Drive and/or may see minimal lighting during evening and/or night operations. **Impacts would be Less than Significant with Mitigation Measure AES-1 through AES-2 incorporated.**	1, 2, 3, 4, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					AES-1: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse. **AES-2: All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org.**	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	The proposed operation will not substantially damage or remove scenic resources, as there are no known rock outcroppings or historic structure onsite. **No Impact.**	1, 2, 3, 4, 5, 6, 7, 8
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		X			The proposed operation is, not located within a known scenic area and will be protected by the natural steep topography and vegetative buffer that surrounds the cultivation area. Additionally, entire cultivation area will be enclosed within a six (6)-foot fence, covered with privacy screen to screen the cultivation area from public view. However, passing motorist may have limited visibility along North Lake Drive and/or may see minimal lighting during evening and/or night operations. **Impacts would be Less than Significant with Mitigation Measure AES-1 through AES-2 incorporated.**	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The proposed operation is, not located within a known scenic area and will be protected by the natural steep topography and vegetative buffer that surrounds the cultivation area. Additionally, entire cultivation area will be enclosed within a six (6)-foot fence, covered with privacy screen to screen the cultivation area from public view. However, passing motorist may have limited visibility along North Lake Drive and/or may see minimal lighting during evening and/or night operations. **Impacts would be Less than Significant with Mitigation Measure AES-1 through AES-2 incorporated.**	1, 2, 3, 4, 5, 6, 7
SECTION II. AGRICULTURE AND FORESTRY RESOURCES ***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.*** ***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?			X		The property does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Per the Farmland Mapping and Monitoring Program, the project property is classified/categorized as "Grazing Land". Grazing lands is a collective term used by the USDA-Natural Resources Conservation Service (NRCS) for rangeland, pastureland, grazed forestland, native and naturalized pasture, hay land, and grazed cropland. Although grazing is generally a predominant use on grazing lands, the term is also applied independently of any actual use for grazing. Grazing land is also described as land used primarily for production of forage plants maintained or manipulated primarily through grazing management. Therefore, the proposed project would not convert farmland that is high-quality farmland to non-agricultural use. **Less than Significant Impact.**	1, 2, 3, 5, 6, 9, 10, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The proposed use will not be in conflict with the existing zoning for agricultural uses as the cultivation of cannabis is allowed in 'RL' Rural Lands and "RR" Rural Residential zoning districts upon securing a Major Use Permit in reference to Article 27 of the Lake County Zoning Ordinance. The Project Parcel is not engaged with a Williamson Act Contract. **No Impact.**	1, 2, 3, 5, 6, 9, 10, 11, 39
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project will not conflict with existing zoning for, or cause the 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)]. The cultivation of cannabis is an allowable use with the *"RL-RR-SC-B5" Rural lands – Rural Residential – Scenic combining and Special Lot Size/Density Land Use Zoning Designations* upon securing a Minor/Major Use Permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance. Additionally, the project will be developed within a previously disturbed area. **No Impact**	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project will not result in the loss of forest land(s) or convert forest land(s) to non-forest uses as the operations will be developed in a previously disturbed area that has been continuously used for agricultural purposes. **No Impact**	1, 2, 3, 5, 6, 7, 39
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural uses or the conversion of forest land to non-forest uses. The cultivation of cannabis is an allowable use with the "*RL-RR-SC-B5" Rural lands – Rural Residential – Scenic combining and Special Lot Size/Density Land Use Zoning Designations* upon securing a Minor/Major Use Permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance. **No Impact**	1, 2, 3, 5, 6, 7, 11, 39
SECTION III. AIR QUALITY ***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.*** ***Would the project:***						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has potential to result in short-term and long-term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, routine maintenance, uncovered soil or compost piles, and vehicle trips on unpaved roads and during project development. Fugitive dust will be controlled by wetting soils with a mobile water tank and hoses, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary but the amount of earth that needs to be moved is not significant enough to trigger a grading permit. Cannabis cultivation may generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, trimming, and grading) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the proposed odor control equipment and practices, and the generous setbacks provided from public roads, property lines, and neighboring residences/outdoor activity areas. All vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property. The Air Quality Section of the Property Management Plan has identified equipment and activities that may cause odor, contaminates, or other air quality hazards, and measures that operational staff will be required to follow to mitigate and/or minimize the amount of air pollution/ particulates generated from the cultivation operation.	1, 2,3, 5, 6, 9, 12, 13, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Additionally, the operation will have a Community Liaison/Emergency Contact that will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays. The operation will provide the name(s), cell phone number(s), and email addresses of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. The operation encourages neighboring residents to contact the Community Liaison/Emergency Contact to resolve any operating problems before contacting County Officials/Staff. When an odor complaint is received, the Community Liaison/Emergency Contact will immediately take action to determine the source of the odor for which the complaint was received (cultivation area or other). Then mitigation methods will be immediately implemented to reduce and/or eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens and/or the installation of air pollution/odor control equipment. **Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-8 incorporated.** **AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Lake County Community Development Department for review and acceptance or revision at the discretion of the Department Director. The applicant shall adhere to all operations and procedures within the Odor Control Plan.** **AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.** **AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.** **AQ-4: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials to the Lake County Air Quality Management District.** **AQ-5: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.** **AQ-6: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all-weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.** **AQ-7: All areas subject to infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					AQ-8: The ventilation system of the Drying & Harvest Storage Facility shall be equipped with carbon filters/air scrubbers. The carbon filters/air scrubbers shall be replaced quarterly.	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and the use of generators is only allowed for backup power during power outages. On-site construction is likely to occur over a relatively short period of time, approximately 2 to 4 weeks during each phase of project/site development. 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**	1, 2, 3, 4, 12, 39
