



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

Dated: February 17, 2022

## CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 19-34

1. **Project Title:** Mombacho Mountain Organics, LLC
2. **Permit Number:** Major Use Permit UP 19-19  
Early Activation EA 19-19  
Initial Study IS 19-34
3. **Lead Agency Name and Address:** County of Lake  
Community Development Department  
Courthouse – 255 North Forbes Street  
Lakeport CA 95453
4. **Contact Person:** Victor Fernandez, Eric Porter  
(707) 263-2221
5. **Project Location(s):** 9205 Mombacho Road, Kelseyville, CA 95451  
9261 Wildcat Road, Kelseyville, CA  
APNs: 011-044-17 and 011-044-18
6. **Project Sponsor's Name/Address:** Daniel Westphal and Kathy McGuire  
9261 Wildcat Road  
Kelseyville, California 95451
7. **General Plan Designation:** Rural Residential
8. **Zoning:** "RR-B5": Rural Residential – Special Lot Size/Density
9. **Supervisor District:** District Five (5)
10. **Flood Zone:** "D": Areas of undetermined flood hazard
11. **Slope:** The proposed cultivation site is relatively flat; outlying areas on site have slopes that are greater than 30%
12. **Fire Hazard Severity Zone:** SRA (CalFire); High to Very High Fire Risk
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** 20.00 Acres

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

- One (1) A – Type 3 “Outdoor” license consisting of 43,200 sq. ft. of canopy and 48,004 sq. ft. of cultivation area
- One (1) A-Type 13 “Self-Distribution” license
- One (1) 24’ X 96’ steel frame greenhouse with six (6) – mil polyethylene/polycarbonate film covering (Item “H” on the Site Plans) to house immature cannabis plants
- One (1) 50’ X 50’ (2,500 sq. ft.) processing building
- One (1) 20’ X 20’ (400 sq. ft.) Pesticides & Agricultural Chemical Storage Area
- Two (2) 5,000-gallon heavy-duty plastic water storage tanks or four (4) – 2,500-gallon heavy-duty plastic water storage tanks
- One (1) 5,000-gallon, metal emergency fire water storage tank on a concrete slab, connected to a two-foot-high hydrant/fire valve equipped with 2.5-inch National Hose Male threaded and cap. The hydrant/fire valve will be located approximately six (6) feet to the north of the existing driveway, and will be identified with a three inch or greater reflectorized blue marker mounted to a four (4) – foot tall metal post.
- One (1) ADA accessible parking space and three (3) employee parking spaces. If additional parking is needed, the applicant proposes to install additional parking spaces.
- Composting area
- Refuse/trash area

The subject parcels are located north of Mount Hannah, within the Cole Creek Watershed (HUC 12), and approximately six (6) miles southeast of Kelseyville, CA. The subject parcels are accessible via a private gravel access road/driveway that runs from east to west through the project parcels and connects to Wildcat Road (east) and Mombacho Road (west). The access is secured with the use of locking metal gates, which authorized personnel will have access to. The operation will not be open to the general public.

According to the Property Management Plan, the water storage tanks will be equipped with float valves to shut off the flow of water from the well and prevent the overflow and runoff of irrigation water when full. HDPE water supply lines will gravity feed irrigation water from the water storage tanks to the irrigation systems of the cultivation area(s). Additionally, the cannabis operation will utilize unmarked utility van and/or enclosed trailer to transport cannabis from their cultivation operation to a licensed cannabis processing, distribution, and manufacturing facilities within the State of California.

**SIGNING & BUILDING NUMBERING:**

According to the application package, addresses will be displayed at each end of the one-way access road on metal rectangles, mounted to metal posts, and installed in locations that are visible and legible from at least 100 feet in both directions, on Mombacho and Wildcat Road. The addresses will be reflectorized, of a contrasting color, and will have a height of at least 4 inches with 0.5 stroke.

**WATER ANALYSIS**

The project parcels are located within the Kelsey Creek-Clear Lake Watershed (HUC10) and the Cole Creek Sub-watershed (HUC12). An unnamed intermittent Class II watercourse and

tributary to Cole Creek (NHD/DFG Water ID: 116953978), flows from the southwest to northeast through the southeastern corner of the Project Property, then along the eastern boundary of the property.

The unnamed intermittent Class II watercourse flows into Cole Creek approximately 0.25 miles northeast of the proposed cultivation operation. Additionally, there is an ephemeral Class III watercourse that also flows from south to north along the eastern property line of the Project Property, before crossing under Wildcat Road and entering the previously mentioned intermittent Class II watercourse. The proposed cultivation operation will be located over 150 feet from any surface water bodies and top of bank of any creeks. Additionally, the applicant proposes Best Management Practices in accordance with Chapter 29 and 30 of the Lake County Code to protect all surrounding waterways.

*Well Productivity.* The subject site contains a permitted groundwater well that will be used as the primary water source for this project. According to a Water Well Drillers Report performed by the State of California Department of Water Resources, the onsite groundwater well was drilled in 1977 to a depth of 99 feet (screened between 75 and 99 feet) and has an estimated yield of 20 gallons per minute (well located at Latitude 38.90131° and Longitude -122.75927°).

However, according to a well test report conducted on July 25, 2019, the report identified an average pump rate of 4.6-gallons per minute, but had a recharge rate of 99.7% following a 2-hour shut-down period. According to the report, the difference in both the pumping and static levels recorded showed minimal change which suggests that there is little drawdown while the pump is in operation. The well which has been identified to produce 4.6-gallons per minute translates to approximately 2,419,366 gallons per year. According to the applicant, the cultivation season for the proposed cultivation operation will begin in April and end in November each year. The applicant proposes that the cultivation operation will require approximately 710,355-gallons per year (*Please Note: Water usage may vary depending on weather conditions*). Considering the applicant proposes to use 710,355-gallons per year, this translates to approximately 29% of the existing well's full capacity. All water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair, and inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7. The applicant proposes to maintain daily water meter readings records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request. The irrigation system of the existing/proposed cultivation area(s) are/will be composed of buried PVC piping, black poly tubing, with drip tapes/lines.

*Cumulative Water Analysis.* The applicant has submitted a Hydrology Report, prepared by Realm Engineering and dated November 18, 2021. The Report estimates average daily water usage to be 6 gallons per plant; this is consistent with multiple reports that have been received and reviewed by Lake County. The report estimates total usage of between 3 and 4 acre-feet per year (approximately 1,000,000 gallons), or about 7,000 gallons per day.

	Apr	May	June	July	Aug	Sept	Oct	Nov
Low (25" per year)	30,000	60,000	90,000	150,000	150,000	150,000	60,000	30,000
High (35" per year)	40,000	80,000	120,000	210,000	210,000	210,000	80,000	40,000

### Groundwater Recharge

The Hydrology Report states that groundwater recharge is the replenishment of an aquifer with water from the land surface. It is usually expressed as an average rate of inches of water per year, similar to precipitation. Thus, the volume of recharge is the rate times the land area under consideration times the time period, and is usually expressed as acre-ft per year. In addition to precipitation, other sources of recharge to an aquifer are stream and lake or pond seepage, irrigation return flow (both from canals and fields), inter-aquifer flows, and urban recharge (from water mains, septic tanks, sewers, and drainage ditches).

For this site, the volcanic aquifer is considered to be unconfined. Drainage features that intersect and border the site have likely eroded through some of the overlying layers and are contributing to the recharge of the site's aquifer through the stream bottom. However, it is also likely that a portion of the rain water falling directly on the site infiltrates the ground surface and migrates downward through the soil matrix until it recharges the aquifer. In addition, flow in the intermittent watercourses to the east and north of the Project Property may contribute to recharge of the aquifer near the site.

To estimate the groundwater recharge at the site, we first must assume that the recharge to the aquifer is primarily through rainfall across the 20-acre Project Property (Lake County APNs 011- 044-17 & 18). Therefore, the annual precipitation available for recharge onsite can initially be estimated using the following data and equation.

$$\begin{aligned} 20 \text{ acres} \times 2.8 \text{ feet (Average Annual Precipitation for Lakeport, CA)} &= 56 \text{ acre-feet} \\ \text{Estimated Annual Precipitation Onsite} &= 56 \text{ acre-feet/year} \end{aligned}$$

However, this estimate does not account for surface run-off, stream underflow, and evapotranspiration that occurs in all watersheds. According to the USGS, the long-term average precipitation that recharges groundwater in the northern California region is approximately 15 percent. Since the Project Property is covered in well-drained very gravelly loam soils and vegetation, we estimate that the long-term average precipitation that recharges groundwater within the entire site is near the regional average of 15%. With this data and the precipitation data presented above, we can estimate the groundwater recharge of the Project Property by using the following equation.

$$\begin{aligned} 56 \text{ acre-feet/year (annual precipitation onsite)} \times 0.15 \text{ (long term average recharge)} &= \\ \text{Estimated Groundwater Recharge} &= 8.4 \text{ acre-feet/year} \end{aligned}$$

Based on the estimated average annual recharge to the aquifer of the Project Property (approximately 8.4 acre-feet/year) and the estimated annual water usage of the proposed cultivation operation (2.2 to 3.0 acre-feet/year), it appears that the MMO will have enough water to meet their demands without causing overdraft conditions.

