



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

February 22, 2021

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY, IS 20-46**

- 1. Project Title:** Bottle Rock Herbal Medicine Cannabis Cultivation Project
- 2. Permit(s):** Use Permit, UP 20-37
Initial Study, IS 20-46
- 3. Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
- 4. Contact Person:** Sateur Ham, Assistant Planner (707) 263-2221
- 5. Project Location(s) and APN(s):** 13095 Bottle Rock Road, Cobb, CA (011-039-37)
13130 Bottle Rock Road, Cobb, CA (011-039-38)
- 6. Parcel Size:** 61.83 acres total
- 7. Project Sponsor's Name/Address:** Charleen Wignall, successor trustee of the Frances.
A Wignall Living Trust and Lawrence Sekara
470 Bella Vista Court
St. Helena, CA 95474
- 8. General Plan Designation:** Rural Lands
- 9. Zoning:** Rural Lands-Special Lot Size/Density-Scenic
Scenic Combining-Waterway District Combining
- 10. Flood Zone:** Areas in which flood hazards are undetermined but possible
- 11. Slope:** The parcel average cross slope is 18.22-30.57%

12. Natural Hazards: Project area is within the State Responsibility Area “very high” severity fire zone

13. Fire District: South Lake County FPD/CalFire

14. 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 approval of a Use Permit for outdoor cannabis cultivation operations at 13095 Bottle Rock Road, Cobb, California, further described as *one legal lot* as Assessor’s Parcel Number: 011-039-37 and 011-039-38. The project area is southeast of Kelseyville and north of Cobb.

The project includes the development of two (2) cultivation sites (see Attachment B and see Table 1). The proposed cultivation area is approximately 4 acres in size, as depicted on the project site plans. The proposed cannabis canopy areas will be 3 acres in size, which is the maximum permitted by the County. The cultivation areas have been staked and fenced around their perimeters. The cultivation site B is in the center of the parcel on a former soccer field and cultivation site A is located to the west. The two-level grow area locations were selected to provide sufficient setbacks from watercourses and property lines, facilitate grow operations, minimize grading and water quality impacts, and eliminate tree removal. The primary cultivation method will likely include plants grown within raised wooden planters filled with imported soil. The cultivation areas have been chosen due to a leveled topography, accessibility, regulatory setbacks implemented by local, state, and federal government, and proximity to the irrigation water system.

Table 1 Proposed canopy and cultivation area per cultivation site.

Cultivation site	Canopy area (square feet)	Cultivation area (square feet)
Site A	90,000	160,000
Site B	40,000	70,000

Access Road

Access to the parcel is through a gated entry to a private driveway within a recorded easement off of Bottle Rock Road. Bottle Rock Road is a paved and county-maintained road that provides a direct connection to the driveway serving the property. A gravel driveway system extends to and across the parcel and provides direct access to the proposed cultivation sites. The driveway to the property has a good quality well-designed existing bridge to withstand a load capacity of 75,000 pounds.

Water Use

The existing water system is well designed, functional, and has served the pre-existing camp facilities for decades. The project water sources include a well and surface water pumped from Kelsey Creek for both domestic and irrigation use. The cultivation site will not divert surface water

from Kelsey Creek during the forbearance time (April - October) and will comply with local, state, and federal regulations. The existing well is approximately 360 feet deep, and the capacity is 5.5 gallons per minute. The pond holds 10-acre feet of water. A second, new well located on the property has been determined to be feasible but has not yet been drilled as of December 2020. This proposed new well will augment the existing water supply and provide for maximum redundancy in water source availability. It is estimated that this new well will produce at least 50 gallons per minute of water.

The domestic water system utilizes raw water pumped from Kelsey Creek. Water is treated through a three-stage charcoal filter and purified utilizing a UV light system. After completing the filtration/purification stages, water is stored in two (2) 5,500-gallon above-ground storage tanks and is available for distribution via underground pipes to the on-site building plumbing system for use. This system has been operated and approved by the Lake County Environmental Health Department.

The on-site irrigation system uses Kelsey Creek water pumped directly from the Creek to the pond where it is stored and used for summer irrigation. The California State Water Resources Board - Division of Water Rights has issued a Small Irrigation User Permit number - SIUR # H509195 for the subject property. The Water Board Cannabis Policy establishes principles and guidelines (requirements) for cannabis cultivation activities to protect water quality and instream flows. The purpose of the Cannabis Policy is to ensure that the diversion of water and discharge of waste associated with cannabis cultivation does not harm water quality, aquatic habitat, riparian habitat, wetlands, and springs. The Cannabis Policy requirements are primarily implemented through the Water Boards Cannabis Cultivation General Order and Cannabis SIUR permits in addition to the California Department of Food and Agriculture's CalCannabis Cultivation Licensing Program.

The anticipated creek water diversion will total 6.48 acre-feet per year, with a 10 gallon per minute cap on the diversion rate. Water diversion from Kelsey Creek is prohibited from April through October. The existing well will also be utilized during the summer season to augment water storage to the pond and supply the irrigation system. A water meter will be installed as part of the cultivation irrigation water system and consumption will be logged daily. A water budget will be created every year and water use efficiency will be analyzed for the previous year. Irrigation will be provided via black poly tubing and emitters (drip irrigation). A mixing tank may be used to add liquid fertilizers and other amendments to the irrigation water. A soil stockpile and compost pile will be established within the garden enclosure. A hoop house may be erected to serve as a nursery. No lighting or electricity will be used in the hoop house.

An existing building—the cafeteria—will be used for Cannabis processing and will have an employee break room. The flush toilets within the recreation building will be available to employees. Portable chemical toilets may be rented as needed to support additional workers during peak work periods. A propane tank (approximately 200 gallons) may be installed to provide fuel for heating the building/shed. Existing facilities will be used for this operation and include a barn, recreational hall, and several outbuildings. Employees will use the existing driveway for parking and staging. Gravel access roads connect the cultivation operational areas. Eight (8) cargo shipping containers on asphalt with doors that will open from the inside may be used for the on-site cannabis storage and processing during the harvest.

Security cameras will be installed per County requirements including the low-light, 1080-pixel standard. Energy sources will be served by PG&E and a solar energy system as depicted on the

site plan. The existing home will not be used for cannabis-related activities. Electricity for the home and shed is provided by the local electric utility. Diesel generators will provide back-up emergency power.

