



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

January 6, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY (IS 19-63)
ENVIRONMENTAL CHECKLIST FORM

- 1. Project Title:** Auto Canna
- 2. Permit(s):** Use Permit (UP 19-44)
Complex Grading (GR 20-13)
Initial Study (IS 19-63)
- 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. Supervisor District:** District one
- 6. Project Location** 21258 Morgan Valley Road, Lower Lake, CA
- 7. Parcel Number and size:** 012-069-57 (80.14 acres)
- 8. Project Sponsor's Name/Address:** Kyle Williams
P.O. Box 272746
Houston, TX 77277
- 9. General Plan Designation:** "RL" Rural Land
- 10. Zoning:** "APZ" Agricultural Preserve
- 11. Flood Zone:** Areas of undetermined, but possible, flood hazard
- 12. Slope:** The parcel average cross slope is between 47.66%.
- 13. Natural Hazards:** Project area is within the State Responsibility Area
"moderate" to "very high" severity fire zone
- 14. Fire District:** Lake County FPD/CalFire

15. 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).

AutoCanna, LLC proposes to develop outdoor commercial cannabis cultivation operation at 21258 Morgan Valley Road, Lower Lake, CA on Lake County also known as Assessor's Parcel Number: 012-069-57. The applicant is seeking to obtain a permit to cultivate cannabis with a total canopy area of 153,560 square feet within a 158,800 square feet cultivation area. The project will involve eleven 10,000 square feet of canopy area segments and one 43,560 ft² canopy area on site (see Attachment B). Existing improvements on the project property include a groundwater well with a solar-powered pump, a 5,000-gallon plastic water storage tank, a septic system designed for a single family dwelling, and native soil surfaced access road. The proposed ancillary facilities is surrounded by a 6-foot tall chain-link fence with privacy mesh coverings surrounding the cultivation area and include the following: 5,000-gallon plastic water storage tanks, a 120 square feet pesticides and agricultural chemicals storage area, a 120 square feet security building and a 5,000 square feet processing facility (metal building) with a roof-mounted photovoltaic solar array (see table 1).

Table 1. Proposed structures requiring building permits and/or zoning clearance from the Community Development Department

Proposed structures	Proposed measurement of structure	Proposed use
Processing facility	5,000 ft ²	Drying, trimming, processing and storage
Security building	120 ft ²	Monitoring and recording station where CCTV will be digitally recorded
Storage	120 ft ²	Storing fertilizer, pesticides, and petroleum products
Water tanks (7)	5,000 gal	storage/irrigation/emergency

The proposed 153,560 square feet outdoor cultivation will require extensive grading with an estimated volume of 20,000 cubic yards and vegetation removal of approximately 8-acres due to the topography to accommodate for the whole cultivation operations area. The grading portion would consist of approximately 20 feet cut and 10 feet fill with an estimated volume of 2,000 cubic yards to support the 5,000 square feet structure used as a processing facility (see Attachment B and C). The project site will take place in locations of some sort of disturbances from previous cultivation grow and/or uses and extended to accommodate to the project development (see Figure 1 and Attachment B). As a result of the development of the proposed cultivation operation and the 8 acres of clearing including tree removal within the Oak Savannah Habitat, a 24-acre of no development zone will be preserved as a mitigation measures. In addition, three oak trees will be planted and cared for until fully established on its' own within the No Development Zone for each oak tree removed to mitigate for their loss within the area of the proposed cultivation operation.



Figure 1. One of several previously disturbed areas. The proposed area to be disturbed will emphasize on these existing areas once used for cultivation.

Property Description

The 80-acre “APZ” (Agricultural Preserve Zone) project property is located on Sky High Ridge/Mountain, approximately 4.5 miles east of Lower Lake, CA in southeastern Lake County. The parcel consisted of gently rolling terrain making up the ridge-top in portions of Sections 3 and 10, Township 12N, Range 6W. All of the project area was open pasture land. The only development noted within the project area were dirt roads, some terraced areas for previous grow locations, a well and storage tanks. The southern two-thirds of the project property is within the Upper Putah Creek Watershed (HUC 10), with drainages that flow south towards Soda Creek; and the northern third of the project. Property is located within the Upper Cache Creek Watershed, with drainages that flow north towards Dry Creek. There are no existing or proposed stream crossings or culverts on the project. Property and all proposed project disturbance will occur more than 100 feet from all surface water bodies. The previous land use of the project property has been cattle grazing with two small areas of previous medicinal cannabis cultivation.

The proposed cannabis cultivation operation will be established in an area characterized as Oak Savannah. Three types of oak tree inhabit the project property in the area the proposed cultivation operation: Black oak (*Quercus kelloggii*), Interior live oak (*Quercus wislizeni*), and Oregon oak (*Quercus garryana*). In 2015, the Rocky Fire swept through the project property and burned most of the oak trees on the project property. However, a collection of oak trees along the ridge where the operation is to be located survived the Rocky Fire and its aftermath. Auto Canna’s proposed

cultivation operation will disturb an area of approximately eight acres in size that contains approximately 60 living oak trees.

The project property is accessed from the east via a shared gravel access road that branches off of Morgan Valley Road to the north and passes for approximately 2.5 miles through private parcels until reaching the project parcel. A metal gate located directly adjacent to Morgan Valley Road, controls access to the shared access road. An additional locking gate will be installed on the shared access road where it enters onto the project parcel (main entrance), to control access to the proposed cultivation operation. This gate will be closed and locked outside of core operating/business hours from 8:00 a.m. to 6:00 p.m. and whenever Auto Canna personnel are not present. A 6-foot woven galvanized wire fences will be erected around the proposed cultivation area(s), and privacy screen/cloth will be installed on the fences where necessary to screen the cultivation area from public view.

Cultivation Operations

The cultivation season for Auto Canna's proposed outdoor cannabis cultivation operation will begin on April and end around mid-November of each year. The growing medium of Auto Canna's proposed outdoor canopy area(s) will be an amended native soil mixture at or below grade, composed of native soil and compost. Cultivation will occur in full sunlight with no artificial lighting, and will utilize drip irrigation systems to conserve water resources. A crop advisor will oversee and advise Auto Canna's soil amendment processes and procedures. Prior to each cultivation season, representative soil samples will be collected and analyzed. The results of this analysis will be reviewed by Auto Canna's managerial staff and crop advisor to determine the types and volumes of amendments needed to achieve the desired growing medium/native soil mixture for the upcoming cultivation season. Auto Canna will cultivate mostly "auto-flowering" cannabis plants (cannabis plants that switch from vegetative growth to the flowering stage with age, as opposed to being photoperiod dependent), and implement a cyclical planting and harvesting schedule.