### Impacts on Neighboring Wells.

The Report states that the 'pumping influence area' is a 400 foot circular area with the well located at the center of this circle. This Area was determined following the November 4, 2021 pump test that was run on the well, and on the general relationships that exist between the on-site well and the neighboring wells in terms of usage, distance and so forth. The Report states that Lake County Environmental Health Department, who oversees wells within Lake County, has no evidence of wells on adjacent parcels and within the 400 foot diameter. The Report mentions an unnamed Class

II seasonal drainage channel, and states that the unnamed intermittent Class II watercourse does not support aquatic habitat year-round, and is typically dry by May/June of each year, when pumping of the onsite groundwater well for the proposed cultivation operation would reach potentially significant levels. Therefore, the potential for stream depletion as a result of the proposed onsite groundwater usage is not considered a concern to this assessment.

#### Conclusions regarding Water

All water for the proposed cultivation operation will come from the existing onsite groundwater well located at Latitude: 38.90131° and Longitude: -122.75927°. The onsite groundwater well was drilled to a depth of 99 feet below ground surface (bgs) in April of 1977. A recent pump test performed in November of 2021, indicates that the onsite groundwater well can sustainably produce at least 9.8 gallons per minute. From the pump test data we can calculate a Specific Capacity of approximately 0.51 gpm/foot for the onsite groundwater well. The total estimated annual water use requirement for the proposed cultivation operation is between 720,000 and 990,000 gallons per year.

Based on data from the recent pump test and the estimated water use requirement(s) for the proposed cultivation operation, it appears that the onsite groundwater well is a sufficient water source for the proposed cultivation operation. Based on the estimated average annual recharge to the aquifer of the Project Property (approximately 8.4 acre-feet/year) and the estimated annual water usage of the proposed cultivation operation (2.2 to 3.0 acre-feet/year), it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and on the Project Property.

The calculated zone of pumping influence for the proposed cultivation operation extends approximately 400 feet from the onsite groundwater well. It does not appear that pumping for the proposed cultivation operation will impact neighboring wells, given the horizontal and vertical separations between the onsite groundwater well and neighboring wells. An unnamed intermittent Class II watercourse flows within 400 feet of the onsite groundwater well. However, the unnamed intermittent Class II watercourse does not support aquatic habitat year-round, and is typically dry by May/June of each year, when pumping of the onsite groundwater well for the proposed cultivation operation would reach potentially significant levels. Therefore, the potential for stream depletion as a result of the proposed onsite groundwater usage is not considered a concern to this assessment.

#### **PESTICIDES/FERTILIZERS & HAZARDOUS MATERIALS:**

According to the Property Management Plan, all chemicals will be stored and used for the cultivation operation which includes fertilizers/nutrients, pesticides, and petroleum products and chemical sanitation products necessary to maintain a sterile work environment inside the proposed processing facility. All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area. Petroleum products will be stored undercover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the existing onsite wooden garage. Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the processing facility. No effluent is expected to be produced by the proposed cultivation operation.

All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. The applicant will supply portable restrooms until permanent facilities are constructed.

### **HOURS OF OPERATION:**

According to the Property Management Plan, cultivation related activities will occur from 8:00 AM to 6:00 PM. All gates will be locked and secured outside of core operating/business hours and when operation personnel are not present.

### **SOLID WASTE MANAGEMENT:**

The types of solid waste that will be generated from the proposed cultivation operation include but are not limited to gardening materials and wastes (*such as used plastic seedling pots and spent plastic fertilizer/pesticide bags and bottles*) and general litter from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed outdoor cultivation/canopy area and Processing Facility. At no time will the bins be filled to a point that their lids cannot fit securely. Solid waste from the bins will be deposited into a trailer (*dump trailer*), and hauled away by project staff to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. Additionally, all vegetative cannabis waste will be composted onsite. Composted cannabis waste will be used as an organic soil amendment within the cultivation operation.

### **SITE MAINTENANCE & RUN-OFF CONTROL MEASURES:**

When not in use, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately.

All cultivation areas are/will be located at least 100 feet from the top of bank of any known perennial and/or season waterway. To control runoff, the operations will install runoff control features/Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code around the cultivation areas and roads, and will be maintained for life of the project. Additionally, a minimum buffer of 100 feet of defensible space will be established and maintained around the proposed cultivation operation for fire protection and to ensure safe and sanitary working conditions. Areas of defensible space will be mowed and trimmed regularly around the cultivation operation to provide for visibility and security monitoring. The existing access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved throughout the entire site to filter and infiltrate storm water runoff from the access roads, parking areas, and the proposed cultivation operation. Portable restroom facilities will be regularly serviced and made available for use whenever staff is onsite.

### **CONSTRUCTION:**

The development of the project will consist of disturbing less than 500 cubic yards of soil (ground disturbance), which is allowed upon issuance of a building permit(s).

All construction activities, including engine warm-up, will occur from 6:00am to 6:00pm Monday through Saturday and shall adhere to all noise requirement in the Lake County Code. Additionally,

all equipment will be maintained and operated to all federal, state and local agency requirements to minimize spillage or leakage of hazardous materials.

All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. Water from the approved onsite well will be used to mitigate the generation of dust during development, including operations.

The overall construction of the project is anticipated to take three (3) to five (5) weeks to complete. (weather dependent).

**Aerial Photo of Cultivation Site and Vicinity**



*Source: Property Management Plan*

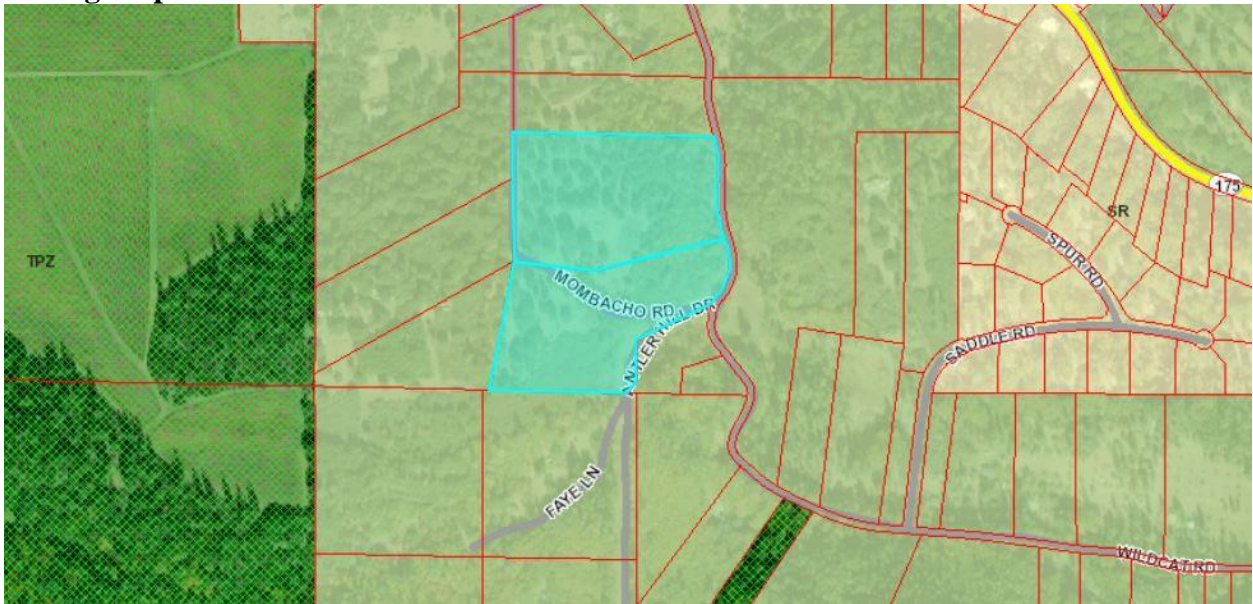
#### **17. Surrounding Land Uses and Setting : Briefly describe the project's surroundings:**

- The parcels to the **North and South** are zoned “RR” Rural Residential and are greater than ten (10) acres in size and the majority of these parcels are vacant. All parcels are either vacant or developed with single-family residential dwellings and accessory structures.
- The parcels to the **East** are zoned “RR” Rural Residential and “TPZ” Timber Preserve Zone and are greater than ten (10) acres in size. The majority of these parcels are vacant and a small portion are developed with an existing agricultural use.
- The parcels to the **West** are zoned “RR” Rural Residential and “SR” Suburban Reserve and are greater than ten (10) acres in size. The majority of these parcels are vacant and a small portion are developed with single-family residential dwellings and accessory structures.