Existing Conditions

The study area is located within the Inner North Coast Ranges geographic region. This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The study area and vicinity are in Sunset Climate Zone 7, California's Gray Pine Belt (Sunset, 2020). The topography of the study area consists of low hills surrounding a wide, flat valley. The elevation ranges from approximately 2,275 feet to 2,490 feet above mean sea level. Drainage runs south and eventually flows into Kelsey Creek in the southern portion of the parcel. Kelsey Creek is tributary to Clear Lake.

The surrounding land uses are private rural residential with gardens or small agricultural activities, open space, campgrounds, and grazing land.

Existing conditions and site improvements include well designed, gravel access roads and parking facilities, culverts and drainage facilities, a 39' deep/10-acre foot pond, a 1,800 square foot metal barn, a 2,040 square foot cafeteria, a 364 square foot residence, a swimming pool, 15 sleeping deck style open sided cabins (324 square feet each), a 1,080 square foot bathroom/shower building, a 1,600 square foot recreation hall, a basketball court, a domestic water/emergency fire system, septic tanks, and leach fields, and miscellaneous related facilities.



Figure 1. Pre-existing Commercial Kid's Camp

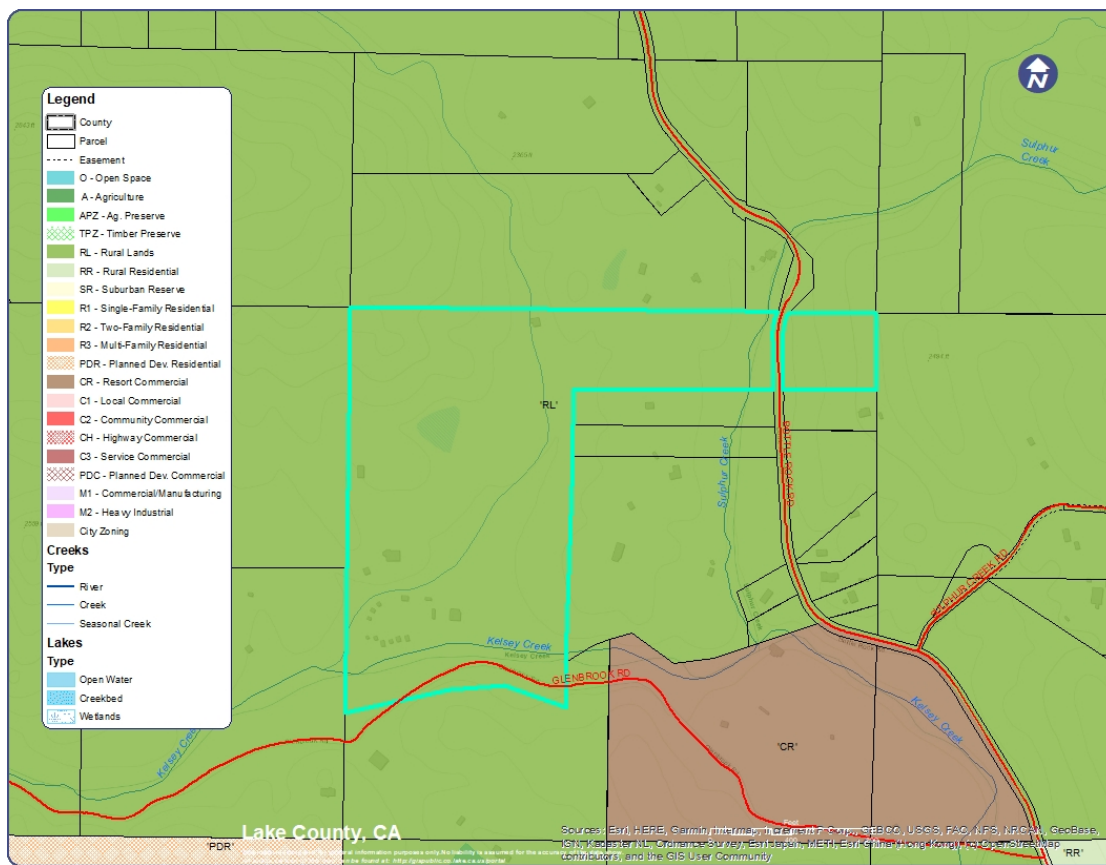


Figure 2. Zoning of site and vicinity

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

North: "RL" Rural Lands- parcels ranging from 1.95 to 33 acres in size. Consists of rural residential homes.

South: "RL" Rural Lands. Parcel sizes range from approximately 3.53 to greater than 24.66 acres in size. Consists of rural residential homes, however, the southeast is zoned as a commercial resort for a camping facility.

East: "RL" Rural Lands. Parcel sizes range from approximately 2.10 to greater than 24.66 acres in size. Consists of rural residential homes.

West: "RL" Rural Lands. Parcel sizes range from approximately 40 to greater than 120 acres in size. Consists of rural residential homes.

17. Attachments:

- Attachment A: Project Management Plan
- Attachment B: Site Plans
- Attachment C: Biological Resources Assessment
- Attachment D: Site Visit Photographs
- Attachment E: Mitigation Monitoring and Reporting Program

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District
 Lake County Department of Public Works
 Lake County Department of Public Services
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 Northshore Fire Protection District
 Central Valley Regional Water Quality Control Board
 CalCannabis (via Dept. of Food and Agriculture)
 California 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 Bureau of Cannabis Control
 California Department of Consumer Affairs
 California Department of Transportation (CalTrans)

- 18. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of the significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes on April 24, 2020, and again, after a revision to the project scope was made on July 14, 2020. Middletown Rancheria representative confirmed satisfactorily upon a mutual agreement that the applicant will notify the tribe of any inadvertent discoveries. No other comments were received. The California Historical Resources Information System stated that the proposed project area has four records of previous cultural resource studies covering 100% of the proposed project site. The studies identified one or more cultural resources, however, the previous study for the existing Kid's Camp was mitigated. If additional findings are discovered, the applicant/contractor will respond accordingly as recommended in the mitigation measures and consult with a qualified archaeologist and local tribe.