All cannabis waste generated from Auto Canna's proposed cultivation operation will be composted on-site. Composted cannabis waste will be stored in the designated composting area of Auto Canna's cultivation operation, until it is incorporated into the soils of the cultivation area(s) as a soil amendment. Chemicals stored and used at/by Auto Canna's cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (agricultural chemicals) and chemical sanitation products necessary to maintain a sterile work environment. All chemicals and tools will be securely stored inside the proposed pesticides and agricultural chemicals storage area (120 ft² wooden building).

Auto Canna will adhere to the inventory tracking and recording requirements of the CCTT system. All staff will be trained in the requirements of the CCTT system, and at least two members of Auto Canna's managerial staff will be designated track-and-trace system administrators. The designated track-and-trace system administrators will complete an initial training provided by the California Department of Food and Agriculture and will participate in ongoing training as required. All cannabis transfers/movement will be reported through the CCTT system, and a track-and-trace system administrator will supervise all tasks with high potential for diversion/theft.

Self-Distribution

Auto Canna, LLC is seeking to obtain a Lake County Major Use Permit and Bureau of Cannabis Control License for Type 13 Cannabis Distributor Transport Only, Self-Distribution, so that they

may transport cannabis from their cultivation operation to licensed cannabis distribution, processing, and manufacturing facilities. Before the transportation of cannabis products takes place, Auto Canna's track-and-trace system administrator will enter all required commercial cannabis activities and movements into the California Cannabis Track-and-Trace (CCTT) system. For each purchase order, an electronic shipping manifest that includes the track-and-trace unique identifier (UID) will be completed. Auto Canna will then securely transmit the manifest to the licensee that will receive the cannabis product. For transportation of products, Auto Canna will utilize a specialty, unmarked, registered and insured vehicle for delivery to licensed manufacturers and other distributors. The vehicle will have specialty boxes/containers that are secured to the inside of the vehicle, and a vehicle alarm system that alerts law enforcement and Auto Canna managerial staff as a result of an attempted breach of the vehicle. Auto Canna will conduct daily light checks and proper/regular vehicle maintenance. Auto Canna's distribution vehicle will only travel from the project property to the premises of licensed cannabis processing, manufacturing, and distribution facilities, and back to the project property. Auto Canna's drivers will not leave the vehicle containing any product unattended in a residential area nor parked overnight in any such area. If the vehicle is left unattended (which would only be in the case of a restroom break), the vehicle will be locked and secured.

During transportation, Auto Canna's driver will maintain a physical copy of the shipping manifest, to make available should it be requested by the Bureau of Cannabis Control ("the Bureau") or law enforcement officers. Upon delivery of products, the licensee receiving the shipment will then be given the manifest and will ensure that the product received is as described in the manifest. The licensee receiving the shipment shall record acceptance and acknowledgment of the product in the CCTT system. If for some reason there is any major discrepancy identified during inventory by diversion, theft, loss, criminal activity, or alteration of records, the appropriate licensing authority and law enforcement will be notified within 24 hours of discovery.

Construction

The applicant has stated the following regarding site preparation and construction:

1. Ground disturbing activities will take place in two phases: Phase one will take two weeks and will consist of medium tractor, pick-up truck, and small hand tools. The number of trips necessary for construction is 120 to 180. Phase two will take eight weeks and will consist of D8 Dozer, loader, excavator, and dump truck. Extensive grading will occur during the second phase and consist of approximately 400 to 600 vehicle trips (see Attachment B for grading plans).
2. Approximately 60 oak trees are expected to be removed within an Oak Savanna habitat. A 24-acre no development zone will be established as a mitigation measures for proposed tree removal along with the replanting of oak trees to be transplanted within the no development zone (see Attachment I for oak tree removal plan). Any grading for buildings will be under 500 cubic yards, which is the allowance for a building permit. The project proposes approximately 20,000 cubic yards of earthen material will be moved under the second phase of project development in preparation of the cultivation site due to the topography. Trenching is also proposed, approximately 2,000 feet (74 cubic yards) under the second phase will be required to place irrigation lines in-ground, but the trench will be refilled and restored to prior condition.

3. Materials and equipment will only be staged on previously disturbed areas (existing parking areas and access road). No areas will be disturbed for the purpose of staging materials or equipment. Equipment will not be left in idle when not in use.
4. Water (from the existing onsite well) or mobile water tank will be used to wet disturbed soils to mitigate the generation of dust during construction.
5. All construction activities, including engine warm-up, will be limited to Monday through Saturday between the hours of 8:00 a.m. and 6:00 p.m. Back-up beepers will be adjusted to the lowest allowable levels.
6. All equipment will be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment will only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment will occur on an impermeable surface. In the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state and federal regulations.

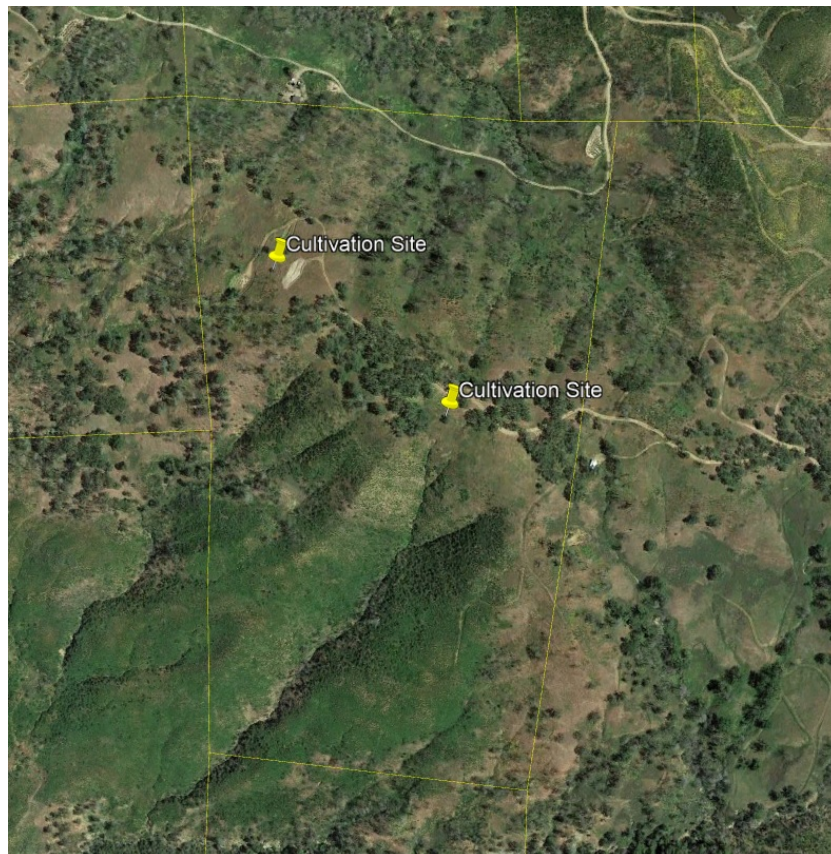


Figure 2. Aerial of project site using Google Earth. Cultivation area is difficult to find with address alone, coordinates are needed to provide the exact location (38° 54' 43.848" N, 122° 31' 7.32" W)