**NOTE: The nearest off-site residential dwelling is over 700 feet away from the cultivation area.**



## Zoning Map



*Source: Lake County GIS Mapping*

**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 Sheriff Department  
 Kelseyville Fire Protection District  
 Central Valley Regional Water Quality Control Board  
 California Water Resources Control Board  
 California Department of Forestry & Fire Protection (Calfire)  
 California Department of Fish & Wildlife (CDFW)  
 California Department of Food and Agricultural  
 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 local tribes. Middletown Rancheria sent a letter to the Community Development Department (CDD) dated January 03, 2020, identifying that they had concerns with the project. CDD worked closely with Middletown Rancheria, and on February 19, 2020, Middletown Rancheria sent written documentation determining they no longer had concerns with the project moving forward.

#### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

#### **DETERMINATION: (To be completed by the lead Agency)**

On the basis of this initial evaluation:

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

Initial Study Prepared By:  
Victor Fernandez, Eric Porter

Victor Fernandez, Eric Porter via electronic signatures

Date: 2/16/2022

SIGNATURE

Mary Darby - 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:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance


**KEY: 1 = Potentially Significant Impact**


**2 = Less Than Significant with Mitigation Incorporation**

**3 = Less Than Significant Impact**

**4 = No Impact**

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>I. AESTHETICS</b> <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project is located in a rural area that is accessed by Mombacho Road that intersects Wildcat Road. The proposed operation <u>will not</u> have a substantial adverse effect on the scenic vista as it is not located within a mapped "SC" Scenic Combining District. Additionally, the project parcels are greater than 2,000 feet away from State Highway 175 and visually protected by moderate to steep topography (greater than 20-30%) along Wildcat and Mombacho Road. The entire cultivation area will be enclosed within a six (6)-foot tall galvanized woven wire fence covered with privacy screen where necessary to screen the cultivation area from public view. However, passing motorists may have limited visibility of the site along Wildcat and Mombacho Road.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>No rock outcroppings, or historic buildings were observed. The site is located more than 2,000 feet from State Highway 175. Per Caltrans California Scenic Highway GIS system, State Highway 175 is not designated as a Scenic Highway within Lake County. In reference to the Lake County General Plan (2008), Scenic viewpoints along roadways and multi-use trails should be provided where there are major views of specific features, such as Clear Lake, Mt. Konocti, or panoramic views of the countryside. The cultivation site is located in a rural area surrounded by mountainous terrain, however, the proposed project will not remove or damage the view of the mountainous terrain. Additionally the site is not visible from the state highway due to the 2000 feet of separation from the highway and because of the topography. The project does not propose the removal of any trees.</p>  <p>(Figure 1: View of Cultivation Site and surrounding areas)</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>The site is located in a rural, unincorporated area of Lake County southeast of Kelseyville and is situated in a manner that makes it difficult to be seen from Highways 175 and 29. There is vegetation cover and topography between the roads and the cultivation areas. The project is consistent with the property zoning and general plan land use designations in the area.</p> <p><b>Less than Significant Impact</b></p>	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			<p>The project has some potential to create additional light and/or glare through exterior security lighting and lighting for the proposed greenhouses. The greenhouses will be strictly used for immature plants and extensive artificial lighting is not proposed as part of this project. The proposed use is an outdoor cultivation operation. The following mitigation measures have been implemented that will reduce the impacts to less than significant:</p> <p><b>AES-1: 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.</b></p> <p><b>AES-2: All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Applicant shall</b></p>	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					submit a <u><b>Blackout Film/Materials Plan</b></u> to the Community Development Department for review and approval prior to issuance of any permits.  <b>Less than Significant Impact with Mitigation Measure AES-1 and AES-2 added</b>	
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		<p>The cultivation site is located within Other Land and Grazing Land as designated by the current Lake County Important Farmland prepared by the State of California Department of Conservation Farmland Mapping and Monitoring Program. The cultivation of commercial cannabis will be outdoor. The proposed use will not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use.</p>  <p><b>Less than Significant Impact</b></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>The proposed use will not be in conflict with the existing zoning for agricultural uses as the cultivation of commercial cannabis is allowed in the 'RR' Rural Residential zoning district upon securing a Major Use Permit in reference to Article 27 of the Lake County Zoning Ordinance. The proposed project does not conflict with the Williamson Act contract as it is not engaged in one.</p> <p><b>No Impact</b></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 proposed use will not conflict with existing, zoning, or cause rezoning of forest land, timberland, or timber production as defined by the Government Code. The project will be developed within a previously disturbed area.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest.  <b>No Impact</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
<b>III. AIR QUALITY</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the project area or project vicinity.</p> <p>The project has the potential to result in short- and long- term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, routine maintenance, uncovered soil or compost piles, and vehicle trips on unpaved roads. According to the application package, fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary, however, the amount of soil movement will be minimal as well.</p> <p>Cannabis cultivation may generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, and trimming) after harvest. Odors generated by the plants, particularly during harvest season, will be mitigated through passive means (separation distance), and active means (Odor Control Plan).</p> <p>The applicant developed an Air Quality Management Plan to manage cannabis-related emissions and odors during construction and operation of the proposed project. The following equipment and activities may cause the issuance of air contaminants:</p> <p><u>Construction Equipment:</u> A small dozer, medium center-pivot backhoe loader, and a small crane or boom lift will necessary to construct the proposed buildings/structures of the proposed cultivation operation. This equipment will be staged/stored on existing graveled access roads, parking areas, and work areas, and will be shut off when not in use. Construction activities will occur between 9am and 6pm, Monday through Saturday, over a three to five week period.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>Gasoline and Diesel Powered Equipment:</u> The proposed cultivation operation will generate small amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc...), a utility tractor (diesel engine), and from vehicular traffic associated with any staff commuting. The generation of carbon dioxide is partially offset by the cultivation of plants, which remove carbon dioxide in the air for photosynthesis.</p> <p><u>Fugitive Dust:</u> The proposed cultivation operation may generate fugitive dust emissions through ground-disturbing activities, uncovered soil or compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust will be controlled by wetting soils with a mobile water tank and hose, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Fugitive dust may also be generated temporarily during the construction period.</p> <p><u>Odors:</u> Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, trimming, and grading) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the proposed odor control equipment and practices, and the generous setbacks provided from public roads, property lines, and neighboring residences/outdoor activity areas. Additionally, fragrant flowering and herb plants, such as Lavender, Rosemary, Thyme, and Daphne Odora will be planted around the cultivation area to help mask any residual odors emanating from the cultivation operation. The ventilation system of the proposed Processing Facility, in which the processing of raw cannabis plant material from the proposed outdoor cultivation area will occur, will be equipped with carbon filters/air scrubbers to mitigate odors emanating from the building. Accurate records of repairs and replacements to the ventilation and odor mitigation system will be maintained by MMO's managerial staff, and those records will be retained onsite for at least three years.</p> <p>According to the Property Management Plan, the ventilation system(s) of the proposed Processing Facility (<i>in which the processing of raw cannabis plant material from the outdoor cultivation area will occur</i>), will be equipped with carbon filters and air scrubbers to mitigate odors emanating from the building. All air filtration and odor mitigation equipment of the proposed cultivation operation will be inspected quarterly to determine if maintenance or replacement is required. The carbon filters/air scrubbers of the proposed Processing Facility will be replaced each quarter. Additionally, the applicant will log and maintain accurate records, repairs, and replacements to ventilation and odor mitigation systems and will retain records for at least three years. Annually, the operation's managerial staff will review all documentation pertaining to the performance of their AQMP to determine if the risk of nuisance odors or other air contaminants are within acceptable tolerances, or can be mitigated further by implementing new best management practices or advanced mechanical systems. The applicant has proposed that all data and information will be made available to Lake County and/or Lake County Air Quality Management District officials upon request.</p> <p>Additionally, implementation of mitigation measures below would reduce air quality impacts to less than significant.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b><u>AQ-1:</u></b> Prior to cultivation, the applicant shall plant fragrant flowering and herb plants, such as Lavender, Rosemary, Thyme, and Daphane Odora around the southern and eastern sides of the cultivation area. Plants shall be planted at intervals of 5' or less; shall be irrigated, and shall be maintained in a healthy state for the life of the project.</p> <p><b><u>AQ-2:</u></b> All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</p> <p><b><u>AQ-3:</u></b> 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><b><u>AQ-4:</u></b> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials to the Lake County Air Quality Management District.</p> <p><b><u>AQ-5:</u></b> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p><b><u>AQ-6:</u></b> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p><b><u>AQ-7:</u></b> 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><b><u>AQ-8:</u></b> Prior to cultivation, all greenhouses and buildings proposed for cannabis processing shall be equipped with filtration systems that prevents the movement of odors, pesticides, and other air borne contaminates out of or into the structure.</p> <p><b>Less Than Significant with Mitigation Measures AQ-1 through AQ-8 added</b></p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?		X			The County of Lake is an attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis cultivation ordinance for Lake County, and use of generators are only permitted on an emergency basis. On-site construction is likely to occur over a relatively short period of time (estimated 3-5 weeks). Potential particulate matter could be generated during construction activities and build-out of the site. The cultivation activity will take place in an outdoor area. The outdoor cultivation area is not anticipated to generate dust or other substances that will violate	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>air quality in this vicinity. The proposed greenhouses are to house immature plants only and mature plant cultivation will not occur within the greenhouses. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards with the mitigations implemented in Section III(a).</p> <p><b>Less Than Significant with Mitigation Measures AQ-1 through AQ-8 added</b></p>	
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The nearest off-site residence is located more than 700 feet from the cultivation site. In accordance with Article 27 of the Lake County Zoning Ordinance, the minimum setback requirement for commercial cannabis cultivation is 200 feet from off-site residences. The cultivation area would be surrounded by a fence, mesh, and vegetation which would help prevent off-site drift of pesticides. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos and no serpentine soils are mapped onsite.</p> <p><b>Less than Significant Impact with mitigation measures AQ-1 through AQ-8 added</b></p>	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			<p>Sensitive receptors in the area include adjacent and/or nearby residents. The nearest off-premises house is more than 700 feet away from the cultivation area. The Lake County Zoning Ordinance requires the cultivation area be setback a minimum of 200 feet from an off-site residence. With the proposed cultivation area meeting this requirement, the passive odor control (separation distance) may be adequate for the outdoor cultivation area. The applicant has provided an odor response program as part of their proposal.</p> <p>Additionally, the proposed cultivation will generate minimal amounts of carbon dioxide from the operation of small gasoline engines (tillers, weed eaters, lawnmowers, etc.) and from vehicular traffic associated with staff commuting. The outdoor cannabis cultivation will limit carbon dioxide emissions to a miniscule extent. Additionally, the access road's surface will need to be upgraded to an all-weather surface to satisfy Public Resources Code 4290/4291.</p> <p><b>Less than Significant Impact with mitigation measures AQ-1 through AQ-8</b></p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
<b>IV. BIOLOGICAL RESOURCES</b> <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the		X			A Biological/Botanical Resource Assessment (Dated December 3, 2019) was prepared by Natural Investigations Company for the project parcels located at 9205 Mombacho Road and 9261 Wildcat Road Kelseyville, CA, further described as APNs: 011-044-17 and 011-044-18.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
California Department of Fish and Game or U.S. Fish and Wildlife Service?					<p>The Biological Resource Assessment provides information about the biological resources within the Study Area, the regulatory environment affecting such resources, any potential Project-related impacts upon these resources, and finally, to identify mitigation measures and other recommendations to reduce the significance of these impacts. The specific scope of services performed for this assessment consisted of the following tasks:</p> <ul style="list-style-type: none"> <li>• Compile all readily-available historical biological resource information about the Study Area.</li> <li>• Spatially query state and federal databases for any historic occurrences of special-status species or habitats within the Study Area and vicinity.</li> <li>• Perform a reconnaissance-level field survey of the Study Area, including photographic documentation.</li> <li>• Inventory all flora and fauna observed during the field survey.</li> <li>• Characterize and map the habitat types present within the Study Area, including any potentially jurisdictional water resources.</li> <li>• Evaluate the likelihood for the occurrence of any special-status species.</li> <li>• Assess the potential for the Project to adversely impact any sensitive biological resources.</li> <li>• Recommend mitigation measures designed to avoid or minimize Project-related impacts.</li> <li>• Prepare and submit a report summarizing all of the above tasks.</li> </ul> <p><b><u>Environmental Setting:</u></b></p> <p>The Study Area is located within the Inner North Coast Range Geographic Subregion, which is contained within the Northwestern California geographic subdivision of the larger California Floristic Province (Baldwin et al. 2012). This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The Study Area and vicinity is in Sunset Climate Zone 7, California's Gray Pine Belt, with hot summers and mild but pronounced winters without severe winter cold or high humidity (Brenzel, 2012). The topography of the Study Area slopes vary from gentle to steep toward the northeast. The elevation ranges from approximately 2,400 feet to 2,585 feet above mean sea level. Drainage runs east and north off the parcels in upland, vegetated swales, which collect in an unnamed intermittent watercourse; this watercourse eventually flows into Cole Creek, and ultimately into Clear Lake.</p> <p>Prior to the establishment of this cultivation operation, land uses were rural residential, open space, equestrian and cannabis cultivation. At 9261 Wildcat Road, existing facilities on the property include a single-family residence, two carports, garage, chicken coop, horse arena and stable. At 9205 Mombacho Road, existing facilities includes a single-family residence and chicken coop. The surrounding land uses are private estates and open space. The Natural Resources Conservation Service (NRCS) has identified several soil types within the Study Area. The geology that underlays the site includes soils derived from obsidian (volcanic). No soils derived from serpentine are mapped within or adjacent to this parcel. (NRCS 2019).</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b><u>Field Survey:</u></b> Consulting Biologist Tim Nosal, M.S.; conducted a reconnaissance-level field survey on May 2, 2019. A variable-intensity pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible fauna and flora observed were recorded in a field notebook, and identified to the lowest possible taxon. Survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDDB within the vicinity of the Study Area and those species on the USFWS species list (Appendix 1 within the Biological Assessment).</p> <p>When a specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified in the laboratory using a dissecting scope where necessary. Tim Nosal holds CDFW Plant Voucher Specimen Permit 2081(a)-16-102-V. Taxonomic determinations were facilitated by referencing museum specimens or by various texts, including the following: Powell and Hogue (1979); Pavlik (1991); (1993); Brenzel (2012); Stuart and Sawyer (2001); Lanner (2002); Sibley (2003); Baldwin et al. (2012); Calflora (2019); CDFW (2019b,c); NatureServe 2019; and University of California at Berkeley (2019a,b).</p> <p>The locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Habitat types occurring in the Study Area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded. The Study Area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats</p> <p><b><u>Special State Species Observed During Field Survey:</u></b> During the field survey, one special-status species was observed within the Study Area: Konocti manzanita. This species is a CNPS Rare Plant Rank 1B.3. This rank indicates that this species is rare throughout its range, but is not very threatened in California. Plants with CNPS Rare Plant Rank of 1B are considered to meet the definition of Rare or Endangered under CEQA Guidelines §15125: (c) and/or §15380. Konocti manzanita occurs as an occasional understory plant within the mixed oak /conifer forest in the Study Area. A botanical survey would be necessary to fully inventory the species.</p> <p>Inventory would be difficult in some areas because the forest understory is impenetrable without brush clearing.</p> <p>In addition to Konocti manzanita, the volcanic soils within the Study Area have a moderate potential for harboring additional special-status plant species, particularly: Greene's narrow-leaved daisy, Rincon Ridge ceanothus, and Calistoga ceanothus. The mature trees in the Study Area have a moderate potential to harbor special-status bats, primarily hoary bat and western red bat. There is no persistent aquatic habitat in the Study Area that can sustain aquatic special-status species. Downstream of the Study Area, the Class II watercourse may have suitable aquatic habitat.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b><u>Potential-Jurisdictional Water Resources:</u></b> Two water features were detected within the Study Area during the field survey: one intermittent channel (Class II) and one ephemeral channel (Class III).</p> <ul style="list-style-type: none"> <li>• The Class II watercourse enters the Study Area in the southeast corner and flows northeast, exiting the parcel as it crosses Wildcat Road, eventually flowing into Cole Creek.</li> <li>• The Class III watercourse is a roadside ditch that begins near the driveway into the Wildcat Road parcel. This feature flows north, between the eastern edge of the parcel and Wildcat Road.</li> <li>• No riparian habitat is found within the Study Area.</li> <li>• There are no wetlands and/or no vernal pools or other isolated wetlands in the Study Area.</li> </ul> <p><b><u>Potential Direct/Indirect Adverse Effects Section Upon Special Status Species:</u></b></p> <ul style="list-style-type: none"> <li>• One special-status plant species was detected within the Study Area, the Konocti manzanita. This species was observed growing in the understory of the oak / conifer forest habitat. Other regionally-occurring special status plants may be present is the oak / conifer forest habitat, primarily Greene's narrow-leaved daisy, Rincon Ridge ceanothus, or Calistoga ceanothus.</li> <li>• The Study Area is not within any designated listed species' critical habitat.</li> <li>• The Study Area does not contain any special-status terrestrial habitats. However, blue elderberry shrubs are present with the Study Area. Blue elderberry shrubs provide habitat for the Valley elderberry longhorn beetle. The current cultivation areas are more than 200 feet away from blue elderberry shrubs. The shrubs are very near the water tanks on the hilltop.</li> <li>• Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</li> </ul> <p>Upon reviewing the Biological Resource Assessment all substantial adverse impacts, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service have been or can be reduced to 'less than significant' through mitigation measures.</p> <p>The following mitigation measures have been implemented to reduce the impacts to less than significant:</p> <p><b><u>BIO-1 (Special Plant Species):</u></b> Prior to any future ground clearance, including vegetation removal, a "Botanical Survey" shall be performed by a qualified biologist. Additionally, if special-status plant species are detected, it is recommended that these plants be avoided. If they cannot be avoided, transplantations to a protected area should be considered.</p>	