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

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

DETERMINATION: (To be completed by the Lead Agency)

Based on 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:
Sateur Ham, Assistant Planner



SIGNATURE

Date: February 10, 2021

Scott DeLeon, Director
Community Development Department

SECTION 1
EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," maybe cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document, and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared

or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

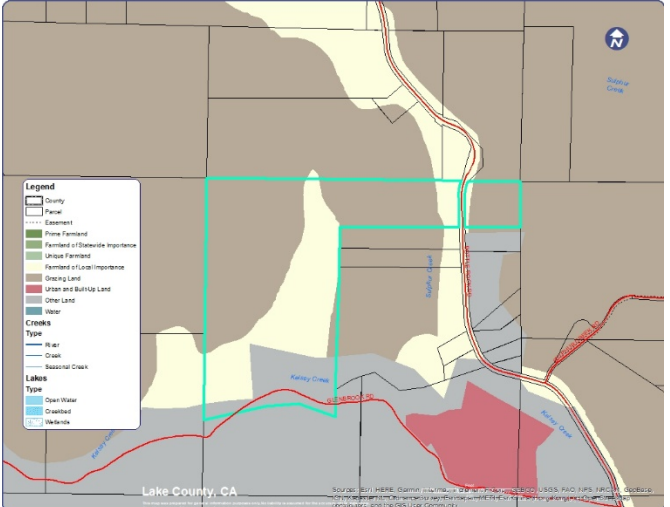
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than the significance

				<p>significant impact with the following measures.</p> <p>AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision before cultivation.</p> <p>AES-2: All structures incorporating artificial lighting shall be equipped with blackout film/material to be used at night for the maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. The applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval before the issuance of any permits.</p> <p>AES-3: Security lighting shall be motion-activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine a light or allow light glare to exceed the boundaries of a lot of records upon which they are placed.</p> <p>Less than significant with mitigation measures AES-1 through AES-3 added.</p>	
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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	<p>The proposed cultivation site is in an area designated as ‘Grazing Land’ and ‘Farmland of local important’ by the Farmland Mapping and Monitoring program. The proposed project will not convert farmland to non-agricultural use nor impact important farmland.</p>  <p>Figure 4. Farmland Mapping and Monitoring Program designation for “grazing lands” (brown) and “farmland of local important” (cream).</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 7, 8
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?		X	<p>See Section II (a). The project does not conflict with zoning and the project property is not in a Williamson Act Contract.</p> <p>No impact.</p>	1, 2, 3, 4, 5, 7, 8
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public		X	<p>The project site is zoned “RL” Rural Lands and is not zoned for forestland or timberland.</p>	1, 2, 3, 4, 5, 7, 8

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))?				No impact.	
d) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. The site location is not within an area designated as agriculture or timberland preserve. Also, the project scope does not include any tree removal and will not convert to non-agricultural use. Less than significant impact.	1, 2, 3, 4, 5, 7, 8
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>					
a) Conflict with or obstruct implementation of the applicable air quality plan?		X		<p>The project has some potential to result in short and long-term air quality impacts. Dust and fumes may be released as a result of site preparation of the cultivation area; and vehicular traffic, including delivery vehicles that would be contributors during and after site preparation/construction. Potential odors generated by the plants, particularly during harvest season, will be mitigated through passive means (separation distance), and other measures could be used to minimize impacts such as planting native flowering vegetation around the cultivation area. Implementation of mitigation measures would reduce air quality impacts to less than significant.</p> <p>Development of the project would begin following approval of the Early Activation or issuance of the Major Use Permit and would last between 2 to 3 months. There would be minimal soil disturbance, given that the cultivation operation will involve imported soil in raised beds within wooden planters. The soil will not be tilled for the in-ground cultivation of cannabis plants.</p> <p>AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision.</p> <p>AQ-2: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic emission Inventory.</p> <p>AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by the use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p>AQ-4: All greenhouses and cannabis processing buildings shall be equipped with filtration systems that prevent the movement of odors, pesticides, and other airborne contaminants out of or into the structure.</p> <p>AQ-5: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

				<p>vegetation, construction debris, including waste material is prohibited.</p> <p>Less than significant with mitigation measures AQ-1 through AQ-5 added.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?		X		<p>The 3-acres cannabis cultivation operation will take place outdoor. All structures will use air filtration systems to mitigate any concentrated odor and other potential pollutants where employees work. The outdoor cultivation area is not anticipated to generate pollutants or other substances that will violate air quality in this vicinity. The County of Lake is in the attainment of state and federal ambient air quality standards.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X		<p>The operation as proposed is not expected to release a significant amount of pollutants. Sensitive receptors in the area include a very limited number of scattered houses and/or nearby residents. The nearest dwellings are located to the east and northeast with the nearest off-site residence about 250 to 300 feet east of the cultivation area.</p> <p>Less than significant impact with mitigation measures AQ-1 through AQ-4 incorporated.</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X		<p>The cultivation area is a setback above what is required by the County standards in terms of the distances to dwellings and property lines. As a result, passive odor control (separation distance) is adequate for the outdoor cultivation area.</p> <p>The applicant will provide contact information that will be distributed to neighbors within 100 feet of the property as is required by the Lake County Air Quality Management District.</p> <p>Less than significant impact with mitigation measures AQ-1 through AQ-4 incorporated.</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		<p>According to the Biological Resource Assessment was prepared by Natural Investigations Company, Inc, dated January 23, 2020, the Study Area contains the following terrestrial vegetation communities: Ruderal/Disturbed, Irrigated Pasture/Game Field, Oak-Pine Woodland, Chaparral, Riparian.</p> <p>No special-status species were detected within the study area. The CNDDB reported two special-status species occurrences within the vicinity of the study area: foothill yellow-legged frog and glandular western flax. These species were not observed during the field survey in the study area. However, suitable habitat for both species is present within the study area, but not within the project area itself. The pasture/game fields within the study area have a low potential for harboring special-status plant species due to the dominance of non-native grasses and forbs. The watercourses and riparian habitats within the study area can sustain aquatic special-status species. The chaparral and woodland habitats within the study area can sustain special-status plant and animal species.</p> <p>The installation of the cultivation area will occur on areas that were previously maintained as recreational game fields. The cannabis cultivation/operation area is 100 feet away from the nearest watercourse. Chaparral and woodland habitats will not be impacted by project construction. Because the operational areas are situated on areas that are disturbed or lack sensitive habitats and set back well away from channels and other aquatic habitats, no impacts to special-</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 24, 29, 31, 32, 33