c) Expose sensitive receptors to substantial pollutant concentrations?			X		Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The nearest off-site residence appears to be located approximately 1,000 feet southwest of the cultivation activities. Article 27 of the Lake County Zoning Ordinance requires that the minimum setback requirement for commercial cannabis cultivation be 200 feet from off-site residences. Pesticide application would only be applied during the growing months and applied carefully to individual plants to prevent off-site drift of pesticides. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos. No serpentine soils are mapped within the proposed cultivation areas, parking area, or processing building area. **Less than Significant Impact**	1, 2, 3, 4, 7, 12, 39
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			The Project Property is located in a rural area of the County and are protected by the natural topography of the surrounding area. The cannabis cultivation will occur greater than 100 feet from the property lines and the nearest off-site residence is greater 1,000 feet away (exceeding the minimum requirement of two hundred feet of the Lake County Code) **Less Than Significant Impact with Mitigation Measures AQ-1 through AQ-8 incorporated.**	1, 2, 3, 4, 7, 12, 39
SECTION IV. BIOLOGICAL RESOURCES ***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?		X			Biological/Botanical Resource Assessments and surveys were conducted and prepared by Natural Investigations Company, Inc. This Biological and Botanical Resources Assessments were prepared to assist in compliance with the California Environmental Quality Act and the state and federal Endangered Species Acts. These assessments provide information about the biological resources within the study area, the regulatory environment affecting such resources, any potential project-related impacts upon these resources, and finally, to identify mitigation measures and other recommendations to reduce the significance of these impacts. The specific scope of services performed for this assessment consisted of the following tasks: • Compile all readily-available historical biological resource information about the Study Area. • Spatially query state and federal databases for any historic occurrences of special-status species or habitats within the Study Area and vicinity. • Perform a reconnaissance-level field survey of the Study Area, including photographic documentation.	1, 2, 3, 4, 5, 6, 14, 15, 16, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					• Inventory all flora and fauna observed during the field survey. • Characterize and map the habitat types present within the Study Area, including any potentially jurisdictional water resources. • Evaluate the likelihood for the occurrence of any special-status species. • Assess the potential for the Project to adversely impact any sensitive biological resources. • Recommend mitigation measures designed to avoid or minimize Project-related impacts. • Prepare and submit a report summarizing all of the above tasks. <u>Environmental Setting:</u> The study area is located within the Inner North Coast Range geographic subregion, which is contained within the Northwestern California Geographic Subdivision of the larger California Floristic Province. This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The study area is located just west of the City of Clearlake, along the spine of Sulphur Bank Ridge, and is accessed via North Drive and Crestview Drive. The topography of the study area consists of a ridge top with moderate to steeply sloping sides. The elevation ranges from approximately 1,580 feet to 1,890 feet above mean sea level. Drainage runs north, south and east, and eventually flows into either Clear Lake or Borax Lake. Prior to the establishment of this cultivation operation, land uses were open space. The surrounding land uses are private estates and open space. <u>Field Survey:</u> Consulting biologist conducted a reconnaissance-level field survey on September 15, 2020. Weather conditions were warm and sunny with a light breeze. A variable-intensity pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible fauna and flora observed were recorded in a field notebook, and identified to the lowest possible taxon. Survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDB within the vicinity of the study area. When a specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified in the laboratory using a dissecting scope where necessary. The locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Habitat types occurring in the study area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded. The study area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats <u>Inventory of Flora and Fauna Field Survey:</u> All plants detected during the field survey of the study area are listed in Appendix 2 (Refer to Attached Biological Assessment for details). The following animals were detected within the study area during the field survey: • Northwestern fence lizard (*Sceloporus occidentalis occidentalis*). • Western sagebrush lizard (*Sceloporus graciosus gracilis*). • Botta's pocket gopher (*Thomomys bottae*).	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					• Columbian black-tailed deer (*Odocoileus hemionus columbianus*). • Coyote (*Canis latrans*). • Gray fox (*Urocyon cinereoargenteus*). • Raccoon (*Procyon lotor*). • Western gray squirrel (*Sciurus griseus*). • Anna's hummingbird (*Calypte anna*). • Black phoebe (*Sayornis nigricans*); • California quail (*Callipepla californica*). • California scrub jay (*Aphelocoma californica*). • California towhee (*Melozone crissalis*). • Mourning dove (*Zenaida macroura*). • Northern flicker (*Colaptes auratus*). • Nuttall's woodpecker (*Picoides nuttallii*). • Oak titmouse (*Baeolophus inornatus*). • Red-winged blackbird (*Agelaius phoeniceus*). • Turkey vulture (*Cathartes aura*). • Western bluebird (*Sialia mexicanus*). • White-breasted nuthatch (*Sitta carolinensis*) • Wild turkey (*Meleagris gallopavo*). • Other common songbirds. <u>Critical Habitat and Special-Status Habitat:</u> • According to the report, there is no critical habitat for any federally-listed species that occurs within the project area or the surrounding study area. • The CNDDB reported no special-status habitats within the project Area or surrounding study area, however some special status species are within 10 miles of the project sites. • No special-status habitats were detected within the project area. <u>Wildlife Corridors:</u> • No designated wildlife corridors existing within or near the study area. • No fishery resources exist in or near the study area; the nearest is Clear Lake. Although there are no designated wildlife corridors, the open space within the Study Area allows for unrestricted animal movement. • The Study Area is not located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan <u>Potential-Jurisdictional Water Resources:</u> • The field survey determined that the project area and the surrounding Study Area do not contain any channels or wetlands. There are no vernal pools or other isolated wetlands in the study area. <u>Potential Direct/Indirect Adverse Effects Section Upon Special Status Species:</u> • According to the report during the field survey, no listed species or special-status species were observed within the project area or the surrounding study area. • State and federal databases do not report any listed species or special status species. • No direct impacts to listed species or special-status species are expected from implementation of the proposed project. • Additional rare plant/animal surveys not required, as the footprint for the site is entirely within ruderal and agricultural habitat and there are no special-status soils. No trees will be removed except for small walnut trees. • The study area contains suitable nesting habitat for various bird species because of the presence of trees and poles. However, no nests or nesting activity was observed in the project area during the field survey.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Upon reviewing the Biological Resource Assessment all substantial adverse impacts, 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 have been reduced. **Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-5 incorporated.