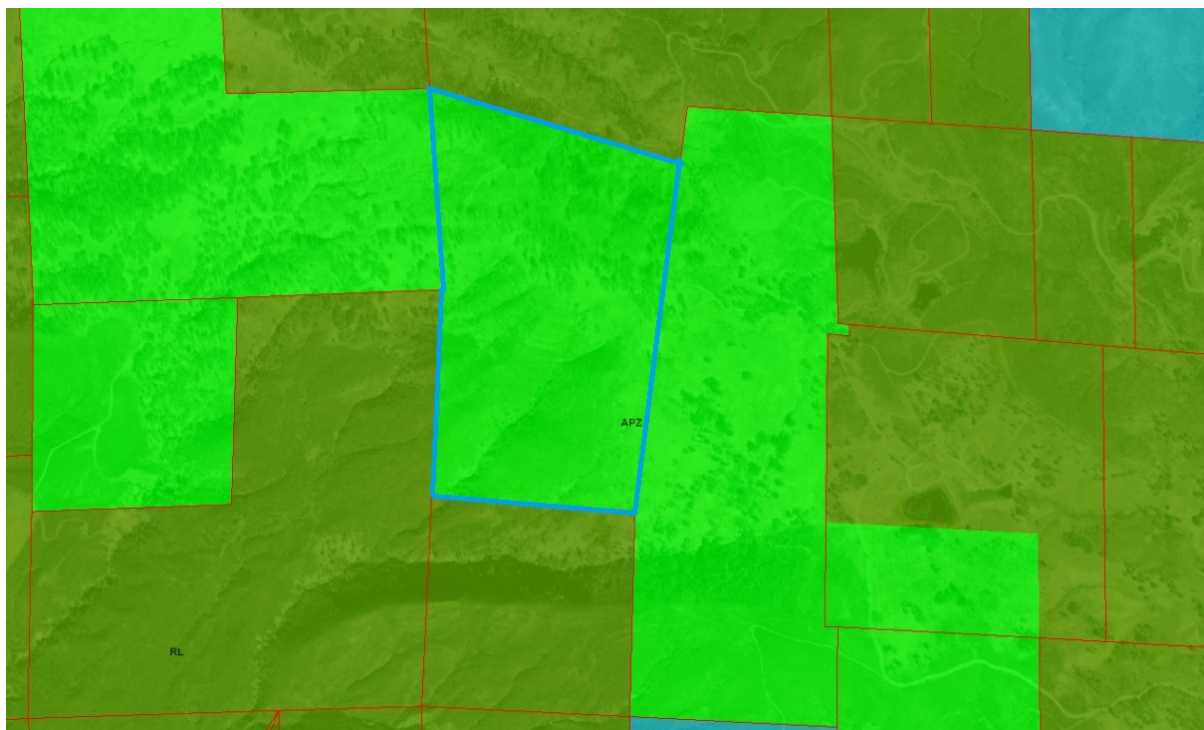


Figure 3. Zoning of site and vicinity

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

- North: Rural Lands; residential home is approximately 600 feet from the nearest proposed cultivation area. Range from approximately 38 acres to 85 acres in size
- East: Agricultural Preserve Zone and Rural Residential; residential home is approximately 600 feet from the nearest proposed cultivation area. Approximately 104 acres in size.
- South: Rural Lands and vacant land. Range from approximately 40 and 118 acres in size.
- West: Agricultural Preserve Zone and Rural Land; Range from approximately 118 acres in size.

17. Attachments:

Attachment A: Project Description and Management Plan
 Attachment B: Site Plans and Grading Plans
 Attachment C: Biological Assessment Report
 Attachment D: Geotechnical Report
 Attachment E: Hydrology Report
 Attachment F: Site Visit Photographs
 Attachment G: Mitigation Monitoring and Reporting Program
 Attachment H: Cultural Monitoring Agreement
 Attachment I: Oak Tree Removal and Mitigation Plan

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 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 all local tribes. Redwood Valley defer to comment. Middletown Rancheria requested an AB52 tribal consultation, however, resulted in a mitigation monitoring agreement with the project developer (see Attachment H). The Scotts Valley Band of Pomo Indians requested AB52 tribal consultation as well. However, Scotts Valley Band of Pomo Indians withdrew from the request due to the mix up with another project. The California Historical Resources Information System (CHRIS) stated that there is no record of any previous cultural resource studies for the proposed project area. However, the proposed project area has the possibility of containing unrecorded archaeological site(s). The CHRIS report recommends the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. A cultural survey was conducted on this project parcel on June 5, 2019 and will be discussed in the Tribal/Cultural Resources Section.

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 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)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Sateur Ham, Assistant Planner

SIGNATURE

Date:_____

Scott DeLeon, Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

KEY: 1 = POTENTIALLY SIGNIFICANT IMPACT

2 = LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATION

3 = LESS THAN SIGNIFICANT IMPACT

4 = NO IMPACT

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number **
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		There are no scenic vistas on or adjacent to the subject site. The cultivation site is completely hidden from public views and adjacent properties due to dense vegetation and topography. In addition, the project site is approximately 3,000 feet from the nearest roadway. Less than significant impact.	1, 2, 3, 4, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X			There are no historic buildings on the project parcel. There will be no damage to rock outcroppings, however this project does propose the removal of approximately 60 oak trees 4" to 6" in diameter in an Oak Savanna Habitat that is located within the cultivation area. A 24-acre no development zone has been designated to preserve trees on the property as a mitigation measure for the proposed tree removal in addition to replanting of young native oak trees within the no development zone. The Oak Savannah Habitat protection and replacement plan provided by the applicant proposed a 3:1 ratio for individual tree loss during the preparation of the proposed cultivation area. Ultimately, the proposed tree removal will not impact the scenic quality as these parts of the property cannot be seen from any state scenic highway. AES-1: The applicant shall adhere to the project proposal described in the Project Management Plan for Oak Savannah Habitat Preservation to replace a ratio of 3:1 native oak trees. Less than significant impact with mitigation measures AES-1 added.	1, 2, 3, 4, 6, 9
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The majority of the proposed use would occur on what is currently an area of Oak Savannah Habitat. There are sporadic trees across the cultivation area that will be removed as described in Section I (b). Views of this project location are obstructed by trees due to dense vegetation as well as the topography of the parcel and the surrounding area. See attachment I. Less than significant impact.	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has a slight potential to create additional light through exterior security lighting and proposed facilities. A lighting plan showing fixture types and location is required and shall meet the County's recommended darkskies.org lighting.	1, 2, 3, 4, 5, 6, 9