			<p>status species should occur from project implementation. Therefore, no mitigation is required.</p> <p>If land clearing is performed in the future, a pre-construction special-status species survey is recommended.</p> <p>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. Trees must be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the project area during the construction of the project, CDFW should be consulted to develop measures to avoid "take" active nests before the initiation of any construction activities. Avoidance measures may include the establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</p> <p>BIO-1: All waste and by-products shall be kept in plastic drums with tight-fitting lids so that water is not able to make contact with the contents and potentially leach into the environment.</p> <p>BIO-2: If construction activities would occur during the nesting season (typically February through August), 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" active nests before the initiation of any construction activities. Avoidance measures may include the establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</p> <p>BIO-3: If an initial ground disturbance occurs during the bat maternity roosting season (April 1 through September 1), a qualified biologist shall conduct a bat roost assessment of trees within 100 feet of the proposed construction. If bat maternity roosts are present, the biologist shall establish an appropriate exclusion zone around the maternity roost.</p> <p>BIO-4: All workers on crew shall be trained by a qualified biologist as to the sensitivity of the Foothill Yellow-Legged Frog, California Giant Salamander, and Red-Bellied Newt that can potentially be found on the property. No construction activities shall occur during rain events, defined as ¼ inch of rain falling within 72 hours. Construction activities shall resume 72 hours after the end of the precipitation. All work areas shall be checked daily before the start of work to ensure that no special-status species are within the proposed work zone.</p> <p>BIO-5: The applicant shall maintain a minimum of a one-hundred feet setback from the top of the bank of any creek (perennial and intermittent), the edge of a lake, delineated wetland, and/or vernal pool on the lot of record of land.</p> <p>Less than significant impact with mitigation measures BIO-1 through BIO-5 incorporated.</p>	
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b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X	<p>According to Biological Resources Assessment (BRA), the study area is not within any designated listed species' critical habitat. The study area contains one terrestrial special-status habitat: riparian corridors along the watercourses. Undisturbed woodland and chaparral habitat may support a variety of special-status species. However, there is no evidence that project implementation will impact riparian, woodland, or chaparral habitats.</p> <p>BIO-6: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures. Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead or 50 feet of identified wetlands.</p> <p>BIO-7: The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool, and/or river is prohibited. The applicant shall not engage in any unlawful or unpermitted drawing of surface water.</p> <p>BIO-8: The applicant shall maintain all necessary permits from the Central Valley Regional Water Quality Control Board and submit written verification to the Community Development Department. A copy of all permits shall be included in the Annual Performance Report.</p> <p>Less than significant with mitigation measures BIO-1 through BIO-8 incorporated.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X	<p>According to the Biological Resources Assessment, potential direct impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation or the filling of wetlands. However, the operational areas are situated on areas that are set back well away from channels and other aquatic habitats, no impacts to jurisdictional water resources should occur from project implementation. No direct impacts on water resources will occur. Potential adverse impacts to water resources could occur during the operation of cultivation activities resources by the discharge of sediments or other pollutants. However, the applicant must file a Notice of Intent and enroll in Cannabis Cultivation Order WQ 2019-0001-DWQ. Compliance with this order will ensure that the operation will not significantly impact water resources by using a combination of best management practices (BMPs), buffer zones, sediment and erosion controls, site management plans, inspections and reporting, and regulatory oversight.</p> <p>The study area does not have a significant erosion potential, because slopes are not steep, areas of ground disturbance are small, and vegetated buffers are present.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X	<p>According to the BRA, mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDDB) exist within or near the study area, the open space, and the stream corridors in the study area, including Kelsey Creek, facilitate animal movement and migrations. While the study area may be used by wildlife for movement or migration, the project would not have a significant impact on this movement because it would not block movement and the majority of the study area would still be available. Implementation of the proposed project would necessitate the erection of security fences around the cultivation compounds. These fences do not allow animal movement and may act as a local barrier to wildlife</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 31, 32, 33, 34

				<p>movement. However, the fenced cultivation areas are surrounded by open space, allowing wildlife to move around these fenced areas. Thus, implementation of the proposed project is a less than significant impact on wildlife movement. Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.</p> <p>Less than significant impact.</p>	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	<p>The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. Ultimately, the project area does not consist of any native tree removal.</p> <p>No impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 31, 32, 33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?			X	<p>There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans associated with this site.</p> <p>No impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 24, 29, 31, 32
<p>V. CULTURAL RESOURCES <i>Would the project:</i></p>					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X	<p>Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that before the commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation. Based on the cultural resource report from 1982, for the proposal of the Boy's Camp Development, there were no historical buildings or structures discussed. The newly proposed project will not result in any removal of any existing structures on the property.</p> <p>No impact.</p>	1, 3, 4, 14, 15, 38
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X		<p>According to the California Historical Resources Information System (CHRIS), there are records of four previous studies (S#716 Hughes 1977, S#2911 Parker 1982, S#2173 Kuhn 1980, and S#6258 Parker 1983), in total covering approximately 100% of the proposed project area. These studies identified one or more cultural resources. The applicant, also the original owner of the Boy's Camp Development (1982), consulted with the previous archeologist John Parker to discuss the new project proposal and concluded that a new archaeological field inspection of the parcel is warranted. If development is planned within 50 feet of the site areas plotted on the satellite image below, then it is recommended that an archaeologist be retained to flag the actual site boundaries so construction and earth moving activities can avoid the resources. However, based on CHRIS's recommendation a qualified archaeologist should conduct further archival and field study for the entire project area(s) to identify archaeological resources. Also, the proposed project area of shipping containers and two garden areas appear to contain or be immediately adjacent to the archaeological sites P-17-000741, P17-000742, and P-17-000749, all tool processing sites.</p> <p>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 local overseeing Tribe(s) shall be notified, and a qualified archaeologist retained</p>	1, 3, 4, 14, 15, 38

				<p>to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and with California Health and Safety Code section 7050.5.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during the ground disturbance. If any artifacts or remains are found, the local tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p>CUL-3: In the event of an unanticipated discovery of cultural resources during the implementation of the project, all work must be halted within 100 feet (30 meters) of the find and a qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed.</p> <p>Less than significant impact with mitigation measures CUL-1 through CUL-3 added.</p>	
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		<p>See response section V(b).</p> <p>Less than significant impact with mitigation measures CUL-1 through CUL-3 added.</p>	1, 3, 4, 14, 15, 38
<p>VI. ENERGY <i>Would the project:</i></p>					
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X	<p>The proposed project will consist of outdoor cultivation areas. All new structures and proposed structures will use LED lights or other high-efficiency lighting. All new buildings, alterations, additions, and commercial buildings in California must comply with the Building Energy Efficiency Standards according to Title 24, Part 6 of the California Code of Regulation.</p> <p>Less than significant impact.</p>	1, 3, 4, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	<p>The proposed project will consist mostly of outdoor cannabis cultivation. The proposed processing and drying facility of an existing structure will utilize substantial consumption of the project operation. The proposal will not conflict with or obstruct, a state or local plan for renewable energy or energy efficiency. See response VI (a).</p> <p>Less than significant impact.</p>	1, 3, 4, 5
<p>VII. GEOLOGY AND SOILS <i>Would the project:</i></p>					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	<p><u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The project property does not contain any mapped unstable soils. It appears unlikely that ground shaking, ground failure, or liquefaction will occur on this property in the future.</p> <p><u>Landslides</u> There is little to no risk of landslides based on the parcel's slope, which is fairly sloped surrounding the project area. However, the project is not expected to elevate the risk of landslides on the property</p>	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30