** **BIO-1: Prior to ground disturbance and/or site development, the applicant shall establish and maintain a 50-foot buffer around the Konocti Manzanita of the Project Parcel.** **BIO-2: If construction activities occur during the nesting season (usually March through September), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.** **BIO-3: All work should incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-001-DWQ).** **BIO-4: Pesticides and fertilizer storage facilities shall be located outside of riparian setbacks and not located within 100 feet of a well head and all watercourses.** **BIO-5: The applicant shall maintain a minimum of a one-hundred-foot setback/buffer from the top of bank of any watercourse, wetland, and/or vernal pool.**	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			There are no watercourses or riparian habitat on the Project Parcel. No sensitive natural communities have been identified within or adjacent to the project site. The mitigation measures below would reduce impacts to riparian habitat to less than significant: **Impacts would be Less than Significant with Mitigation Measures BIO-1 through BIO-5 incorporated.**	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			According to the Biological Assessment, the operation will not have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Additionally, the Biological Assessment indicated the project area and the surrounding study area do not contain any channels or wetlands. There are no vernal pools or other isolated wetlands in the study area. **Impacts would be Less than Significant with Mitigation Measures BIO-1 through BIO-5 incorporated.**	1, 2, 3, 5, 6, 7, 14, 15, 16,39
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		According to the Biological Assessment the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. **Less Than Significant Impact.**	1, 2, 3, 5, 6, 14, 15, 16, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The proposed operation does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. According to the project, no vegetation will be removed as the project will be developed within a previously disturbed area. All vegetation will be routinely maintained in accordance with all Federal, State and local agency requirements, including Chapter 13 of the Lake County Code. **Less than Significant Impact.**	1, 2, 3, 5, 6, 39
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		There are no Habitat Conservation Plans associated with this property. No live trees would need to be removed for the development of this project as the project will be developed in a previously disturbed area. **Less Than Significant Impact**	1, 2, 3, 5, 6, 39
SECTION V. CULTURAL RESOURCES ***Would the project:***						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			An Archeological Research Study/Report was prepared by Wolf Creek Archaeological Research dated December 6, 2020. According to the report, it was completed in accordance with the California Environmental Quality Act (CEQA) and all other applicable laws. <u>Background Research</u>: Prior to the field inspection, a record search was conducted at the Sonoma State University office of the California Historical Resource Information System. This record search indicated that nine (9) cultural sites had been recorded within 1/4 mile of the project area. In addition, On November 15th, 2020, a request for information was sent to the California Native American Heritage Commission (NAHC) for their review of the Sacred lands file. The NAHC review indicated that sacred sites had been recorded in the general area. <u>Field Work:</u> During the field inspection, two isolated Borax Lake obsidian flakes (stone tool manufacturing remains) were discovered within the project area. Although isolated prehistoric cultural items do provide some information about past land uses in the area, these are not considered "significant" historic resources as defined in the Public Resources Code. A small recent trash pile was also discovered at the southern edge of the project area. The cultural material in this trash deposit was too new to be considered historically significant. According to the report, there were no significant historic resources discovered during the field inspection. Therefore, it has been determined that no historic resources exist within the project area and the project should be approved as proposed. It is unlikely that undiscovered cultural sites will be encountered during project development. However, it is recommended that work in the immediate vicinity of a find be suspended and a Registered Professional Archaeologist called to evaluate the find according to California Environmental Quality Act (CEQA) Guidelines. **Impacts would be Less than Significant with Mitigation Measures CUL-1 through CUL-4 incorporated.** **CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend**	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. **CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.** **CULT-3: All staging or storage of materials to develop the commercial cannabis cultivation, shall be located in previous disturbed area only.** **CULT-4: If ground disturbance occurs outside any previously disturbed area, a qualified Archaeologist shall conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.**	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			There are no known changes to archaeological resources based on the development proposal and according the Archeological Research Study/Report prepared by Archaeological Research dated December 6, 2020 as discussed above. *(According to the report, it was completed in accordance with the California Environmental Quality Act (CEQA) and all other applicable laws).* **Impacts would be Less than Significant with Mitigation Measures CUL-1 through CUL-4 incorporated.**	1, 2, 3, 5, 6, 39
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			There would be minimal ground disturbance during the development of the commercial operations, including but not limited to construction of supporting infrastructure (fencing, sheds, water tanks, piping and the gravelling of the existing road/access way throughout the project parcels). The disturbance of human remains is not anticipated. However, there is potential for accidental discovery during ground disturbance activities. **Impacts would be Less than Significant with Mitigation Measures CUL-1 through CUL-4 incorporated.**	1, 2, 3, 5, 6, 39
SECTION VI. ENERGY ***Would the project:***						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The proposed energy usage for this operation is minimal; energy use may include but is not limited to the security system; well pump(s); septic pumps (if necessary); lighting for structures, lighting fixtures and/or power as needed. The proposed use would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project development or operations. All energy usage will adhere to all Federal, State and local agency requirements regarding energy use. Additionally, the applicant will obtain and maintain all necessary permits. **Less than Significant Impact**	1, 2, 3, 5, 6, 39
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed cultivation operations would not conflict with or obstruct an energy plan. The proposed use would adhere to all Federal, State and local agency requirements. **No Impact**	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION VII. GEOLOGY AND SOILS *Would the project:*						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		i) Earthquake Faults There are no mapped earthquake faults on or adjacent to the subject site. ii-iii) Seismic Ground Shaking and Seismic–Related Ground Failure, including liquefaction. The mapping of the site's soil indicates that the soil is stable and not prone to liquifaction. iv) Landslides According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered "generally stable" and not located within and/or adjacent to an existing known "landslide area". Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code. All BMP's shall be routinely inspected and maintained for life of the project. **Less Than Significant Impact**	1, 2, 3, 5, 6, 9, 17, 18, 19, 20, 39