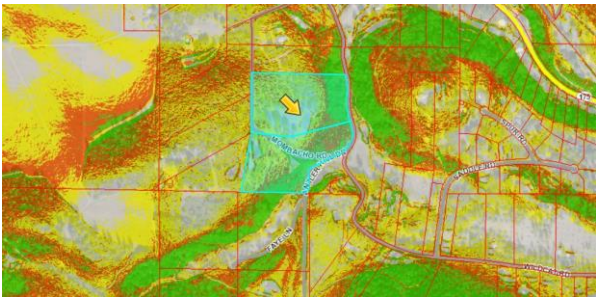
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>BIO 2 (Nesting Birds):</b> Prior to the commencement of vegetation clearing and/or tree falling during the Nesting Bird Breeding season(s), a survey for nesting birds shall be conducted by a qualified biologist.</p> <ul style="list-style-type: none"> <li><i>If active nests are present in the Study Area during construction of the project, CDFW shall be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include but are not limited to the establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</i></li> </ul> <p><b>BIO-3 (Blue Elderberry):</b> Prior to operation, the applicant shall establish a no disturbance buffer of at least 75 feet around each elderberry shrub.</p> <p><b>BIO - 4 (Waterways):</b> Any project activities that would result in the fill of any waters mapped in Figure W-2 of the Biological assessment, may be required to obtain the following permits.</p> <ul style="list-style-type: none"> <li>US Army Corps of Engineers Nationwide Permit</li> <li>Regional Water Control Board – 401 Water Quality Certification</li> <li>California Department of Fish and Wildlife 1601 Stream Bed Alternation Agreement.</li> </ul> <p><b>BIO-5 (Erosion Control):</b> All work in or near any waterways shall incorporate extensive Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment into the waterways. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharge associated with a Construction Activity (General Permit) and a Storm Water Pollution Plan (SWPP may be required).</p> <p><b>BIO-6 (Creek Buffer):</b> The applicant shall maintain a minimum of a one-hundred (100) foot setbacks from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land.</p> <p><b>BIO-7 (Staging Area):</b> The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.</p> <p><b>BIO-8:</b> The applicant shall preserve and/or avoid existing vegetation not otherwise specified for removal, including native tree species.</p> <p><b>BIO-9:</b> If the total area of ground disturbance from project implementation is greater than 1 acre, the cultivator shall enroll for coverage under the General Permit for</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<b>Discharges for Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ)</b>  <b>Less Than Significant Impact with mitigation measures BIO-1 through BIO-9 added</b>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>The Biological Assessment states that all potential biological impacts can be mitigated using Protection measures as stated in Section IV (a). The project is setback over 100 ft. from all water features located on the property . The project is proposing to use straw wattles around the cultivation site to reduce/eliminate sediment movement from the cultivation site and will maintain the natural vegetative buffers between the creeks/drainages and the cultivation site.</p> <p>The project is enrolled with the State Water Resources Control Board (SWRCB) for Tier, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). Tier 2 dischargers reflect cultivation sites that disturb over one acre and are located on flat slopes outside of riparian setbacks.</p> <p><b>Less than Significant Impact with mitigation measures BIO-1 through BIO-9 added</b></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 Assessment, the Study Area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats.</p> <p>Two water features were detected within the Study Area during the field survey:</p> <ul style="list-style-type: none"> <li>• <i>One intermittent channel (Class II) The Class II watercourse enters the Study Area in the southeast corner and flows northeast, exiting the parcel as it crosses Wildcat Road, eventually flowing into Cole Creek.</i></li> <li>• <i>One ephemeral channel (Class III). The Class III watercourse is a roadside ditch that begins near the driveway into the Wildcat Road parcel. This feature flows north, between the eastern edge of the parcel and Wildcat Road.</i></li> <li>• <i>No riparian habitat is found within the Study Area.</i></li> <li>• <i>There are no wetlands and no vernal pools or other isolated wetlands in the Study Area.</i></li> </ul> <p>However, all cultivation of commercial cannabis will not occur within these known areas and will be greater than 100 feet away from any known wetland and/or Waters of the US.</p> <p><b>Less than Significant Impact with mitigation measures BIO-1 through BIO-9 added</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X			According to the Biological Assessment prepared for the project's parcels notes that a sensitive special plant species, Konocti manzanita, was observed during the field survey. This plant species is located outside the proposed boundaries of the cultivation area. All cultivation activities are set back at least 100' from water features.  <b>Less than Significant Impact with mitigation measures BIO-1 through BIO-9 added</b>	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		The proposed use will not conflict with any local policies or ordinances protecting biological resources, such as oak tree preservation. Tree removal is not proposed for this project.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 11, 12, 13, 16, 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		There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the site or project.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
<b>V. CULTURAL RESOURCES</b> <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A Cultural Resource Assessment was prepared on May 31, 2019 by Natural Investigations Co. According to the Cultural Resource Assessment, the assessment included literature and Sacred Lands File searches, and intensive-level pedestrian survey of the project area. The study was completed in compliance with the California Environmental Quality Act.  <b><u>Archival Research:</u></b> A literature search was completed by the Northwest Information Center on May 21, 2019. The Native American Heritage Commission indicated by letter that their Sacred Lands File search failed to indicate the presence of Native American sacred lands within the immediate project vicinity. Natural Investigations conducted an intensive-level pedestrian survey of the project area on May 2, 2019.  Two prior studies have been conducted within the project area, while an additional seven reports are on file at the Information Center (Sonoma State) within a 0.25-mile search radius.  No cultural resources have been previously recorded within the project area, while approximately four resources (3-prehistoric and 1-multicomponent,) have been recorded within a 0.25-mile search radius.  No prehistoric or historic-era archaeological sites or ethnographic sites were identified during the survey  <b><u>Field Methods:</u></b> An intensive-level pedestrian survey within the acre project area was conducted by Natural Investigations archaeologist, Phil Hanes on May 2, 2019. Within the 27-acre project area, 19-acres were surveyed intensively using transects spaced no greater than 15 meters apart, and the remaining 8-acres was not surveyed due to vegetative cover.	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The 8-acres that were not surveyed are the portion of the property that is not currently involved in the cultivation operation and was inaccessible at the time of survey due to extremely dense vegetation.</p> <p>During the pedestrian survey, all visible ground surface within the project area was carefully examined for cultural material (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), or historic-era debris (e.g., metal, glass, ceramics). Ground disturbances (e.g., animal burrows, embankment, dirt roads, etc.) were visually inspected. A digital camera was used to take photographs of the Study Area, a Munsell® Soil Color Chart used to record soil color, and a handheld BE-3300-GPS global positioning system (GPS) unit with sub-meter accuracy used to record locational data.</p> <p><b><u>Report Findings:</u></b> According to the Archeological Research Study dated May 31, 2019, no prehistoric or historic-era archaeological sites or ethnographic sites were identified during the survey of the proposed project areas.</p> <p>The 27-acre project area is comprised of four parcels located on private land within rolling hills on the northwestern flank of Mount Hannah in Lake County, California. The parcels are accessed via private dirt roads at address 9261 Wildcat Road and 9175 Mombacho Road, both in Kelseyville, California. The parcels are surrounded on all sides by rural private property.</p> <p>Currently, within the project area are two residences, a horse corral with a small barn (Photograph 2), chicken coup, two wells, a garage, and several small outbuildings. The property has been recently cleared of most small vegetation and understory with a bulldozer and disk tiller.</p> <p>Larger trees will remain untouched with the exception of minor branch trimming to allow for better property access and fire reduction. A large previously existing gravel pad has been expanded to allow for a larger growing area. The landowner has plans to construct a drying area/work space at the location of an existing horse corral, and a greenhouse at the location of an existing garden area. No other major alterations to the property are planned at this time. The property is accessed by a private graveled 15-foot-wide well-maintained road.</p> <p>In addition, to the existing driveway, the project area has an additional access route via a private 15-foot-wide dirt road (Mombacho Road) utilizing an existing easement from the neighboring property. The project area is situated within a large obsidian flow area and has obsidian outcropping from various places within the property. During routine disking activities and vegetative cover maintenance, there are obsidian fragments within the project area. This appears to have been created by the use of mechanized equipment and natural weathering. No culturally modified obsidian was observed within the project area.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>Conclusion:</b>  Archeological Research Study dated May 31, 2019, no archaeological resources were identified during the survey and no other cultural resources were previously recorded within the proposed project area. Thus, the proposed project does not have the potential to cause a significant impact on any resource that currently qualifies as a historical resource, or that has been recommended eligible for listing in the CRHR.</p> <p>Based on the results of the records search, field survey, and assessment of potential direct or indirect project impacts, no additional cultural resources work is recommended at this time. Considering the project area has been highly disturbed by historic flooding and more than 50 years of agriculture, the potential for the discovery of buried archaeological materials within the proposed project area is considered to be low. Construction monitoring of any ground-disturbing activity is thus not recommended.</p> <p>Notification of the project was sent to local tribes. Middletown Rancheria sent a letter to the Community Development Department (CDD) dated January 03, 2020, identifying that they had concerns with the project. CDD worked closely with Middletown Rancheria, and on February 19, 2020, Middletown Rancheria sent written documentation determining they were comfortable with the project moving forward.</p> <p>The following mitigation measures have been added to reduce the potential impacts from accidental discovery to less than significant:</p> <p><b>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), and the culturally-affiliated Tribe 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 Health and Safety Code 7050.5.</b></p> <p><b>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 culturally-affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</b></p> <p><b>Less than Significant with Mitigation Measures CUL-1 and CUL-2 added</b></p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>Mitigation measures CUL-1 and CUL-2 have been implemented in case of a discovery of a cultural resource and/or human remains are found. The applicant shall notify the Culturally Affiliated Tribe, the Sheriff, and the Community Development Department if such finds are identified.</p> <p><b>Less than Significant Impact with mitigation measures CUL-1 and CUL-2 added</b></p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Minimal ground disturbing activities are proposed overall since the proposed buildings are located in a flat area and will be constructed on natural grade. The county requires the applicant to notify the Lake County Sheriff's Department, the local overseeing tribe(s), and the Community Development Department if any human remains (or significant artifacts) are unearthed during site preparation.  <b>Less than Significant with Mitigation Measures CUL-1 and CUL-2 added</b>	1, 3, 4, 5, 11, 14, 15
<b>VI. ENERGY</b> <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		The proposed project consists of outdoor cultivation operation with a greenhouse to house immature plants. The overall power usage of this facility is minimal. energy use may include but is not limited to the security system; well pump(s); septic pumps (if necessary); lighting for the storage and processing structures, security lighting, and other lighting and/or power needs as necessary. The applicant proposes to use on-grid power as the primary energy source. The applicant proposes to convert to solar power as an energy source in the future. Additionally, the greenhouses will require power for lighting.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 11, 14, 15
<b>VII. GEOLOGY AND SOILS</b> <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:  i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.  ii) Strong seismic ground shaking?  iii) Seismic-related ground failure, including liquefaction?  iv) Landslides?			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.  <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards.  <u>Landslides</u> There is some minor risk of landslides based on slope of the site. The cultivation sites however are located on flat terrain.   <b><u>Slope Map of Subject Site</u></b>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less than Significant Impact	