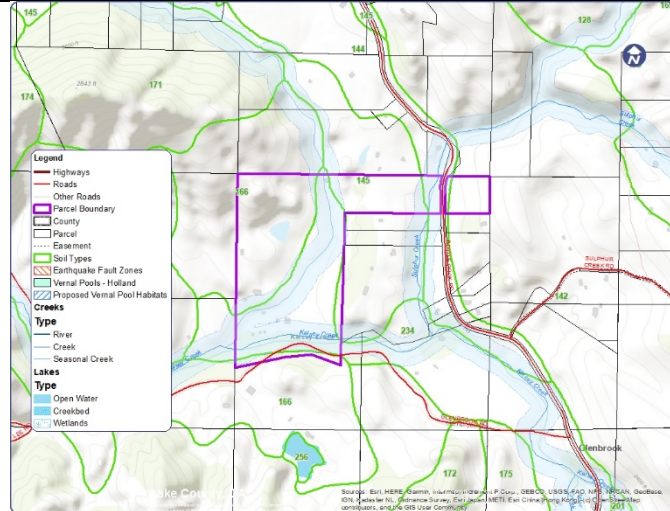


Figure 6. The project site consists of two soil types: 166 (cultivation site B), and 234 (cultivation site A & B)

GEO-1: Prior to any ground disturbance, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.

GEO-2: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

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

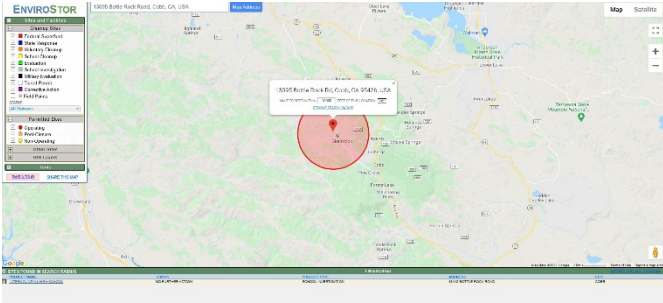
GEO-4: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.

Less than significant impact with mitigation measures GEO-1 through GEO-4 incorporated.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	The cultivation site is mapped as “generally stable” soil. The project will is not expected to result in on- or off-site landslide, spreading, subsidence, liquefaction, or collapse. The proposed site is located within a pre-disturbed land use—existing kid’s camp, the immediate site location is at a well-maintained non-native grass field used for recreational use. No impact.	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		The soil within the cultivation area is designated as Still gravelly loam (234). If this is used for homesite development, the main limitations are the moderately slow permeability and the hazard of flooding. Increasing the size of the septic tank absorption fields or using a specially designed sewage disposal system can help to compensate for the moderately slow permeability. Dikes and channels that have outlets for floodwater can be used to protect buildings and onsite sewage disposal systems from flooding. GEO-5: Prior to operation, all accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements. GEO-6: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility standards. Please contact the Lake County Community Development Department’s Building Division for more information. Less than significant impact with mitigation GEO-1 through GEO-6 incorporated.	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	Still gravelly loam (234). Increasing the size of the septic tank absorption fields or using a specially designed sewage disposal system can help to compensate for the moderately slow permeability. Dikes and channels that have outlets for floodwater can be used to protect buildings and onsite sewage disposal systems from flooding. Less than significant impact.	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	The proposed project will not directly or indirectly destroy unique paleontological resources or unique geologic features, and there are currently mapped or known on the sites to avoid the area. Less than significant impact.	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 24, 30
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	In general, greenhouse gas emissions can be generated by construction activities and post-construction activities. No significant construction activities will occur on the site (site prep and small storage structures) and there are minimal greenhouse gasses that could result from outdoor and indoor cultivation activities. The outdoor cultivation area will not have specific greenhouse gas-producing elements; no ozone will result, and the cannabis plants will, to a small degree, help capture carbon dioxide. Less than significant impact.	1, 3, 4, 5, 24, 29, 30, 31, 32, 34, 36
b) Conflict with an applicable plan, policy, or regulation adopted to reduce 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 any established thresholds of significant greenhouse gases. No impact.	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>					

<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<p>X</p>		<p>The proposed project will use organic pest control and fertilizers which will be used according to the instructions on the label or Material Safety Data Sheet. Chemicals will be stored in the existing barn or a shipping container so that stormwater is not contaminated. Chemicals will be properly labeled and open containers sealed when stored.</p> <p>Liquid or granular fertilizers will be mixed with water in mixing tanks; plastic tubing and driplines will then be used to gravity-feed to the planting stations or delivered via portable containers. Fertilizers and soil amendments may also be applied directly to the plants by shovel or by using a spray tank mounted to a backpack, all-terrain vehicle, or a garden cart. Fertilizers will be stored in a stormproof shed so that stormwater is not contaminated. Fertilizers will be properly labeled, and open containers sealed when stored. Personal protective equipment will be used by staff when handling fertilizers and other chemicals, such as safety glasses, gloves, dust mask or respirator, boots, and pants, and a long-sleeved shirt. Fertilizers will be handled and applied according to their instructions.</p> <p>The following fertilizer application and storage protocols will be implemented:</p> <ul style="list-style-type: none"> • Comply with all label directions. • Store chemicals in a secure building or shed to prevent access by wildlife. • Contain any chemical leaks and immediately clean up any spills. • Apply the minimum amount of product necessary. • Prevent offsite drift. • Do not apply chemicals when pollinators are present. <p>Materials associated with the proposed cultivation of commercial cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide, and equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals will be stored and locked in a secured building on site.</p> <p>The project must comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that 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 to reduce the hazard of fire and explosion and provide adequate firefighting and fire suppression equipment.</p> <p>HAZ-1: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of in a manner that is consistent with applicable local, state, and federal regulations.</p> <p>Less than significant impact with mitigation measures HAZ-1 incorporated</p>	<p>1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 31, 32, 33, 34, 36</p>
<p>b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<p>X</p>		<p>The hazard analysis in the project management plan (Attachment A) analyzes only the cultivation, harvesting, and processing of cannabis and will address the following biological, chemical, and physical hazards:</p> <p><u>Biological Hazards</u> For unprocessed cannabis, the primary biological hazard is microbiological, and specifically, fungal growth. In rare instances, some cannabis crops can be contaminated with fecal coliforms that</p>	<p>1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 31, 32, 33, 34, 36</p>