b) Result in substantial soil erosion or the loss of topsoil?		X			The operation will not result in substantial soils erosion or the loss of top soils as the operation will be developed in a previous disturbed area that has been continuously used for agricultural uses. Additionally, the development of the operation may require minimal grading, including routine maintenance but will be less than 500 cubic yards of soil. The allowable amount upon issuance of a building permit. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project area will include the following: - *Maymen-Hopland-Mayacama Association (Soil unit 174) 50-75 % slope:* This soils classification is shallow to moderately deep and well drained. The typical elevation is 1,200 to 5500 feet with an annual precipitation of approximately 30 to 50 inches. The permeability is moderate slow with a water capacity of approximately 3 to 7 inches. The surface run-off is rapid with the severe erosion hazard. - *Maymen-Millsholm-Bressa Complex (Soil unit 175) 30-50 % slope:* This soils classification is shallow and well drained. The typical elevation is 1,400 to 3,000 feet with an annual precipitation of approximately 30 to 40 inches. The permeability is moderately slow with a water capacity of approximately 1 to 7.5 inches. The surface run-off is rapid with the severe erosion hazard. **Impacts would be Less than Significant with Mitigation Measures GEO-1 through GEO-4 incorporated.** **GEO-1: Prior to any ground disturbance and/or operation, the applicant shall submit Erosion Control and Sediment Plans to the Community Development Department for review and approval.** • **Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with Chapters 29 and 30 of the Lake County Code.** • **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**	1, 2, 3, 5, 6, 9, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					from the project area. All BMP's shall be maintained for life of the project. **GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the Community Development in accordance with Chapters 29 and 30 of the Lake County Code.** **GEO-3: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.** **GEO-4: The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repaired when necessary.**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "generally stable" and there is little to no potential for landslide, subsidence, debris flows, liquefaction or collapse. Additionally, the operation will require minimal ground disturbance. The operation will occur within a previously disturbed area that has been continuously used for agricultural activities over years. Additionally, the applicant will incorporate Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code, including routinely maintained the cleared vegetation and defensible space on all project parcels. **Less Than Significant Impact**	1, 2, 3, 5, 6, 9, 20; 39
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		According to the soil survey of Lake County, California prepared by the U.S.D.A, the soils discussed above in Section has a shrink-swell potential of "low to moderate". Therefore, the commercial operation will have minimal to no substantial direct or indirect risks to life or property. The applicant will adhere to all Federal, State and local agency requirements, including Chapter 29 and 30 of the Lake County Code. **Less Than Significant Impact**	1, 2, 3, 5, 6, 9, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project parcels are currently served and/or will be served with additional onsite waste management systems (septic). All waste management systems will adhere to all Federal, State and local agency requirements prior to use. The project parcels have adequate wastewater disposal infrastructure. All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. The applicant will supply portable restrooms until permanent facilities are constructed. The applicant will adhere to all federal, state and local agency requirements. **Less Than Significant Impact**	1, 2, 3, 5, 6, 9, 21
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			Disturbance of paleontological resources or unique geologic features is not anticipated, but mitigation measures are in place to assure that in the event any artifacts are found. **Impacts would be Less than Significant with Mitigation Measures GEO-1 through GEO-4 incorporated.**	1, 2, 3, 5, 6, 39
SECTION VIII. GREENHOUSE GAS EMISSIONS ***Would the project:***						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a			X		In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (routine construction/maintenance, vehicle trips, etc.). The operation would not generate	1, 2, 3, 5, 6, 12, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
significant impact on the environment?					a significant number of vehicle trips. The project parcels are located greater than five (5) miles away from Route 53 and are located in a rural area of the County where it is not uncommon for individual to drive greater than +/- 20 mile per trip. According to the applicant the operation will occur from 8:00 AM to 6:00 PM, Monday through Saturday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present. The cultivation season for the cultivation of outdoor cannabis will begin on April 15th and end on November 15th of each year. *Number of Shift and Employees:* • *Non-Harvest Season:* Two (2) shifts with up to +/- Three employees during peak shift. • *Harvest Season*: Three (3) shifts with up to eight (8) employees during peak shift. Based on the number of employee and over all trips necessary to run the operations, the applicant anticipates to generate the following: • 10 to 20 employee trips per day from April 1st through November 15th. • 1-2 deliveries/pickups per week from April 1st through November 15th • Approximately +/- 2 miscellaneous trips per week. Therefore, based on the anticipated trips for the proposed use the levels of greenhouse gasses emitted are not anticipated to be excessive and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses. **Less Than Significant Impact**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have established thresholds of significant for greenhouse gases. **Less Than Significant Impact**	1, 2, 3, 5, 6, 12, 39
SECTION IX. HAZARDS AND HAZARDOUS MATERIALS ***Would the project:***						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			Materials associated with the operation, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment. All hazards and hazardous materials will be stored in accordance to all Federal, State and local agency requirements. All routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations. According to the *Property Management Plan,* all pesticides and fertilizers would be stored in their original package in their designated structures, and would only be used in strict accordance with the product label requirements/directions. No fertilizers or pesticides will be used within 100 feet of any spring, stream, lake, vernal pool or wetland. If a spill occurs, the staff member shall immediately clean up the spill in accordance to all Federal, State and local agency requirements and notify managerial staff. **Impacts would be Less than Significant with Mitigation Measures HAZ-1 through HAZ-7 incorporated.** **HAZ-1: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					HAZ-2: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials. **HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.** **HAZ- 4: The storage of hazardous materials equals to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake 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-5: The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.** **HAZ - 6: The project shall 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.** **HAZ - 7: 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**.	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		All chemical, pesticides and fertilizers used for the operations shall 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. **<u>Chemicals Storage and Effluent</u>** All chemicals stored and used at/by authorized personnel include but are not limited to fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile and healthy work environment. All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area (existing metal carport). Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the existing onsite wooden garage. Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will	1, 2, 3, 5, 6, 23; 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation. All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site. Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations. **Less than Significant Impact**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. **No Impact**	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. **No Impact**	1, 2, 3, 4, 5, 6, 24, 25, 39