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel is as follows:</p> <ul style="list-style-type: none"> <li> <b>Bottlerock – Glenview-Arrowhead complex (117):</b>            This map unit is on volcanic hills and the vegetation is mainly brush with scattered conifers. The typical elevation is 1,500 to 3,000 feet with an annual precipitation of approximately 30 to 50 inches. This unit is very gravelly loam and 15% Arrowhead extremely gravelly sandy loam. This soil classification is very deep and well drained, with a slow permeability. The water capacity is approximately 1.5 to 6.0 inches and the hazard of erosion is moderate.         </li> </ul> <p>Standard mitigation measures will be implemented to ensure impacts from potential erosion are minimized.</p> <p>According to the Property Management Plan, the proposed cultivation operation will increase the impervious surface area of the project parcel by approximately 4,804 square feet or less than 0.6% of the property, through the construction of a 24' x 96' (2,304 ft<sup>2</sup>) immature plant area/greenhouse and a 50' x 50' (2,500 ft<sup>2</sup>) Processing Facility (metal building). A small amount of grading (less than 50 cubic yards) will be necessary to create level pads on which the proposed buildings/structures will be constructed. Two-hundred (200) four-foot square and two-foot deep garden/planting beds will be excavated within the proposed outdoor cultivation/canopy area using a small utility tractor, which will result in the movement of approximately 240 cubic yards of earthen material. Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. All structures and cultivation areas will be located more than 250 feet from the nearest surface water bodies, and stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching nearby surface water bodies. A native grass seed mixture and certified weed-free straw mulch will be applied 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 &amp; Sediment Control Site Plan following site development, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls.</p> <p>If greater than (500) cubic yards of soils are moved, a <u>Grading Permit</u> shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce 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</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p><b>Mitigation measures:</b></p> <p><b>GEO-1: 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.</b></p> <p><b>GEO-2: 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.</b></p> <p><b>Less Than Significant with Mitigation Measures added</b></p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered “generally stable” and there is little to no potential for landslide, subsidence, debris flows, liquefaction or collapse. Additionally, the operation will require minimal ground disturbance. The operation will occur within a previously disturbed area that has been continuously used for agricultural activities, including a historical permitted cannabis grow in accordance with Article 72 of the Lake County Zoning Ordinance. The applicant will routinely maintain the cleared vegetation in accordance with the above permits and codes. Additionally, the applicant will incorporate Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p><b>Less Than Significant Impact</b></p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		<p>According to the soil survey of Lake County, California prepared by the U.S.D.A, the soils discussed above in Section has a shrink-swell potential of “low”. All cannabis will be cultivated in above ground planter boxes. Each planter box is approximately 4’ X 4’ X 2’ and equipped with a drip and micro-spray irrigation systems. The applicant shall adhere to all Federal, State and local agency requirements.</p> <p><b>Less Than Significant Impact</b></p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		<p>The project parcels are currently developed with a single-family residence and accessory structures that is served with an existing onsite waste management system (septic) and well. The project parcels have adequate wastewater disposal infrastructure. All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. The applicant will supply portable restrooms until permanent facilities are constructed. The applicant shall adhere to all Federal, State, and Local regulations regarding onsite waste disposal systems. The project site will be served by the existing septic tank that currently serves the existing residence.</p> <p><b>Less Than Significant Impact</b></p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		There are no unique paleontological or geologic features on the site.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 11, 14, 15
<b>VIII. GREENHOUSE GAS EMISSIONS</b> <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		<p>In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (manufacturing, vehicle trips, etc.). The operation would not generate a significant number of vehicle trips. The project parcels are located greater than 2,000 feet away from State Highway 175. The cultivation area is protected by moderately to steep topography (greater than thirty (30) percent) along Wildcat and Mombacho Road.</p> <p>According to the applicant the operation will have approximately two employees from May through October and during November (harvest season) they may have up to an additional four employees. According to the applicant, the estimated trips are as follows (these trips are subject to change).</p> <ul style="list-style-type: none"> <li>• General Construction trips approximately six (6) to twelve (12) trips during developed of infrastructure only.</li> <li>• Related daily trips are estimated to be up to approximately twelve (12) or less trips per day depending on the season.</li> <li>• Employee Trips: <ul style="list-style-type: none"> <li>- May through October: Approximately two (2) – four (4) trips per day up to six (6) days a week with approximately two employees.</li> <li>- November (harvest season): Approximately four to eight trips per day, for seven days a week for four weeks.</li> </ul> </li> </ul> <p>Therefore, based on the anticipated trips for the proposed use the levels of greenhouse gasses emitted are not anticipated to be excessive and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses.</p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	<p>This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have any established thresholds of significant for greenhouse gases.</p> <p><b>No Impact</b></p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>According to the Property Management Plan, all chemicals will be stored and used for the cultivation operation which includes but is not limited to fertilizers/nutrients, pesticides, and petroleum products and chemical sanitation products necessary to maintain a sterile work environment inside the proposed Processing Facility. All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area. Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the existing onsite wooden garage. Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation.</p> <p>Materials associated with the operation, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment. All hazards and hazardous materials will be stored in accordance to all Federal, State and local agency requirements. Routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</p> <p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>Additionally, to utilize pesticides for agricultural purposes, the applicant would be required to obtain an Operator Identification Number (OIN) from the California Department of Pesticide Regulation.</p> <p>To ensure impacts related to the transportation and storage of hazardous materials, particularly to water features, are minimized, the following mitigation measures will be implemented.</p> <p><b>HAZ-1: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. These materials shall not be allowed to leak onto the ground or contaminate surface waters or nearby creeks. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</b></p> <p><b>HAZ-2: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</b></p> <p><b>HAZ- 3: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit</b></p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p><b>HAZ-4: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</b></p> <p><b>Less Than Significant with mitigation measures HAZ-1 through HAZ-4</b></p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X			<p>See response to Section IX (a). All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in containers within a shed or processing building. The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil.</p> <p><b>Less than Significant with mitigation measures HAZ-1 through HAZ-4</b></p>	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X		<p>The proposed project is not located within one-quarter mile of an existing or proposed school. The nearest school (Mountain School) is located approximately 1.2 miles Northwest from the cultivation site.</p> <p><b>Less than Significant Impact</b></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).</p> <p><b>Less Than Significant Impact</b></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><b>No Impact</b></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><b>No Impact</b></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 parcel is mapped as High Fire Risk. The applicant will adhere to all Federal, State and local agency requirements/regulations for setbacks and defensible space. Please refer to section XX. Wildfire for additional information.</p> <p><b>Less Than Significant Impact</b></p>	1, 3, 4, 5, 20, 35, 37
<p align="center"><b>X. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i></p>						
a) Violate any water quality standards or waste discharge			X		The project parcels are located within the Kelsey Creek-Clear Lake Watershed (HUC10) and the Cole Creek Sub-watershed	1, 3, 4, 5, 13, 21, 23, 24,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
requirements or otherwise substantially degrade surface or ground water quality?					<p>(HUC12). An unnamed intermittent Class II watercourse and tributary to Cole Creek (NHD/DFG Water ID: 116953978), flows from southwest to northeast through the southeastern corner of the Project Property, then along the eastern boundary of the Project Property.</p> <p>The unnamed intermittent Class II watercourse flows into Cole Creek approximately 0.25 miles northeast of the proposed cultivation operation. Additionally, there is an ephemeral Class III watercourse that also flows from south to north along the eastern property line of the property before crossing under Wildcat Road and entering the previously mentioned intermittent Class II watercourse. The proposed cultivation operation will be located over 150 feet from these surface water bodies. All cultivation activities will be a minimum of 100 feet away from the top of bank and Best Management Practices in accordance with Chapter 29 and 30 of the Lake County Code will be implemented to protect all surrounding waterways.</p> <p>Additionally, the project parcel is currently served by an existing onsite septic and well. This existing well onsite was drilled in 1977 to a depth of 99 feet (screened between 75 and 99 feet) and has an estimated yield of 20 gallons per minute (<i>well located at Latitude 38.90131° and Longitude - 122.75927°</i>). However, according to a well test report conducted on July 25, 2019, the report identified and average pump rate of 4.6-gallons per minute and a recharge rate of 99.7%. According to the report, the difference in both the pumping and static levels recorded showed minimal change which suggests that there is little to no drawdown while the pump is in operation. The well which has been identified to produce 4.6-gallons per minute translates to approximately 2,419,366 gallons per year. All water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented and/or minimized when leaks occur and the system needs repair, and inline water meters. The project will not violate any water quality standards or waste discharge requirements. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Minimal site preparation, construction and/or grading is proposed.</p> <p><b>Less than Significant Impact</b></p>	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>According to the applicant, the project site is equipped with an existing well. The existing well has an estimated yield of 4.6 Gallons Per Minute. The irrigation system of the existing/proposed cultivation area(s) are/will be composed of buried PVC piping, black poly tubing, and drip tapes/lines. According to the application package the operation proposes to maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges. Additionally, to protect groundwater and potential surface water, access roads and parking areas will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established throughout the entire site to filter and infiltrate storm water runoff from the access roads, parking</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**																								
					<p>areas, and the proposed cultivation operation. Additionally, the applicant will install two (2) 5,000-gallon heavy-duty plastic water storage tanks to provide additional stored water for irrigation purposes/uses and a 15,000-gallon metal emergency water storage tank for emergency fire uses.</p> <p>According to the Property Management Plan, the applicant estimates the total annual water use to be 710,355 gallons. The cultivation season for the proposed operation is approximately from April to the end of November. The applicant has provided the following table that presents the expected water use by month in gallons and acre-feet:</p> <table><tr><th>April</th><th>May</th><th>June</th><th>July</th><th>Aug</th><th>Sept</th><th>Oct</th><th>Nov</th></tr><tr><td>32,585</td><td>65,170</td><td>97,755</td><td>130,340</td><td>130,340</td><td>130,340</td><td>97,755</td><td>32,585</td></tr><tr><td>0.1</td><td>0.2</td><td>0.3</td><td>0.4</td><td>0.4</td><td>0.4</td><td>0.3</td><td>0.1</td></tr></table> <p>As mentioned previously, the existing well produces approximately 4.06 gallons per minute. This translates to approximately 2,135,353-gallons per year. With the project requiring approximately 710,355 gallons per year, the project will use approximately 33% of the wells full capacity.</p> <p>All cultivation areas are located at least 100 feet from the top of bank of any known perennial and/or seasonal waterways. To control runoff, the operation will install Best Management Practices (BMPs) in accordance with Chapter 29 and 30 of the Lake County Code around the cultivation area, including all area to be used (roads, storage area, etc.). All BMPs will be routinely inspected and maintained for life of the project. Additionally, the applicant shall adhere, obtain and maintain all necessary federal, state and local agency permits. Mitigations have been added to limit if not eliminate runoff from encroaching the waterway which would reduce impacts to less than significant. Additionally, the applicant shall adhere to at State Water Board requirements and regulations as part of their conditions of approval.</p> <p>The ensure impacts related to the hydrology and water quality are minimized, following mitigation measures have been implemented.</p> <p><b>HYD-1: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.</b></p> <p><b>HYD-2: The production well shall have a meter installed to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</b></p> <p><b>Less than significant with mitigation measures HYD-1 through HYD-2 added</b></p>	April	May	June	July	Aug	Sept	Oct	Nov	32,585	65,170	97,755	130,340	130,340	130,340	97,755	32,585	0.1	0.2	0.3	0.4	0.4	0.4	0.3	0.1	
April	May	June	July	Aug	Sept	Oct	Nov																							
32,585	65,170	97,755	130,340	130,340	130,340	97,755	32,585																							
0.1	0.2	0.3	0.4	0.4	0.4	0.3	0.1																							