			<p>derive from soils or improper hygiene. For cultivation staff, the biological hazards are primarily snake bites, insect and arachnid strings bites, and weather exposure. Areas inside cultivation compounds can be graveled or pave to suppress dust and mud. Live traps may be deployed to remove rodents from operational areas.</p> <p><u>Chemical Hazards</u> The primary hazards are chemical residues: fertilizers; insecticides; and fungicides. Petroleum product usage could also lead to contamination of cannabis products or soil. For cultivation staff, the chemical hazards are exposure to hazardous or toxic chemicals or irritants. Chemical contamination can be reduced by the implementation of Best Management Practices, which are identified in other subsections of this plan. The use of organic certified chemicals will also reduce this hazard significantly.</p> <p><u>Physical Hazards</u> Physical hazards can include material fragments such as stone, glass, metal, or hair. Such contamination could occur from a variety of sources, such as fugitive dust, dirty containers during transport, etc. For cultivation staff, hazards are cuts or punctures by sharp objects, crushing by falling objects weather exposure, and structures fires or wildfire. The hazards can be reduced by keeping the facility being kept as clean as possible. Disposable coveralls can be used to increase sanitation levels. Plastic sheeting can be used when a raw product must be handled or stored. Equipment, such as scissors and saws, will be sanitized with ethanol. Additional hazards can be reduced using personal protective equipment. In general, additional mitigations measures listed will be required to less than significant:</p> <p>HAZ-2: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.</p> <p>HAZ-3: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.</p> <p>HAZ-4: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.</p> <p>HAZ-5: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.</p> <p>HAZ-6: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.</p> <p>HAZ-7: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200</p>	
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				<p>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.</p> <p>Less than significant impact with incorporated mitigation measures HAZ-1 through HAZ-7.</p>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p>No impact.</p>	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 31
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	<p>The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), the California Department of Toxic Substance, and the State Water Resources Control Board on the EnviroStor Database. There are no hazardous material sites within 1,000 feet radius from the project site. However, there is a school investigation cleanup site within 10,000 feet radius and the status is noted as “no further action”.</p>  <p>No impact.</p>	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	<p>The project is not located within an airport land use plan nor is it within two miles from a public airport. The proposed project will not result in an increased safety hazard or excessive noise for people residing or working in the project area.</p> <p>No impact.</p>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	<p>The project would not impair or interfere with the adopted emergency response or evacuation plan.</p> <p>No impact.</p>	1, 3, 4, 5, 20, 22
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			X	<p>The site is mapped as having a very high fire hazard. The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 20, 22
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>					
a) Violate any water quality standards or waste discharge		X		<p>The site is served by existing onsite septic and well and it conforms to State and Local regulations regarding wastewater treatment and water</p>	1, 3, 4, 5, 13, 21,

<p>requirements or otherwise substantially degrade surface or groundwater quality?</p>			<p>usage requirements. The proposed project will utilize existing commercial restrooms with ADA-compliant and existing structures.</p> <p>The restrooms will be maintained for facility staff and the frequency of service will be weekly or as needed.</p> <p>HYD-1: The applicant shall adhere to all Federal, State, and Local regulations regarding wastewater treatment and water usage requirements.</p> <p>HYD-2: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.</p> <p>Less than significant impact with mitigation measures HYD-1 and HYD-2 incorporated.</p>	<p>24, 25, 29, 31, 32, 33, 34</p>
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<p>X</p>		<p>Indian Meadows, LLC cannabis cultivation operations will utilize, upgrade, and expand the existing on-site water system at 13095 Bottle Rock Road in Cobb, Lake County California (APN 011-039-37 and 38).</p> <p>The existing water source includes permitted water diversion pumped from Kelsey Creek and the existing well. An additional well is being proposed and estimated to produce 50 gallons of water per minute. The description of each source is as follows:</p> <p>Water sources:</p> <p>A. Surface-water pumped from Kelsey Creek for both domestic and irrigation use. The cultivation site will not divert surface water from Kelsey creek during the forbearance time (April - October). The domestic system utilizes raw water pumped from Kelsey Creek. Water is treated through a three-stage charcoal filter and purified utilizing a UV light system. After completing the filtration/purification stages, water is stored in two (2) 5,500-gallon above-ground storage tanks and is available for distribution via underground pipes to the on-site building plumbing system for human consumption. This system has been operated for many years and is approved by the Lake County Environmental Health Department. The on-site irrigation system uses Kelsey Creek water pumped directly from the creek to the pond where it is stored and used for summer irrigation. The California State Water Resources Board - Division of Water Rights has issued a Small Irrigation User Permit number for this project- SIUR#H509195. The Water Board Cannabis Policy establishes principles and guidelines (requirements) for cannabis cultivation activities to protect water quality and instream flows. The purpose of the Cannabis Policy is to ensure that the diversion of water and discharge of waste associated with cannabis cultivation does not harm water quality, aquatic habitat, riparian habitat, wetlands, and springs. The Cannabis Policy requirements are primarily implemented through the Water Boards Cannabis Cultivation General Order and Cannabis SIUR permits in addition to the California Department of Food and Agriculture's CalCannabis Cultivation Licensing Program. The anticipated Creek water withdrawal (diversion) amount will total 6.48-acre-feet per year, with a 10 gallon per minute cap on the diversion rate. Water diversion from Kelsey Creek is prohibited from April through October.</p> <p>B. Water from a permitted well and storage pond. The well is approximately 360 feet deep, and the capacity is 5.5 gallons per</p>	<p>1, 3, 4, 5, 13, 21, 24, 25, 29, 31, 32, 33, 34</p>