				<p>AES-2: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation.</p> <p>Less than significant with mitigation measures AES-2 added.</p>	
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>					
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 'Other land' by the Farmland Mapping and Monitoring program. The proposed project will not convert farmland to non-agricultural use nor impact important farmland. The subject site is within a Williamson Act contract.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
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 for agricultural use and the project property is in a Williamson Act Contract. The project will not conflict with the Williamson Act contract.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	<p>The project site is zoned "APZ" Agricultural Preserve and is not zoned for forestland or timberland.</p> <p>No impact.</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	<p>See response to Section II (c). The project would not result in the loss or conversion of farmland to a non-agricultural use.</p> <p>No impact.</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
<p align="center">III. AIR QUALITY</p> <p><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></p> <p align="center"><i>Would the project:</i></p>					
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 / construction of the cultivation area; and vehicular traffic, including delivery vehicles would be contributors during and after site preparation / construction. Odors generated by cannabis plants, particularly during harvest season, will need to be mitigated either through passive means (separation distance), or active means (odor control plan). While the project does propose the use of ventilation fans and carbon filters in the facility, the implementation of mitigation measures below would further reduce air quality impacts to less than significant. A back-up gasoline powered generator is proposed as a back-up energy source when photovoltaic solar array/battery bank is not available.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36

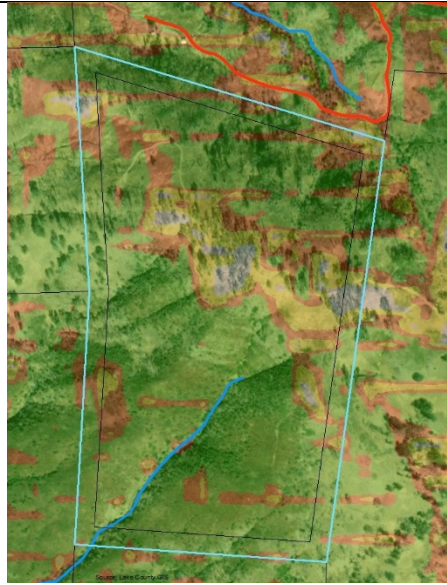
				<p>AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision.</p> <p>AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.</p> <p>AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p>AQ-4: Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p>AQ-5: Water shall be used as dust suppression during all site disturbance.</p> <p>AQ-6: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p>AQ-7: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>Less than significant with mitigation measures AQ-1 through AQ-7 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 cultivation activity will take place outdoor. The proposed facilities will use air filtration systems to mitigate odor and other potential pollutants. The outdoor cultivation area is not anticipated to generate dust or other substances that will violate air quality in this vicinity. The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X		<p>The operation as proposed is not expected to release any significant amounts of pollutants to sensitive receptors. There are not many residences surrounding the property parcel. Additionally, the closest residence is approximately 650 feet from the proposed cultivation site.</p> <p>Less than significant impact with mitigation measures AQ-1 through AQ-7 incorporated.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X		<p>The project is not expected to adversely affect a substantial number of people. The nearest off-premises house is over 600 feet away from the edge of the cultivation area. Odor control measures will be necessary for the cultivation areas, including the outdoor portion of the site used for cannabis cultivation. The cultivation areas are set back a significant distance from the nearest off-site dwellings, so</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

				<p>passive odor control (separation distance) and the project's proposed mitigations may be adequate for the outdoor cultivation area. The applicant has an emergency contact name and number that will be distributed to neighbors within 1000 feet of the property as required in the Odor Control Plan. As described in Section III (a) above.</p> <p>Less than significant impact with mitigation measures AQ-1 through AQ-7 incorporated.</p>	
<p align="center">IV. BIOLOGICAL RESOURCES <i>Would the project:</i></p>					
<p>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?</p>		X		<p>The applicant provided a Biological Resources Assessment, prepared by Pinecrest Environmental Consulting, Inc. dated May 25, 2019. A wildlife and botanical survey was conducted at the site on March 14, 2019. During this time, vegetation was green and most perennial and annual plant species were flowering. According to the qualified biologist, no special-status plant species were observed during the surveys. No impacts are predicted for any of the State or Federal special-status plant species based on lack of actual sightings and lack of suitable habitat in the proposed cultivation activity areas.</p> <p>No special-status animal species were observed during the surveys. No impacts are predicted for any State or Federal special-status animal species due to the lack of actual observations and lack of suitable habitat near the proposed redevelopment sites. The nearest occurrence of Foothill yellow-legged frog (FYLF) is 0.9 miles to the north two ridges over in the Dry Creek drainage. Due to the site sitting on top of a very steep ridge covered in all sides by dense chaparral and separated by a ridge with no suitable habitat in between, that there is no chance FYLF would breed and little to no chance of FYLF estivating on the project parcel. There are no structures that would provide for any habitat for any special-status bat species, however, tree removal is discouraged, even dead trees, in order to maintain potential nesting and roosting habitat for bats and migratory birds. In addition, activities are largely proposed to be limited to existing disturbed areas, and the surround oak savannah contains low abundance of special-status species compared to other habitat types. Lastly, the Rocky Fire burned through the project area that many of the trees died and much of the remaining vegetation is ruderal annual grasses.</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: Erosion control and sediment detention devices and materials shall be incorporated into the cleanup/restoration work design and installed prior to the end of project work and before the beginning of the rainy season or any predicted rain events.</p> <p>BIO-3: Native species appropriate to the local habitat shall be used for all revegetation purposes. Non-invasive, non-persistent grass species (e.g., barley grass) may be used for their temporary erosion control benefits to stabilize disturbed slopes and prevent exposure of disturbed soils to rainfall.</p> <p>BIO-4: When heavy equipment is used, any woody debris and stream bank or streambed vegetation disturbed shall be replaced to a pre-project density with native species appropriate to the site.</p> <p>Less than significant impact with mitigation measures BIO-1 through BIO-4 incorporated.</p>	<p>1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34</p>