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> <li>i) Result in substantial erosion or siltation on- or off-site;</li> <li>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</li> <li>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;</li> <li>iv) Impede or redirect flood flows?</li> </ul>		X			<p>The proposed project is not anticipated to substantially decrease groundwater supplies or interfere with groundwater recharge with the implemented mitigation measures HYD-1 and HYD-2.</p> <p>The applicant has proposed the following Best Practical Treatment and Control measures below to conserve water resources:</p> <ul style="list-style-type: none"> <li>• Staff will regularly inspect their entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.</li> <li>• Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss.</li> <li>• Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation).</li> <li>• Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation area(s).</li> <li>• Install float valves on all water storage tanks to keep them from overflowing onto the ground.</li> </ul> <p>Additionally, according to the application package, A 1-inch NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter and a Well Watch 670 sonic water level meter equipped with data logging capabilities have been installed on the existing groundwater supply well. Inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 will be installed on the main water supply lines running between the groundwater well and the storage tanks associated with each cultivation area. Project staff will record daily water meter readings, and will maintain those records onsite for a minimum of five years. The applicant proposes to make those records available to Water Boards, CDFW, and Lake County staff upon request.</p> <p>Per the Lake County Zoning Ordinance, outdoor cultivation, including any topsoil, pesticide or fertilizers used for the cultivation of cannabis shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool.</p> <p>If development activities will occur on over one (1) acre of new disturbance, the project will require coverage under a <u>Construction General Permit for Storm Water Management</u>, including a <u>Storm water Pollution Prevention Plan (SWPPP)</u>.</p> <p><b>Less than significant with mitigation measure HYD-1 and HYD-2; GEO-1 and GEO-2, and HAZ-1 through HAZ-3 added</b></p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	<p>The cultivation site is not located in a flood plain, a tsunami or seiche zone.</p> <p><b>No Impact</b></p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		There are no water quality control plans already in place for this site. The applicant has however provided a cumulative Hydrology Report and an engineered Stormwater and Erosion Control Plan for this project including specific mitigation measures to enable stormwater management  <b>Less than Significant Impact</b>	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i>						
a) Physically divide an established community?			X		The proposed project site would not physically divide an established community. The proposed project is accessed by Mombacho Road. The proposal will not consist of new development that will act as a barrier to an established community. The project parcel is an existing lot in a rural area. The nearest community growth boundary is approximately 3.5 miles north from the cultivation site.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 6, 35
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan and Cobb Mountain Area Plan. The proposed commercial cannabis cultivation operation would create diversity within the local economy and create future employment opportunities for local residents. The project parcel is zoned Rural Residential. In addition, Commercial Cannabis Cultivation is an allowable use in the Rural Residential zoning district upon securing a Major Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 20, 21, 22, 27, 28
<b>XII. MINERAL RESOURCES</b> <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	According to the California Department of Conservation: Mineral Land Classification, there are no known mineral resources on the project site.  <b>No Impact</b>	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	The County of Lake's General Plan, the Cobb Mountain Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.  <b>No Impact</b>	1, 3, 4, 5, 26
<b>XIII. NOISE</b> <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term ambient noise related to outdoor cannabis cultivation typically occurs either during construction, or as result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages. This project would have some noise related to site preparation (hours of construction are limited through standard conditions of approval). There may be a need for an emergency backup generator, however generator usage would be limited to power outages. However, mitigation measures will decrease these noise levels to an acceptable level.  <b><u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours</b>	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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. This mitigation does not apply to night work.</p> <p><b>NOI -2:</b> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 7:00 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><b>NOI-3:</b> 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><b>Less Than Significant with mitigation measures NOI-1 through NOI-3 added</b></p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration.</p> <p><b>Less Than Significant Impact</b></p>	1, 3, 4, 5, 13
<b>XIV. POPULATION AND HOUSING</b> <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		<p>The project is not anticipated to induce population growth.</p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No housing will be displaced as a result of the project.</p> <p><b>No Impact</b></p>	1, 3, 4, 5
<b>XV. PUBLIC SERVICES</b> <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?				X	<p>The project does not propose any new housing or other uses that would necessitate 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. Additionally, the project was reviewed by the Lake County Sheriff's Office, Cal Fire, and the Local Fire Districts and no adverse comments were received.</p> <p>The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access.</p> <p>There would not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.</p> <p><b>No Impact</b></p>	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
- Other Public Facilities?						
<b>XVI. RECREATION</b> <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	<p>The project would generate business income, an increase in local employment opportunities, and increase public fee and tax revenue which may result in slight increases in population growth, which could lead to increased use of park and recreation facilities. However, the increased use of park and recreation, would occur over a large area and in multiple sites and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities. The project would not have any impacts on existing parks or other recreational facilities.</p> <p><b>No Impact</b></p>	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	<p>This project will not necessitate the construction or expansion of any recreational facilities.</p> <p><b>No Impact</b></p>	1, 3, 4, 5