			<p>minute. And the pond holds 10-acre feet of water. The existing well will also be utilized during the summer season to augment water storage to the pond and supply the irrigation system.</p> <p>C. A second, new well located on the property has been determined to be feasible, but not yet drilled as of December of 2020. This proposed new well will augment the existing water supply and provide for maximum redundancy in water source availability. It is estimated that this new well will produce 50 gallons of water per minute. Also, a new on-site well will be drilled to provide a higher capacity groundwater supply for the pond and irrigation system.</p> <p>HYD-3: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed sustainably. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p> <p>HYD-4: 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 began at least three months before 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 and/or upon made upon request.</p> <p>Less than significant impact with mitigation measures HYD-3 through HYD-4 incorporated.</p>	
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows? 	X		<p>The proposed project involves a total of 130,000 square feet of mature cannabis plants within 230,000 square feet of cultivation area. The total impervious footprint of this 61.83-acre property is not predicted to increase substantially. The proposed ancillary facilities will utilize existing structures within the premises and supplemental storages would consist of up to eight (40' x 8') temporary Conex containers to be located on an existing impervious surface.</p> <p>The whole cultivation site will be outfitted with straw wattles or other best management practices for sediment control based on situational conditions. Most of the cultivation areas are permeable as the outdoor canopy will still allow water to reach the ground. However, there will be some runoff resulting from the proposed building, though it is not anticipated to be significant with the project's implementation of straw wattles and Best Management Practices.</p> <p>HYD-5: Prior to construction, the applicant shall provide a new site plan for the property to show all dimensions and setbacks to meet all federal, state, and local regulations and conform to all building codes.</p> <p>Less than significant impact with mitigation measure HYD-5 incorporated.</p>	1, 3, 4, 5, 13, 21, 24, 25, 29, 31, 32, 33, 34
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project</p>		X	<p>The location is designated under flood zone "D" for undetermined, but possible flooding on the project parcel. The project parcel is not in any tsunami or seiche zone. Further, all chemicals including</p>	1, 3, 4, 5, 13, 21, 23, 24,

inundation?				pesticides, fertilizers, and other potentially toxic chemicals shall be stored in the secondary container and higher location that will not create potential risks during an event of a flood. Less than significant impact.	25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		X		The applicant will install straw wattles for sediment control, however, no specific water quality control plan was provided by the applicant (none are required by the county), and there is no threshold in Lake County for groundwater depletion or baseline for sustainable groundwater. The burden of the applicant is to be able to provide adequate water for their cannabis cultivation sites. See response to section X (a)(b). Less than significant impact with mitigation measures HYD-1 through HYD-4 incorporated.	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING <i>Would the project:</i>					
a) Physically divide an established community?			X	The proposed project site would not physically divide an established community. No impact.	1, 3, 4, 5, 6, 35
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	This project is consistent with the Lake County General Plan, the Cobb Mountain Area Plan, and the Lake County Zoning Ordinance. The property is zoned "RL" Agriculture, which is a land-use zone that Article 27 of the Lake County Zoning Ordinance allows commercial cannabis cultivation in. The project will not conflict with any land-use plan. No impact.	1, 3, 4, 5, 20, 21, 22, 27, 28
XII. MINERAL RESOURCES <i>Would the project:</i>					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	This site contains no mapped mineral resources. No impact.	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?			X	Neither the County of Lake's General Plan, the Cobb Mountain Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No impact.	1, 3, 4, 5, 26
XIII. NOISE <i>Would the project result in:</i>					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. Increased traffic flow can result in a permanent increase in noise levels, however, the increase should not be substantial that it will create a nuisance to the surrounding areas. Mitigation measures will limit and/or decrease these noise levels to an acceptable level. NOI-1: All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to	1, 3, 4, 5, 13

				<p>10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p>NOI-3: The operation of the air filtration system shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p> <p>Less than significant impact with mitigation measures NOI-1 through NOI-3 incorporated.</p>	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?			X	<p>The project is not expected to create unusual ground-borne vibration due to facility operation. The low-level truck traffic during construction and deliveries would create a minimal amount of ground-borne vibration.</p> <p>No impact.</p>	1, 3, 4, 5, 13
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	<p>The project is not expected to expose an increased number of people working in the project area to excessive noise levels. The project is not located within the vicinity of a private airstrip or an airport land use plan, within two miles of a public airport or public use airport.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 6, 24
<p>XIV. POPULATION AND HOUSING <i>Would the project:</i></p>					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?			X	<p>The project is anticipated to induce population growth to the area through employment, however, it is not expected to be substantial as the increased employment will be approximately two additional workers.</p> <p>Less than significant impact.</p>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	<p>No housing will be displaced as a result of the project.</p> <p>No impact.</p>	1, 3, 4, 5
<p>XV. PUBLIC SERVICES <i>Would the project:</i></p>					
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services: <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities? 			X	<p>The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks, or other public facilities as a result of the project's implementation.</p> <p>No impact.</p>	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37

XVI. RECREATION					
<i>Would the project:</i>					
a) Would the projected 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 will not have any impact on existing parks or other recreational facilities. No impact.	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that 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, 3, 4, 5
XVII. TRANSPORTATION					
<i>Would the project:</i>					
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian paths?			X	The proposed project site is accessed from Bottle Rock Road, a county-maintained road connecting to Sulphur Creek Road from State Highway 175. A 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. The project will not conflict with any program, plan, ordinance, or policy addressing the circulation system. No impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land-use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?			X	The project may employ 4 employees during the peak growing season annually. Vehicle trips generated by potential employees will unlikely cause any substantial adverse impact on transportation. It is undetermined the distance of travel attributable to the project. However, this project is not primarily used as a transportation-related service. Significant impacts are not anticipated and the project is consistent with 15064.3 (b). See Response to Section XVII (a). Less than significant impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
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	Prior to construction, the applicant will meet all State Responsibility Area road standards (PRC 4290/4291). The applicant will not substantially increase hazards but will improve the road by widening the driveway access as part of the condition to cultivate commercial cannabis when new or existing structures are involved in new use. Less than significant impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Result in inadequate emergency access?			X	See response in section XVII (c). Less than significant impact.	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES					
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		According to the California Historical Resources Information System (CHRIS), there are records of four previous studies (S#716 Hughes 1977, S#2911 Parker 1982, S#2173 Kuhn 1980, and S#6258 Parker 1983), in total covering approximately 100% of the proposed project area. These studies identified one or more cultural resources. The applicant, also the original owner of the Boy's Camp Development (1982), consulted with the previous archeologist John Parker to discuss the new project proposal and concluded that a new archaeological field inspection of the parcel is warranted. If development is planned within 50 feet of the site areas plotted on the	1, 3, 4, 5, 11, 14, 15