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 Resource Assessment (BRA), the entirety of the parcel consists of burned chaparral and oak savannah, with higher proportions of oak trees on the ridge top and more chaparral on the south facing drainages (See Attachment C). The entire property was severely burned during the Rocky Fire in July 2015 and many trees were killed near the ridge top, however chaparral shrubs on the south slopes are mostly re-sprouting. There are numerous steep Class III watercourses that run through the site that flow off the sides of the ridge top and these were surveyed remotely due to the extreme steepness of the terrain and thickness of the chaparral. The specific community description consist of approximately 90% mixed oak savannah, and 10% developed areas.</p> <p>BIO-5: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures.</p> <p>BIO-6: Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 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 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-5 through BIO-8 incorporated.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X	<p>According to the Biological Resource Assessment, there are roughly seven unnamed seasonal Class III watercourses onsite that flow northeast and southwest off of the main ridge top. There are no wetlands within the study area. Project implementation would not directly impact any aquatic habitats. However, potential adverse indirect impacts to water resources could occur during construction by increased erosion and sedimentation in receiving water bodies due to soil disturbance. The applicant shall apply setbacks for all watercourses as required by the zoning ordinance as well as implement best management practices to mitigate potential hydrological interruption to the drainages. Ultimately, the proposed project will not cause substantial adverse effect on protected wetlands as there are no wetlands within the area.</p> <p>The proposed project is compliant with the setback requirements of Cannabis Cultivation Order WQ 2019-0001-DWQ. Ongoing compliance with this order will ensure that cultivation operations will not significantly impact water resources by using a combination of Best Management Practices (BMPs), buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. If the proposed project change and work is performed near any wetlands or channel, a formal delineation of jurisdiction shall be performed prior to construction or ground disturbances.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	<p>The project may have some potential to create interference with movement of native residents due to the fence enclosure of the cultivation area. However, it should not impose significant impact on the migration of any wildlife species as it is a relatively small project in comparison to the project boundary.</p> <p>Less than significant impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	<p>There are some local policies and ordinance protecting biological resources. However, it does not explicitly states any requirements surrounding biological resources or conservation. The lake county ordinance discourage the removal of any true oak species (<i>Quercus species</i>) or Tan Oak (<i>Notholithocarpus species</i>). There are 100 feet setbacks required in the ordinance from all watercourse, wells, and waterways. The project site is located in the region with the least impact on wildlife within the parcel area.</p> <p>No impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	<p>There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans associated with this site.</p> <p>No impact.</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
V. CULTURAL RESOURCES <i>Would the project:</i>					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X		<p>The Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value. The project site is primarily vacant with some and previous cultivation area, no building or structure would qualify as 45 years or older. According to the Cultural Resource Evaluation conducted by John W. Parker, Ph.D., RPA (2019), the project proposal will not impose any substantial adverse change to any historical resources because the area does not contain any historical resources.</p> <p>No impact.</p>	1, 3, 4, 5, 11, 14, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X		<p>A Cultural Resource Evaluation completed by Parker (2019), included (3) isolated prehistoric artifacts discovered during the field inspection.</p> <p>According the archeologist, the significance of the isolated artifacts do provide information about historic activities in the area, and can often give a time period for when those activities took place, however, isolated prehistoric materials are not considered “significant” cultural resources as defined in the California Public Resource Code. As no “significant” historic resources were discovered within the project area, it is recommended that the proposed project be approved as planned.</p> <p>Though it is unlikely that undiscovered historic or prehistoric resources may exist, in the event that undiscovered cultural sites are encountered during the ground clearing process, these should be evaluated for significance by a qualified archeologist and either preserved or mitigated as outlined in CEQA (sec. 21083.2 [b] or 15126.4c).</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 Middletown Rancheria Tribe(s) shall be notified, and a qualified archaeologist retained 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</p>	1, 3, 4, 5, 11, 14, 15

				<p>Resources Code Section 5097.98 and with California Health and Safety Code section 7050.5.</p> <p><u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the Middletown Rancheria Tribe(s) 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><u>CUL-3:</u> In the event of an unanticipated discovery of cultural resource during 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, 5, 11, 14, 15
<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 cultivation operation does not have service hookups to an electricity utility provider. The project intends to install and utilize on-site solar arrays. The propose cultivation operation itself consists outdoor garden with the use of natural lighting. The proposed 5,000 square feet processing facility will utilize a roof-mounted photovoltaic solar array.</p> <p>No impact.</p>	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	<p>The proposal will not conflict with, or obstruct, a state or local plan for renewable energy or energy efficiency. The proposed structure will utilize photovoltaic solar array, this is a renewable energy source.</p> <p>No impact.</p>	1, 3, 4, 5, 11, 14, 15
<p>VII. GEOLOGY AND SOILS <i>Would the project:</i></p>					
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X	<p>Earthquake Faults 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 almost completely flat. Therefore, the project is not expected to elevate the risk of landslides on the property.</p>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25

					
				<p>Figure 4. The percentage slope of the parcel showing various slope: 0-10% (shown in gray), 10-20% (shown in yellow), 20-30% (shown in orange), and greater than 30% (shown in green)</p>	
				<p>No impact.</p>	
b) Result in substantial soil erosion or the loss of topsoil?	X			<p>Skyhigh-Millsholm loams (209), with varying slope ranging 15 to 50 percent. The unit is about 45 percent Skyhigh loam and 25 percent Millsholm loam. Skyhigh soil is moderately deep and well drained. Permeability of the Skyhigh soil is slow. Surface runoff is rapid, and the hazard of erosion is severe. The shrink-swell potential is high in the subsoil. The Millsholm soil is shallow and well drained. It formed in material weathered from sandstone or shale. Permeability of the Millsholm soil is moderate. Surface runoff is rapid, and the hazard of erosion is severe. If the unit is used for homesite development, the main limitations are steepness of slope, depth to bedrock, and the hazard of erosion on the Millsholm and Skyhigh soils and by slow permeability, low load bearing capacity, and high shrink-swell potential of the Skyhigh soil. Extensive cutting and filling generally are required. Deep cuts made during construction can expose bedrock or the clayey subsoil. Cut slopes are susceptible to excessive erosion, and intensive runoff control measures are needed on them. The risk of erosion is increased if the soil surface is left exposed during site development. The high shrink-swell potential and low load bearing capacity of the Skyhigh soil should be considered when designing and constructing foundations, concrete structures, and roads.</p> <p>Maymen-Etsel-Snook complex (169) with varying slope ranging 30 to 75 percent. The Maymen soil is shallow and somewhat excessively drained. It formed in material weathered from sandstone or shale. Permeability of the Maymen soil is moderate. Available water capacity is 1 inch to 3 inches. Effective rooting depth is 12 to 20 inches. Surface runoff is very rapid and the hazard of erosion is severe. The Etsel soil is shallow and somewhat excessively drained. It formed in material weathered from sandstone or shale. Permeability of the Etsel soil is moderate. Available water capacity is 0.5 inch to 1.5 inches. Effective rooting depth is 6 to 12 inches. Surface runoff is very rapid, and the hazard of erosion is severe. The Snook soil is shallow and somewhat excessively drained. Permeability of the Snook soil is moderate. Effective rooting depth is 4 to 10 inches. Surface runoff is very rapid, and the hazard of erosion is severe.</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30