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. **No Impact**	1, 2, 3, 4, 5, 6, 26, 38, 39
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the Lake County Department of Public Works, the Lake County Sheriff's Department and the Local Fire Protection District/CalFire for consistency with access and safety standards. The County did not receive any adverse comments. Additionally, the operation shall adhere to and continue to adhere to all Federal, State and local agency requirements, including 4290/4291 requirements. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 22, 38, 39
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant shall adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space. Said requirements will be maintained for life of the operation. Additionally, the project has been reviewed by the Lake County Department of Public Works, the Lake County Sheriff's Department and the Local Fire Protection District/CalFire for consistency with access and safety standards. The County did not receive any adverse comments. **Less Than Significant Impact**	1, 2, 3, 4, 5, 6, 22, 27, 28, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION X. HYDROLOGY AND WATER QUALITY ***Would the project:***						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			This Water Use Management Plan (WUMP) is designed to conserve and protect Lake County's Water Resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices. Also included in this WUMP is a description of the Water Resources of the Project Property, and a Water Availability Analysis. Ground Water: The project parcels are not located within any of the 13 groundwater basins/source areas identified in the 2006 Lake County Groundwater Management Plan. A groundwater well was recently drilled on the project parcels through shale, chert, and sand stone, to a depth of +/- 660 feet below ground surface. • *This well has an estimated yield of 80 gallons per minute, and all water for the proposed cultivation operation will come from this groundwater.* Water Resource Projection: The operation will maintain the existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges. All access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Personnel will have access to the restroom/washroom facilities of the proposed Drying & Harvest Storage Facility at all times when onsite. The project parcels are enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ), as a Tier 2 Low Risk Discharger in October of 2020. The Site Management and Nitrogen Management Plans will be developed for the proposed cultivation operation, and submitted to the Central Valley Regional Water Quality Control Board (CVRWQCB) for review, prior to planting. Each year, prior to March 1st, an *Annual Monitoring Report will* be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. The operation will maintain compliance with the Cannabis General Order for the protection of water resources for as long as the proposed cultivation operation is operating. The operation will stall a minimum of four 5,000-gallon heavy-duty plastic water storage tanks for storage and irrigation purposes. The operation develop additional water storage on the Project Parcel should it be needed to support the irrigation and fire protection needs of the proposed cultivation operation. Irrigation: According to the Property Management Plan, cannabis cultivation practices are similar to commercial tomato or hops production, with an estimated water use requirement of approximately 25 inches per year.	1, 2, 3, 5, 6, 29, 30, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The operations proposed cannabis cultivation/canopy area is 83,280 square feet with an expected total annual water use of +/- 4 acre-feet or 1,296,900 gallons. The operation will install a minimum of four 5,000-gallon heavy-duty plastic water storage tanks and will install additional tanks if needed. The water storage tanks will be equipped with float valves to shut off the flow water from the well and prevent the overflow and runoff of irrigation water when full. The water will be pumped from the water storage tanks via an irrigation system to the cultivation/canopy areas. The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7. The operation will maintain daily water meter records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request. <u>Water Conservation</u> Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, the following Best Practical Treatment and Control (BPTC) measures will be implemented to conserve water resources: - Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks. - Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss. - Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation). - Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas. - Install float valves on all water storage tanks to keep them from overflowing onto the ground. The operation will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. **Impacts would be Less than Significant with Mitigation Measures** **Mitigation Measures BIO-3 through BIO- 5, GEO-1 through GEO-4, HAZ-1 through HAZ-7, and HYD-1 through HYD-2 incorporated.** **HYD-1**: **The project design shall incorporate the sediment and erosion control measures outlined on the project's Erosion and Sediment Control Site Plan, to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.** **HYD-2: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X			The projected annual water use requirement for the proposed cultivation operation is approximately 4 acre-feet (~1,297,000 gallons). The cultivation season for the proposed cultivation operation will begin in April and end in November of each year. The peak anticipated daily demand for water of the proposed cultivation operation is approximately 9,776 gallons per day. A well performance test was conducted by Will Peterson Well Drilling (License No. 1009053) of the onsite groundwater well in May of 2021, and a Hydrology	1, 2, 3, 5, 6, 31, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Study was prepared by Realm Engineering (License No. 67800), dated August 2, 2021. According to the Hydrology Study, data from the well performance test indicate that the onsite groundwater well would be able to produce sufficient water for the proposed cultivation operation without causing overdraft conditions. Additionally, it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and on the Project Parcel, based on the estimated average annual recharge of approximately 8 acre-feet/year to the aquifer of/under the Project Parcel. **Impacts would be Less than Significant with Mitigation Measures BIO-3 through BIO- 5, GEO-1 through GEO-4, HAZ-1 through HAZ-7, and HYD-1 through HYD-2 incorporated.**	
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 run-off; or iv) impede or redirect flood flows?		X			The operations will not alter the existing drainage pattern of the site or the 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 in substantial erosion issues, increase the amount of runoff or create or contribute runoff which exceeds the capacity of the existing or planned storm water drainage system. The applicant will implement Best Management Practices (BMPs) in accordance with chapter 29 and 30 of the Lake County Code, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. These measures shall be maintained for life of the project. **Impacts would be Less than Significant with Mitigation Measures BIO-3 through BIO- 5, GEO-1 through GEO-4, HAZ-1 through HAZ-7, and HYD-1 through HYD-2 incorporated.**	1, 2, 3, 5, 6, 7, 15, 17, 29, 30, 39
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are generally stable; therefore, is minimal potential to induce mudflows. **No Impact**	1, 2, 3, 5, 6, 7, 9, 24, 32, 39