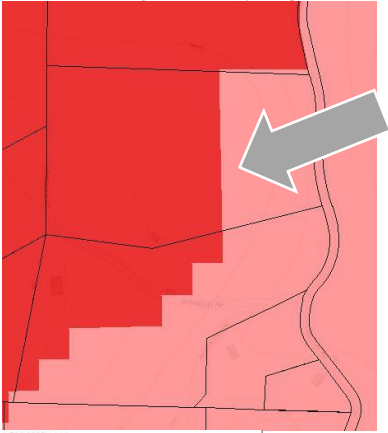
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVII. TRANSPORTATION</b> <i>Would the project:</i>						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?		X			<p>The project site is accessible from two two-lane roads, Mombacho Road and Wildcat Road, which are County maintained. An existing driveway running through the project parcels is approximately 850 feet in length, and connects Mombacho and Wildcat Road. A minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only. Additionally, the applicant proposes to convert the existing driveway into a one-way access road, to access the cannabis operation. The existing driveway and proposed one-way access road will be greater than twelve (12) feet in width, with less than 16 percent grade, and has an aggregate surface capable of supporting fire apparatus weighing at least 75,000 pounds.</p> <p>A two-lane dead-end access road will be established off of the existing driveway/proposed one-lane access road to access from the existing driveway/proposed one-lane access road and Mombacho Road. According to the applicant, the proposed two-lane access road will be at least twenty (20) feet in width, with less than 16 percent grade, and will have an aggregate surface capable of supporting fire apparatus weighing at least 75,000 pounds. A hammerhead/T, at least 60 feet in length at the top of the "T", will be used as the turnaround at the end of the two-lane dead-end access road.</p> <p>To ensure impacts related to the transportation and road standards are minimized, the following mitigation measures will be implemented.</p> <p><b><u>TRANS-1:</u></b> Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.</p> <p><b><u>TRANS-2:</u></b> Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.</p> <p>Less than Significant Impact with mitigation measure TRANS-1 and TRANS-2 added</p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		<p>State CEQA guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows:</p> <p><i>“Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.”</i></p> <p>The operations would have minimal traffic impacts as it is anticipated to generate the following:</p> <ul style="list-style-type: none"> <li>• During the months of May through October, the operation is anticipated to have two to four employees. Each employee may generate up to 2 to 4 trips daily for up to 6 days of the week.</li> <li>• During harvest season (November), the operation would have up to four additional employees for a total of eight employees. Each employee may generate up to 4 to 8 trips daily seven days a week.</li> </ul> <p>Additional, trips generated the by employees is anticipated to have up to two deliveries each week during the off season (December through April). Significant impacts are not anticipated and the project is consistent with 15064.3 (b).</p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	<p>The project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).</p> <p><b>No Impact</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) 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>The proposed project will not increase hazards as all roads will remain as is.</p> <p><b>Less than Significant Impact with mitigation measures TRANS-1 and TRANS-2 added</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?		X			<p>As proposed, this project will not impact existing emergency access. Additionally, the project was routed to the Department of Public Works and Cal Fire/Fire Marshal for access and safety concerns and no adverse comments were received.</p> <p><b>Less than Significant Impact with mitigation measures TRANS-1 and TRANS-2 added</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
<p align="center"><b>XVIII. TRIBAL CULTURAL RESOURCES</b></p> <p><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></p>						
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>According to the Cultural Assessment provided for this project, the site is not eligible for being listed in the California Register of Historical Resources.</p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			Lake County is rich in Tribal cultural heritage. The Cultural Study undertaken for this site did not find any relics, artifacts or other items that might otherwise show that the site is significant per Public Resource Code section 5024.1, however the County routinely places mitigation measures into most projects that involve site disturbance in the event of discovery of any potentially significant relics or artifacts, or other discovered evidence of historic tribal use of the site.  <b>Less than Significant Impact with mitigation measures CUL-1 and CUL-2 added</b>	1, 3, 4, 5, 11, 14, 15
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b> <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The project will not impact existing and/or proposed utility/service infrastructure systems, including but not limited to water/wastewater treatment systems, storm water drainage systems, electric power, natural gas, or telecommunications facilities. The project parcels are currently served and have adequate services through an existing approved onsite waste management system (septic system), an existing well and power through PG&E. Additionally, the applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.  According to the Property Management Plan, the applicant estimates the total annual water use to be 710,355 gallons. The cultivation season for the proposed operation is approximately from April to the end of November. As mentioned previously, the existing well produces approximately 4.06 gallons per minute. This translates to approximately 2,135,353-gallons per year. With the project requiring approximately 710,355 gallons per year, the project will use approximately 33% of the wells full capacity.  The cannabis cultivation will minimize water use by using a drip irrigation system. The applicant does not propose relocation or construction of new expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities that would cause significant environmental effects.  <b>Less than Significant Impact</b>	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		The proposed water usage is approximately 33% percent of the existing well's full capacity. Additionally, the well will be required to have a meter to measure the amount of water pumped. The production well shall have a continuous water level monitor as required by Article 27 of the Lake County Zoning Ordinance. Therefore, there are no expected impacts to the water supply and availability to serve the project.  <b>Less Than Significant Impact</b>	1, 3, 4, 5, 29, 32, 33, 34, 36, 37