				<p><u>GEO-1:</u> 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. The applicant shall include a detailed description of the relocation or proper disposal of excess soil of said excavation.</p> <p><u>GEO-2:</u> 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.</p> <p><u>GEO-3:</u> 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.</p> <p><u>GEO-4:</u> The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p><u>GEO-5:</u> Divert runoff away from unprotected slopes or loose soils using a combination of mats, geotextiles, silt fencing, straw wattles, check dams, sediment basins, vegetated buffers, or rock armor.</p> <p><u>GEO-6:</u> All temporary exposed piles or soil or surface disturbances shall have tarping and sand bags or other stabilization materials deployed in order to prevent discharge of sediments in the event of a rain or wind event.</p> <p><u>GEO-7:</u> Avoidance of earthwork on steep slopes and minimization of cut/fill volumes, combined with proper compaction, shall occur to ensure the area is resilient to issues associated with seismic events and mass wasting. If cracks are observed or new construction is anticipated, consultation with a qualified profession is recommended.</p> <p>Less than significant impact with mitigation measures GEO-1 through GEO-7 incorporated.</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site		X		<p>The cultivation site is mapped as “generally stable” soil. A Geotechnical Report (2020) was requested due to the topography (steep slope) conducted by Realm Engineering to evaluate the subsurface conditions and make recommendations for the proposed development at the cultivation site. The site is not located in a vicinity</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30

or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				that is subject to landslides. The steep topography of the site would allow landslide activity. However, no evidence of previous landslide activity was present. The process for zonation for liquefaction combines Quaternary geologic mapping, historical ground-water information and subsurface geotechnical data. The liquefaction hazard Zone of Required Investigation boundaries are based on the presence of shallow (<40 feet depth) historic groundwater in uncompressed sands and silts deposited during the last 15,000 years and sufficiently strong levels if earthquake shaking expected during the next 50 years. Realm Engineering concludes that the site is suitable for the proposed construction project.	
				Less than significant impact with mitigation measures GEO-1 through GEO-7 incorporated.	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	According to the Geotechnical Report (2020) conducted by Realm Engineering, a high clay content severely affects the expansive capability of a soil. The native soils that will be used in constructing the building pad are very uniform in soil type. Clay soils when sampled for expansion index testing often meet the definition of expansive soil per the California Building Code (CBC) section 1803.5.3. These soils have Expansion Index of less than 20. Clay soils typically exceed these criteria. The WSS and field conditions shows clay presence, however, the authors concluded the extensibility possibility of the Site is considered low.	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
				Less than significant impact.	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X	The project currently include an existing septic system for a single family dwelling, however, portable toilets were proposed for the project.	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
				Less than significant impact.	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	No identified unique paleontological resources or unique geologic features were discovered, and none are currently mapped or known on the site.	1, 3, 4, 5, 11, 14, 15
				Less than significant impact.	
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 come from construction activities and from post-construction activities. Some new construction will occur on the site including a processing facility and ancillary facilities, and there are minimal gasses that could result from outdoor and indoor cultivation activities. The greenhouse and processing facility will be equipped with airborne particulate carbon filters. The cultivation areas will not have specific greenhouse gas-producing elements; no ozone will result, and the cannabis plants will help capture carbon dioxide from the chemical process through photosynthesis. The cultivation operation as a whole is also likely to generate small amounts of carbon dioxide from vehicle trips for employees. Since Lake County is an air attainment county, the small levels of greenhouse gasses emitted are not anticipated to be significant.	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
				Less than significant impact.	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' county, and does not have established thresholds of significance for greenhouse gases.	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
				No impact.	

IX. HAZARDS AND HAZARDOUS MATERIALS*Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	<p>Materials associated with the cultivation of commercial cannabis could be considered hazardous if released into the environment. The proposed project will use California Department of Pesticide Regulation (CDPR) approved pest control and fertilizers, which will significantly limit potential environmental hazards that could otherwise result. All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures. Cannabis waste is required to be chipped and disbursed on site; burning cannabis waste is prohibited. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance, which specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>Less than significant.</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	<p>All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures. The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil according to County GIS Data. See response to section IX (a).</p> <p>Less than significant.</p>	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	<p>The proposed project is in an isolated location and is not located within one-quarter mile of an existing or proposed school. See response to section IX (a).</p> <p>No impact.</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	<p>The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), the California Department of Toxic Substance, and State Water Resources Control Board.</p> <p>No impact.</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p>No impact.</p>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	<p>The project would not impair or interfere with an adopted emergency response or evacuation plan.</p> <p>No impact.</p>	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	<p>The site is mapped as having a moderate fire risk. The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 20, 35, 37

X. HYDROLOGY AND WATER QUALITY					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X		<p>The proposed project site is located along a ridge with natural drainages with the North half of the property located within the Upper Cache Creek Watershed and the South half of the property located within the Upper Putah Creek Watershed. The runoff in this area follows the natural topography of the site which slopes to the Southeast corner of the parcel. Runoff from these watercourses flows into Soda Creek. The project is not predicted to violate water quality standards, it will meet all required setbacks set forth in the local ordinance requirement as well as state requirements. In addition, the applicant will practice best management practices into their places as well as mitigation measures.</p> <p><u>HYD-1:</u> The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.</p> <p>Less than significant impact with mitigation measure HYD-1.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X		<p>There is no groundwater 'depletion threshold' established for water usage in Lake County. The water consumption with the use of cannabis cultivation is fairly new. Understanding the amount of consumption to implement conservation techniques should be utilized to the greatest extent possible. The applicant has indicated that the estimated water use for an entire year will be 1,341,400 gallon per year for the whole cannabis grow. This is consistent with other / similar sized cannabis cultivation water use projections in water consumption study (see Attachment A).</p> <p><u>HYD-2:</u> The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed in a sustainable manner. 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><u>HYD-3:</u> The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.</p> <p>Less than significant impact with mitigation measures HYD-2 through HYD-3 incorporated.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:		X		<p>The applicant has stated that the total cultivation area is approximately 158,800 square feet with the 153,560 square feet canopy area after the complete built-out. The total impervious footprint of this 80.1-acre property will increase by roughly 0.1%, due to the 5,240 square feet of additional structures. The applicant did not specify the dimensions of the ancillary facilities but proposed the following:</p> <ul style="list-style-type: none"> • 5,000 square feet Cannabis Drying and Storage Facility 	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
i) Result in substantial erosion or siltation on- or off-site;					