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The project would not conflict with or obstruct any water quality or management plans. **No Impact**	1, 2, 3, 5, 6, 29, 39
SECTION XI. LAND USE AND PLANNING ***Would the project:***						
a) Physically divide an established community?				X	The project site is located in a rural area of the County, where the average parcel size is greater than 0.25 acres in size and either vacant/undeveloped or developed with single-family dwellings and accessory structures. The nearest residential dwelling is greater than 1,000 feet away, exceeding the minimum requirements of 200 feet pursuant to Article 27 of the Lake Cunty Zoning Ordinance. Therefore, the project will not physically divide an established community. **No Impact**	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project parcels have a General Plan Designation of *"RL-RR-SC-B5" Rural lands – Rural Residential – Scenic combining and Special Lot Size/Density Land Use Zoning Designations* and the cultivation of commercial cannabis is an allowable use within the above zoning designations upon securing a Minor/Major Use Permit Pursuant to Article 27, Table B of the Lake County Zoning Ordinance. Upon issuance of the Minor/Major Use Permit, pursuant to Article 27, Table B of the Lake County Zoning Ordinance and with the incorporated mitigation	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					measures and conditions of approval *(including obtaining and maintaining all necessary Federal, State and local agency permits),* the project will not conflict with any land use plan or policy intended for avoiding or mitigating an environmental effect(s). Additionally, the California Department of Food & Agriculture (CDFA) is responsible for licensing and regulating cannabis cultivation and enforcements as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), including regulations related to the cultivation of cannabis. The applicant is required to obtain a license(s) from the CDFA prior to legal cultivation occurring, including all additional Federal, State and local agency permits/license. **Less Than Significant Impact.**	
SECTION XII. MINERAL RESOURCES *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?				X	The operation would not 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. **No Impact**	1, 3, 4, 5, 6, 33, 39
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The operations would not 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. **No Impact**	1, 2, 3, 5, 6, 33, 39
Section XIII. NOISE *Would the project:*						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		Short-term increases in ambient noise levels to uncomfortable levels may be expected during project development, and routine maintenance of the project parcels. Mitigation measures will decrease these noise levels to an acceptable level. There may be minimal noise during routine operations of the proposed use. However, the proposed use shall adhere to all Federal, State and local agency noise standards and requirements. **Impacts would be Less than Significant with Mitigation Measures NOI-1 through NOI-3 incorporated.** **NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm 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 sound levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.** **NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines**.	1, 2, 3, 5, 6, 39
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or operation. The low-level truck traffic would create a minimal amount of groundborne vibration. **Less Than Significant Impact**	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The project is not located within an airport land use plan or within two (2) miles of a public airport. **No Impact**	1, 2, 3, 5, 6, 26, 39
SECTION XIV. POPULATION AND HOUSING ***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)?			X		The project is not anticipated to induce population growth. **Less than Significant Impact**.	1, 2, 3, 5, 6, 39
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The operation will not displace a substantial number(s) of existing people or housing, necessitating the construction of replacement housing elsewhere. **No Impact**	1, 2, 3, 5, 6, 39
SECTION XV. PUBLIC SERVICES *Would the project:*						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. **Less Than Significant Impact**	1, 2, 3, 5, 6, 39
SECTION XVI. RECREATION *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?			X		The project area is located in a rural area of the County and minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only. Therefore, the project will not 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. **Less than Significant Impact.**	1, 2, 3, 5, 6, 39
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. **No Impact**	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project is located just west of the City of Clearlake, along the spine of Sulphur Bank Ridge, and is accessed via North Drive and Crestview Drive with a private gravel and native soil surfaced access road that winds through the project parcels, connecting North Drive to Crestview Drive. Metal gates control access to the private gravel road and the gates will be locked during non-operational hours and/or when authorized personnel is not present. The project does not propose any changes to North Drive and Crestview Drive. The project has been reviewed by the Lake County Department of Public Works, the California Department of Transportation, and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. No Adverse comments were received. The applicant will obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. Additionally, the applicant will insure all internal existing roadways will meet 4290/4291 requirements, prior to operation (if applicable). **Less Than Significant Impact**	1, 2 , 3, 4, 5, 6, 34, 35, 38, 39
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		State CEQA Guidelines Section 15064.3, Subdivision (b)(1) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT). VMT refers to the amount and distance of automobile travel attributable to a project. To date, the County of Lake has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures for determining VMT or evaluating VMT impacts. However, projects in Lake County that produce more than 50 average daily trips (ADT) are looked at more carefully than smaller land use projects such as this one, and projects that generate 200 or more ADT require a traffic impact study. Guidance regarding project-related VMT impacts is provided by the California Governor's 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 generating fewer than 110 new vehicle trips per day on average. The project would have a negligible impact on traffic, as it would generated less than 20 daily trips. **Less Than Significant Impact**	1, 2 , 3, 4, 5, 6, 34, 35, 39
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The project does not include changes to the existing roadways and would not increase hazards at the project site due to the existing road serving the site, including the low projected trips that would be generated by this project. The applicant will obtain all the necessary Federal, State and local agency permits for any work that occurs with the right-of-way. **No Impact**	1, 2 , 3, 4, 5, 6, 23, 34, 35, 39