			<p>satellite image below, then it is recommended that an archaeologist be retained to flag the actual site boundaries so construction and earth moving activities can avoid the resources. However, based on CHRIS's recommendation a qualified archaeologist should conduct further archival and field study for the entire project area(s) to identify archaeological resources. Additionally, the previous study by Parker (1982) followed up with a letter confirming all eligible resources had been recorded.</p> <p>TRIB-1: If development is planned within 50 feet of the site areas as plotted on the satellite image (see cultural report), then it is recommended that an archaeologist be retained to flag the actual site boundaries so construction and earth moving activities can avoid the resources.</p> <p>TRIB-2: In the unlikely event that undiscovered cultural material is encountered elsewhere on the project, work near the find should stop and these should be evaluated for significance by a qualified archaeologist and either preserved or mitigated as outlined in CEQA (sec.21083.2 [b] or 15126.4c).</p> <p>Less than significant impact with mitigation measures CUL-1 and CUL-3; TRIB-1 through TRIB-2 added.</p>	
<p>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.</p>	X		<p>There are no mapped significant resources that are on or adjacent to the site. See response for section V (a).</p> <p>Less than significant impact with mitigation measures CUL-1 and CUL-2 added.</p>	1, 3, 4, 5, 11, 14, 15
<p>XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i></p>				
<p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p>		X	<p>The project parcel boundary is served by an existing well and private septic system. The proposed cultivation project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Because the project is in a rural location, irrigation and domestic water are from an existing well and Kelsey Creek. Water facility construction may include the installation of new irrigation water storage tanks and the plant irrigation system.</p> <p>The project Property Management Plan, the Site Management Plan, and the engineered site plans all depict and describe the new and expanded storm drainage facilities, which are heavily regulated by the State Water Board and County. The applicant shall adhere to all Federal, State, and Local regulations regarding wastewater treatment and water usage requirements for the proposed septic within the processing facility.</p> <p>The Lake County Zoning Ordinance requires that all cultivation operations be located at least 100 feet away from all water bodies (i.e. spring, top of a bank of any creek or seasonal stream, the edge of a lake, wetland, or vernal pool), and this project complies. There is no obvious change proposed that might adversely affect these</p>	1, 3, 4, 5, 29, 32, 33, 34, 37

				<p>named categories.</p> <p>Disturbed soil areas will be stabilized with temporary erosion control or with permanent erosion control as soon as possible after grading or construction is complete.</p> <p>Less than significant impact.</p>	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?		X		<p>The applicant is required to confirm the adequacy of the water source productivity as a condition of approval via well test and water calculations. The applicant proposes minimizing water use through drip irrigation and conservative farming practices. The water use section is demonstrated in the applicant's project management plan and water usage along with documentation provides legal rights to the water uses. See section X (b) for details.</p> <p>Less than significant impact with mitigation measures HYD-2 through HYD-3 incorporated.</p>	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
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	<p>The project parcel is currently served by an existing and permitted on-site septic system made to accommodate for commercial use with ADA-compliant toilet. The applicant proposes portable toilets if it is necessary. Comments from the local Environmental Health have no adverse concerns. See section XIX (a).</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or excess of the capacity of local infrastructure?			X	<p>The nearest existing landfill is the County operated Clearlake Landfill, which has sufficient capacity to accommodate the project's solid waste disposal needs. The county does require a waste management plan for cannabis cultivation projects. The project is not proposed to generate solid waste in excess. According to the project management plan, vegetative waste is expected to produce approximately 7.5 cubic yards of cannabis vegetative waste per month which will consist of stems, branches, trunks, roots, and other organic materials from the plant rendered useless in the harvesting process. The waste will be shredded, mixed with soil, and inoculated with humus. Compost heaps should be at least one cubic yard in size to generate and sustain the necessary heat for composting. Compost heaps should be segregated into batches as they age, with humus being the resulting product after several weeks of composting.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	<p>The proposed use will not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals as the applicant will chip and spread the cannabis waste on-site.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 29, 32, 33, 34, 36
XX. WILDFIRE					
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X		<p>The project will not further impair an adopted emergency response plan or evacuation plan. This site is no more prone to excessive fire risk than other sites in Lake County. The applicant will adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A</p> <p>Less than significant impact with mitigation measures GEO-5 through GEO-6.</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

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 fire risk on the site is designated as a very high fire zone and the overall parcel boundary is fairly flat. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations on area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads. See response to section XX (a). Less than significant impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 proposed project will require maintenance to meet roadway and driveway standards. A steel or fiberglass fire suppression water tank will be located at the cultivation site. The project does not consist of any installation or maintenance of associated infrastructures that may exacerbate fire risks. No impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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	There is little chance of risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of site changes that would occur by the project parcel, which already contains a residential home, agricultural shop, and an existing agricultural field. Risks are not expected to significantly increase from the project. Less than significant impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE <i>Would the project:</i>					
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 an open previously disturbed area with non-native vegetation. As proposed, this project is not anticipated to significantly impact the habitat of fish and/or wildlife species or natural resources with the incorporated mitigation measures described below. All watercourses will be a setback as required by the local, state, and federal regulations relating to impacts to water quality. Less than significant with AES-1 through AES-2; AQ-1 through AQ-4; BIO-1 through BIO-6; GEO-1 through GEO-6; HAZ-1 through HAZ-6; HYD-1 through HYD-5; NOI-1 through NOI-3.	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		Potentially significant impacts have been identified related to Aesthetics, Air Quality, Geology/Soils, Cultural and Tribal Resources, Wildfire, and Noise. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts. Less than significant with AES-1 through AES-2; AQ-1 through AQ-4; BIO-1 through BIO-6; CUL-1 through CUL-3; GEO-1 through GEO-6; HYD-1 through HYD-5; NOI-1 through NOI-3; TRIB-1 through TRIB-2.	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 the potential to result in adverse indirect or direct effects on human beings. In particular, Aesthetics, Air Quality, Geology/Soils, Cultural and Tribal Resources, Transportation, Wildfire, and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would	All

				<p>be considered less than significant.</p> <p>Less than significant with AES-1 through AES-2; AQ-1 through AQ-4; BIO-1 through BIO-6; CUL-1 through CUL-3; GEO-1 through 6; HYD-1 through HYD-5; NOI-1 through NOI-3; TRIB-1 through TRIB-2.</p>	
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* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Cobb Mountain Area Plan
5. Indian Meadows, LLC Cannabis Cultivation Applications – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment for the Cannabis Cultivation Operation at 13095 Bottle Rock Road; prepared by G.O. Graening, Ph.D. and Tim Nosal, M.S., dated January 23, 2020.
14. Archeological Evaluation of the Wignall Property Bottle Rock Road Lake County – By Dr. John Parker. Environmental Systems and Services March 1982. Updated letter evaluation dated January 31, 2020.**
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open-File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan adopted 1989
22. Lake County Airport Land Use Compatibility Plan adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Site Visit – May 2020 and February 11, 2021
39. EnviroStor Data. <https://www.envirostor.dtsc.ca.gov/public/>. 2021