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute 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?				<ul style="list-style-type: none"> 120 square feet wooden pesticides and agricultural chemicals storage area 120 square feet wooden security building <p>All structures will be located more than 100 feet from surface water bodies, and stormwater runoff from the structures will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter pollutants and to promote stormwater retention and infiltration. The proposed outdoor canopy area will not increase the impervious surface area of the project parcel and should not increase the volume of runoff from the project site. Well-vegetated buffers (minimum 100 feet) will be maintained around the proposed cultivation areas to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies.</p> <p>Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measures. A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of the exposed soil prior to November 15th of each year at a rate of two tons per acre, until permanent stabilization has been achieved. Straw wattles will be installed and maintained throughout the proposed cultivation operation per the attached Erosion and Sediment Control Plan, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls.</p> <p>HYD-4: 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 regulation and conform to all building codes.</p> <p>Less than significant impact with mitigation measures HYD-4 incorporated.</p>	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	<p>There are no designated flood zones of the project parcel. The project parcel is not in any tsunami or seiche zone. Further, all chemicals including pesticides, fertilizers and other potentially toxic chemicals shall be stored in a manner that the chemicals will not be adversely affected in the event of a flood.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	<p>There are no specific water quality control plan was provided by the applicant, 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; they are prohibited to import water other than 1 time in an emergency situation, and only with Community Development Department Director's written permission. See response to section X (a)(b).</p> <p>Less than significant impact with mitigation measures HYD-1 through HYD-4 incorporated.</p>	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	<p>The proposed project site would not physically divide an established community.</p> <p>No impact.</p>	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	<p>This project is consistent with the Lake County General Plan, the Middletown Area Plan and the Lake County Zoning Ordinance.</p> <p>The property is zoned “APZ” Agricultural Preserve, which is a land-use zone that Article 27 of the Lake County Zoning Ordinance allows commercial cannabis cultivation in.</p> <p>No impact.</p>	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	<p>This site contains no mapped mineral resources.</p> <p>No impact.</p>	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	<p>Neither the County of Lake’s General Plan, the Middletown Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.</p> <p>No impact.</p>	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		<p>Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. Mitigation measures will decrease these noise levels to an acceptable level.</p> <p><u>NOI-1:</u> 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.</p> <p><u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p><u>NOI-3:</u> The operation of the air filtration system shall not exceed levels of 57 dBA between the hours of 7:00 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>	1, 3, 4, 5, 13
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			X	<p>Project is not located within an airport land use plan or within 2 miles of a public airport.</p>	1, 2, 3, 4, 5, 6, 24

people residing or working in the project area to excessive noise levels?					No impact.	
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project is not anticipated to induce population growth. No impact.	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. No impact.	1, 3, 4, 5
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. No impact.	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 project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts 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 which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No impact.	1, 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	<p>The small increase in daily vehicle trip on Morgan Valley Road should not increase traffic hazards to motor vehicles, bicyclists, or pedestrians. Daily employee trips are anticipated to be approximately 12-30 vehicle trips daily during the cultivation season, April 1st to November 15th.</p> <p>Less than significant impact.</p>	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	<p>The project may employ 10 employees during the peak season. Vehicle trips generated by potential employees will unlikely cause any substantial adverse impact on transportation and will not directly contribute to major transit stop or a stop along an existing high quality transit corridor. 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).</p> <p>Less than significant impact.</p>	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	<p>Prior to construction, the applicant will meet all State Responsibility Area road standard (Public Resource Code 4290 and 4291). The applicant will not substantially increase hazards but will improve the road by gravelling the road as part of the condition to cultivate commercial cannabis when new structures are involved. Ultimately, the project does not involve increased hazards due to geometric design feature nor incompatible uses.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Result in inadequate emergency access?			X	<p>The proposed structure of the processing facility will need a building permit and must comply with the regulations involving emergency road access to meet CalFire commercial road standards to the cultivation site. See response in section XVII (c).</p> <p>TRANS-1: Prior to this use construction of the structure requiring building permit, having any force or effect, the applicant shall be required to submit and have approved a timeline to make all necessary road improvements to comply with Public Resource Code (PRC) section 4290 and 4291. The building official will inspect this road following completion of the improvements to assure PRC compliance.</p> <p>Less than significant impact.</p>	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		<p>See response for section V (a)(b).</p> <p>Less than significant impact with mitigation measures CUL-1 and CUL-3 added.</p>	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of		X		<p>There are no mapped significant resources that are on or adjacent to the site. See response for section V (a).</p>	1, 3, 4, 5, 11, 14, 15

Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					Less than significant impact with mitigation measures CUL-1 and CUL-3 added.	
<p style="text-align: center;">XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i></p>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		<p>The project parcel is served by an existing septic system designed for a single family resident. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Further, a stormwater management plan was submitted that addresses on-site run-off. Energy source will be from photovoltaic solar array. There is no obvious change proposed that might adversely affect these named categories.</p> <p>Less than significant impact.</p>	1, 3, 4, 5, 29, 32, 33, 34, 37
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. In addition, the applicant proposes seven additional water tank storage which will be used for the project. The applicant proposes minimizing water use through drip irrigation and mitigations in are place to prevent potential leaks.</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 a permitted on-site septic system, however it is not currently proposed to be used for the project. There are ADA portable toilets proposed for the project. The septic system may be used for bathrooms should the approving body for this permit ask to provide permanent bathrooms to employees.</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 in excess of the capacity of local infrastructure?			X		<p>The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. The county does require waste management plan for cannabis cultivation projects. The project is not proposed to generate solid waste in excess. All vegetative waste will be composted and to be used as soil amendments.</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>All federal, state, and local requirements related to solid waste will apply to this project, but are not anticipated to create issues that require additional mitigation measures.</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. Further, the trips generated by this use will be roughly the equivalent of a single family dwelling (around 10 average daily trips) based on the number of employees proposed. See response section XVII (d).</p> <p>Less than significant impact with mitigation measures GEO-1 through GEO-7.</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		<p>The fire risk on the site is moderate and the cultivation site will be located on the flattest area of the parcel. The cultivation area does not intend to further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads. See response to section XX (a).</p> <p>Less than significant impact with mitigation measures GEO-1 through GEO-7.</p>	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		<p>The proposed project will require maintenance to meet roadway and driveway standards. The applicant shall adhere to the State of California's Public Resources Code, Division 4, and all sections on 4290 and 4291 shall apply to this application/construction. This shall include, but is not limited to property line setbacks for structures that are a minimum of 30 feet, addressing, on site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000 lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from road), parking, fuels reduction including a minimum of 100 feet of defensible space. If this property will meet the criteria to be, or will be a CUPA reporting facility/entity to Lake County Environmental Health, it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure.</p> <p>Less than Significant with Mitigation Measures GEO-1 through GEO-7.</p>	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	<p>There is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by the project parcel. Risks are not expected to significantly increase from this project being added to the parcel.</p> <p>Less than Significant Impact.</p>	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			<p>The project proposes a cultivation of commercial cannabis in an open somewhat previously disturbed area with minimal to no vegetation. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.</p> <p>Less than significant with all mitigation measures added.</p>	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			<p>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.</p> <p>Less than significant with all mitigation measures added.</p>	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			<p>The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, to 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 be considered less than significant.</p> <p>Less than significant with all mitigation measures added.</p>	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Middletown Area Plan
5. Auto Canna 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; prepared by Pinecrest Environmental Consulting, dated May 25, 2019.
14. Cultural Resources Evaluation of A portion of APN 012-069-57. John W. Parker, Ph.D., RPA, June 5, 2019.
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 – January 14, 2020