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. The project was reviewed by the Lake County Department of Public Works, the California Department of Transportation, Lake County Sheriff's Department and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. The applicant will obtain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. **No Impact**	1, 2 , 3, 4, 5, 6, 23, 34, 35, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XVIII. TRIBAL CULTURAL RESOURCES *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), or				X	An Archeological Research Study/Report was prepared by Wolf Creek Archaeological Research dated December 6, 2020. According to the report, it was completed in accordance with the California Environmental Quality Act (CEQA) and all other applicable laws. Background Research: Prior to the field inspection, a record search was conducted at the Sonoma State University office of the California Historical Resource Information System. This record search indicated that nine (9) cultural sites had been recorded within 1/4 mile of the project area. In addition, On November 15th, 2020, a request for information was sent to the California Native American Heritage Commission (NAHC) for their review of the Sacred lands file. The NAHC review indicated that sacred sites had been recorded in the general area. Field Work: During the field inspection, two isolated Borax Lake obsidian flakes (stone tool manufacturing remains) were discovered within the project area. Although isolated prehistoric cultural items do provide some information about past land uses in the area, these are not considered "significant" historic resources as defined in the Public Resources Code. A small recent trash pile was also discovered at the southern edge of the project area. The cultural material in this trash deposit was too new to be considered historically significant. According to the report, there were no significant historic resources discovered during the field inspection. Therefore, it has been determined that no historic resources exist within the project area and the project should be approved as proposed. **No Impact.**	1, 2, 3, 5, 6, 39
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			An Archeological Research Study/Report was prepared by Wolf Creek Archaeological Research dated December 6, 2020. According to the report, it was completed in accordance with the California Environmental Quality Act (CEQA) and all other applicable laws. According to the report, there were no significant historic resources discovered during the field inspection. Therefore, it has been determined that no historic resources exist within the project area and the project should be approved as proposed. Lake County is rich in tribal history. As a result, each commercial cannabis cultivation project has requirements for notifying the culturally-affiliated local tribe, an archaeologist, and the County Planning Department if any potential relics, artifacts or other potential tribal items are unearthed during site development. Also, the County requires sensitivity training for employees prior to cultivation activities occurring on site. **Less than Significant Impact with Mitigation Measures CUL-1 through CUL-4 incorporated.**	1, 2, 3, 5, 6, 39
SECTION XIX. UTILITIES AND SERVICE SYSTEMS ***Would the project:***						
a) Require or result in the relocation or construction of new or expanded water, wastewater			X		The project will not impact existing and/or proposed utility/service infrastructure systems, including but not limited to water/wastewater treatment systems, storm water drainage systems, electric power, natural gas, or telecommunications	1, 2, 3, 5, 6, 21, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?					facilities. The project parcels are currently served and have adequate services through an existing approved onsite waste management system (septic system), and existing wells and power through PG&E. The applicant will adhere to all necessary federal, state and local agency requirements. **Less Than Significant Impact**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		According to the Property Management Plan, the operation has more than a sufficient supply of water to serve the project, including foreseeable future development during normal, dry and multiple dry years. The soils of the project parcels are identified as the Maymen-Millsholm-Bressa Complex by the NRCS Web Soil Survey and characterized as well-drained gravelly and clay loams derived from residuum weathered from sedimentary rock. The United States Geological Survey Map of the Santa Rosa Quadrangle defines the area in the vicinity of the Project Property as the Franciscan Complex, composed mostly of sandstone, shale, conglomerate, chert, greenstone, and metagraywacke. The project parcels are not located within any of the 13 groundwater basins/source areas identified in the 2006 Lake County Groundwater Management Plan. A groundwater well was recently drilled on the project parcels through shale, chert, and sand stone, to a depth of +/- 660 feet below ground surface. • *This well has an estimated yield of 80 gallons per minute, and all water for the proposed cultivation operation will come from this groundwater.* <u>Water Storage Tanks & Irrigation Lines:</u> All water for the proposed cultivation operation will come from an existing onsite groundwater well located at Latitude 38.99555° and Longitude -122.68973°. A NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter and a Well Watch 670 sonic water level meter equipped with data logging capabilities, have been installed on the water supply groundwater well to monitor water coming from this well as well as the water level in the well. Following installation of this equipment, an 8-hour pump test was performed to thoroughly evaluate the production capacity of the well. The operation will stall a minimum of four 5,000-gallon heavy-duty plastic water storage tanks for storage and irrigation purposes. The operation develop additional water storage on the Project Parcel should it be needed to support the irrigation and fire protection needs of the proposed cultivation operation. <u>Irrigation:</u> According to the Property Management Plan, cannabis cultivation practices are similar to commercial tomato or hops production, with an estimated water use requirement of approximately 25 inches per year. The operations proposed cannabis cultivation/canopy area is 83,280 square feet with an expected total <u>annual water use</u> of +/- 4 acre-feet or 1,296,900 gallons. The operation will install a minimum of four - 5,000-gallon heavy-duty plastic water storage tanks and will install additional tanks if needed. The water storage tanks will be equipped with float valves to shut off the flow water from the well and prevent the overflow and runoff of irrigation water when full. The water will be pumped from the water storage tanks via an irrigation system to the cultivation/canopy areas. The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7. The operation will maintain daily water meter	1, 2, 3, 5, 6, 21, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					reading records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request. Water Availability Analysis: All water for the proposed cultivation operation will come from the existing onsite groundwater well located at Latitude: 38.99555° and Longitude: -122.68973°. In late 2020, when this well was drilled, it had an estimated yield of 80 gallons per minute. On May 29th, 2021 an NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter and a Well Watch 670 sonic water level meter equipped with data logging capabilities, were installed on the groundwater well. Immediately following installation of this equipment, an 8-hour pump test was performed to thoroughly evaluate the production capacity of the well using a small electrical pump that had previously been installed in the well. The small electrical pump could only produce 12 gallons per minute at a depth of 600 feet below ground surface. During the pump test, the water level in the well only dropped four feet and remained static for the duration of the 8-hour pump test (please see the attached report from Will Peterson Well Drilling). Within 30 minutes after pumping of the well ceased, the water level in the well rebounded to 600 feet below ground surface (100% recovery). The results and conclusions of this test indicate that the existing onsite groundwater well is capable of producing at least 12 gallons per minute (please see the attached well completion report). The peak anticipated daily demand for water of the proposed cultivation operation is ~9,776 gallons per day, which equates to a need for the water supply well to produce at least 6.8 gallons per minute over a 24 hour period. There is little doubt that the primary water supply groundwater well will be able to produce at least 6.8 gallons per minute on the hottest driest days in the latest part of the summer when irrigation water is needed most. Additionally, the operator will develop at least 20,000 gallons of water storage capacity on the property, and there is an additional existing onsite secondary/backup groundwater well on the property, should it be needed to supplement the available water resources. Water Conservation Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, the following Best Practical Treatment and Control (BPTC) measures will be implemented to conserve water resources: - Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks. - Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss. - Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation). - Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas. - Install float valves on all water storage tanks to keep them from overflowing onto the ground. The above figures are weather dependent and are only estimated water usage totals. Applicant will install flow meters at all critical points to measure actual yearly water usage, including documentation as required pursuant to Article 27 of the Lake County Zoning Ordinance. Therefore, based on the Property Management Plan, Projected Water Usage and the Water Availability Analysis, there is sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. **Less Than Significant Impact**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The project site is situated in a rural area of the County which requires an on-site Waste Management System (Septic). The installation of a onsite waste management system, shall adhere to all current Federal, State and local agency requirements. **No Impact**	1, 2, 3, 5, 6, 21, 39