Auto Canna Project Mitigation Monitoring and Reporting Program
Major Use Permit, UP 19-44; Initial Study, IS 19-63; Complex Grading, GR 20-13

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
AESTHETICS					
The proposed project has a potential to generate a new source of light and glare from exterior lighting and interior lighting for the proposed greenhouse.	AES-1: The applicant shall adhere to the project proposal described in the Project Management Plan for Oak Savannah Habitat Preservation to replace a ratio of 3:1 native oak trees.	Applicant	Applicant	Prior to operation	
	AES-2: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision prior to cultivation.	Applicant	Community Development Department and the Applicant	The life of the project	
AIR QUALITY					
Potential to impact air quality temporarily during construction activities and permanently operation.	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.	Applicant	Applicant	Prior to operation	
	AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.	Applicant	Applicant	During site development and construction	
	AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.	Applicant	Applicant	During construction and operation	
	AQ-4: Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.	Applicant	Applicant	During operation	
	AQ-5: Water shall be used as dust suppression during all site disturbance.	Applicant	Applicant	During site development and construction	
	AQ-6: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.	Applicant	Applicant	During site development and construction	

	AQ-7: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant	Applicant	During construction and operation	
BIOLOGICAL RESOURCES					
Potential to impact species identified as a candidate, sensitive, or special status species.	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.	Applicant/ Contractor	Applicant	Prior to and during site development and construction	
	BIO-2: Erosion control and sediment detention devices and materials shall be incorporated into the cleanup/restoration work design and installed prior to the end of project work and before the beginning of the rainy season or any predicted rain events.	Applicant/ Contractor	Applicant	Prior to and during site development and construction	
	BIO-3: Native species appropriate to the local habitat shall be used for all revegetation purposes. Non-invasive, non-persistent grass species (e.g., barley grass) may be used for their temporary erosion control benefits to stabilize disturbed slopes and prevent exposure of disturbed soils to rainfall.	Applicant/ Contractor	Applicant	Prior to and during site development and construction	
	BIO-4: When heavy equipment is used, any woody debris and stream bank or streambed vegetation disturbed shall be replaced to a pre-project density with native species appropriate to the site.	Applicant/ Contractor	Applicant	Prior to site development and construction	
	BIO-5: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures.	Applicant/ Contractor	Applicant	The life of the project	
	BIO-6: Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead, or within 50 feet of identified wetlands.	Applicant/ Contractor	Applicant	The life of the project	
	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 unlawful or unpermitted drawing of surface water.	Applicant/ Contractor	Applicant	The life of the project	
	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.	Applicant/ Contractor	Applicant	The life of the project	
CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES					
Disturb an archaeological resource or human remains during construction activities.	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 Middletown Rancheria Tribe(s) shall be notified, and a qualified archaeologist retained 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.	Applicant	Applicant	Prior to site development and construction	

	CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the Middletown Rancheria Tribe(s) shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.	Applicant	Applicant	During site development and construction	
	CUL-3: In the event of an unanticipated discovery of cultural resource during 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.	Applicant	Applicant	The life of the project	
GEOLOGY AND SOILS					
The proposed project will not cause potential substantial adverse effects. However, minor ground disturbance is proposed for site preparation	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.	Applicant	Applicant	Prior to development and during operation	
	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.	Applicant	Applicant	During operation	

	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.	Applicant	Applicant	During construction and operation	
	GEO-4: The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.	Applicant	Applicant	During construction and operation	
	GEO-5: Divert runoff away from unprotected slopes or loose soils using a combination of mats, geotextiles, silt fencing, straw wattles, check dams, sediment basins, vegetated buffers, or rock armor.	Applicant	Applicant	During construction and operation	

	GEO-6: All temporary exposed piles or soil or surface disturbances shall have tarping and sand bags or other stabilization materials deployed in order to prevent discharge of sediments in the event of a rain or wind event.	Applicant	Applicant	During construction and operation	
	GEO-7: Avoidance of earthwork on steep slopes and minimization of cut/fill volumes, combined with proper compaction, shall occur to ensure the area is resilient to issues associated with seismic events and mass wasting. If cracks are observed or new construction is anticipated, consultation with a qualified profession is recommended.	Applicant	Applicant	During construction and operation	
HYDROLOGY AND WATER QUALITY					
The proposed project has potential to affect water quality of Putah Creek Watershed and Cache Creek Watershed that flows into Soda Creek.	HYD-1: The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.	Applicant/ Contractor	Applicant/ Contractor	During site development and construction	
	HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed in a sustainable manner. 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.	Applicant/ Contractor	Applicant; Contractor; Community Development Department; Department of Water Resources	Prior to construction	

	HYD-3: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Life of project	
	HYD-4: The applicant shall provide a new site plan for the property to show all dimensions and setbacks to meet all federal, state, and local regulation and conform to all building codes.	Applicant/ Contractor	Applicant; Community Development Department; Department of Water Resources	Prior to construction	
NOISE					
The proposed project will not have any adverse effect on the noise. However, the future project may create short-term increases in ambient noise levels to uncomfortable levels during project preparation, construction, and operations.	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.	Applicant	Applicant	During site development and operation	
	NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	Applicant	Applicant	During site development and operation	
	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.	Applicant	Applicant	During site development and operation	
TRANSPORTATION					
	TRANS-1: Prior to this use permit having any force or effect, the applicant shall be required to submit and have approved a timeline to make all necessary road improvements to comply with Public Resource Code (PRC) section 4290 and 4291. The building official will inspect this road following completion of the improvements to assure PRC compliance.	Applicant	Applicant; Community Development Department; Department of Water Resources	Prior to development	