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The Local Lake County landfill(s) has sufficient capacity to accommodate the project's solid waste disposal needs. According to the *Property Management Plan – Waste Management Plan* has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of the operations manager(s). **Less Than Significant Impact**	1, 2, 3, 5, 6, 36, 37, 39
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The project parcels are currently served and have adequate services through an existing well, power through PG&E and will require the installation of an onsite waste management system (septic system). The installation of a onsite waste management system, shall adhere to all current Federal, State and local agency requirements. All vegetative waste will be composted onsite, including all soil from any ground disturbance (if necessary). All other waste, will be handled in accordance with all Federal, State and local agency requirements and brought to a proper facility that is able to process such waste. **Less Than Significant Impact**	1, 2, 3, 5, 6, 36, 37, 39
SECTION XX. WILDFIRE ***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?			X		The project would not impair an adopted emergency response or evacuation plan as the project parcels are accessed via a private graveled access road off of North Drive which is a County maintained roadway. The project was circulated to the Lake County Department of Public Works, the Lake County Sheriff's Department, the Lake County Fire Protection District and Cal fire for review and commenting. The County of Lake did not reverse any adverse impacts. The property is located within the State Responsibility Area (SRA) and is in a High Fire Hazard Severity Zone. The site has an average cross slope greater than 20-30% and has a moderate fuel load but the cultivation area will be clear of vegetation. All vegetation on the property will be routinely maintained in accordance to all Federal, State and local agency requirements, including Chapter 13 of the Lake County Code. Prior to operations, all existing and proposed accessway will be improved to all Federal, State and local agency requirements. **Less Than Significant Impact**	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		The immediate area contains some dense undergrowth and tree coverage; however, the site is well maintained, and is largely devoid of manzanita and other fast-burning fuels. The clusters of trees are wide spread and will remain untouched. The proposed cultivation activity will not exacerbate wildfire risks and expose persons to pollutant concentrations in the event of a wildfire in the area. As stated above, the applicant will adhere to all Federal, State and local fire requirements/regulations, including Chapter 13 of the Lake County Code. **Less than Significant Impact**	1, 2, 3, 5, 6, 22, 27, 28, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The cultivation sites have been previously disturbed and has/will be routinely maintained to ensure all Federal, State and local agency requirements are being satisfied, including Chapter 13 of the Lake County code to reduce any potential fire risk. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads. **Less than Significant Impact**	1, 2, 3, 5, 6, 38, 39
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		The risk of flooding, landslides, slope instability, or drainage changes will not be increased due to this project based on the existing development and proposed development combined with the direction of slope, and the lack of slope in the cultivation areas as the project is not located within a known flood zone. The applicant will adhere to all Federal, State and local agency requirements. **Less Than Significant Impact**	1, 2, 3, 5, 6, 20, 29, 32, 38, 39
SECTION XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes the cultivation of commercial cannabis in a rural section of the County. There will be minimal to no vegetation removal and/or ground disturbance. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. With incorporation of Mitigation Measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment, or add to any wildfire risk. **Impacts would be Less Than Significant Impact with Mitigation Measures Incorporated**	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			All potentially significant impacts have been identified related to, Aesthetics, Air Quality, Biology, Geology, Noise, Hazards and Hazardous Waste; and Hydrology and Water Quality, and Cultural/Tribal Resources. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. **Impacts would be Less Than Significant Impact with Mitigation Measures Incorporated**	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with, Aesthetics, Air Quality, Biology, Geology, Noise Hydrology; Hazards and Hazardous Waste, and Water Quality and Tribal/Cultural Resources, and have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels. **Impacts would be Less Than Significant Impact with Mitigation Measures Incorporated**	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Code/Zoning Ordinance
3. Shoreline Area Communities Plan
4. Akwaaka LLC (Akwaaka Farms). Application Packet, including their Property Management Plan and Site Plans
5. Cultural Site Evaluation/Assessment; prepared by Wolf Creek Archaeological Services dated December 6, 2020.
6. U.S.G.S. Topographic Maps
7. California Department of Transportation: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
8. U.S.D.A. Lake County Soil Survey
9. Important Farmland Map https://maps.conservation.ca.gov/agriculture/
10. Lake County Department of Agriculture
11. Lake County Air Quality Management District
12. Lake County Serpentine Soil Mapping
13. California Natural Diversity Database (https://www.wildlife.ca.gov/Data/CNDDB)
14. U.S. Fish and Wildlife Service National Wetlands Inventory
15. Biological Resource Site Assessment; Prepared by Natural Investigation dated Prepared on September 30, 2020 and revised on December 20, 2020.
16. Lake County Grading Ordinance, adopted 2007
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 Health Services Department
21. Lake County Emergency Management Plan
22. Lake County Hazardous Waste Management Plan, adopted 1989
23. Lake County Natural Hazard database
24. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
25. Lake County Airport Land Use Compatibility Plan, adopted 1992
26. California Department of Forestry and Fire Protection - Fire Hazard Mapping
27. Local Fire Protection District
28. National Pollution Discharge Elimination System (NPDES)
29. Central Valley Regional Water Quality Control Board
30. State Water Resources Control Board
31. FEMA Flood Hazard Maps
32. Lake County Aggregate Resource Management Plan
33. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
34. California Department of Transportation (CALTRANS)
35. CalRecycle Solid Waste Information System http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx
36. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
37. Lake County Hazard Mitigation Plan, adopted February 2018
38. Agency Comments