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The project site is situated in a rural rea of the County which requires an on-site Waste Management System (Septic). The project parcel is currently served by a permitted on-site septic system. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.  <b>Less Than Significant Impact</b>	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		According to the applicant, The types of solid waste that will be generated from the proposed cultivation operation include gardening materials and wastes (such as used plastic seedling pots and spent plastic fertilizer/pesticide bags and bottles) and general litter from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed outdoor cultivation/canopy area and Processing Facility. At no time will the bins be filled to a point that their lids cannot fit securely. Solid waste from the bins will be deposited into a trailer ("dump trailer"), and hauled away by the applicant to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. Two Lake County Integrated Waste Management facilities exist approximately an equal distance from the project site, which are Eastlake Landfill and Lake County Transfer and Recycling Facility. Most, if not all, of the solid waste generated by the proposed cultivation operation will be deposited at one or both of these facilities.  The proposed cannabis cultivation operation is not expected to generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The proposed use will not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals as the applicant will compost the cannabis waste on site or chip and spread.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 29, 32, 33, 34, 36
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The project parcels are currently served and have adequate services through an existing approved onsite waste management system (septic system), an existing well and power through PG&E. All vegetative waste will be composted onsite, including all soil from any ground disturbance (if necessary). All Federal, State and Local requirements related to solid waste will apply to this project, but are not anticipated to create issues that require specific mitigations.  <b>Less than Significant Impact</b>	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XX. WILDFIRE</b> <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The subject site is accessed from Butts Canyon Road. The property is located within the State Responsibility Area (SRA) and is in a 'High' to 'Very High' fire hazard severity zone.</p>  <p><b>FHSZ</b> Fire Hazard Severity Zones</p> <ul style="list-style-type: none"> <li><span style="color: red;">■</span> Very High</li> <li><span style="color: pink;">■</span> High</li> <li><span style="color: orange;">■</span> Moderate</li> <li><span style="color: yellow;">■</span> Non-Wildland/Non-Urban</li> <li><span style="color: lightgrey;">■</span> Urban Unzoned</li> </ul> <p><i>Fire Hazard Severity Zones on APNs: 011-044-17 and 011-044-18 (Source: Lake County WebGIS)</i></p> <p>Like much of Lake County, this area is prone to wildfire. This site is no more prone to excessive fire risk than other sites in Lake County. The applicant will adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.</p> <p>The site is mostly flat or slightly sloped and has a fairly dense fuel load. The cultivation area is disturbed and clear of vegetation. The SRA regulations (if applicable) will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur. According to the applicant, the proposed two-lane access road will be at least twenty (20) feet in width, with less than 16 percent grade, and will have an aggregate surface capable of supporting fire apparatus weighing at least 75,000 pounds. A hammerhead/T, at least 60 feet in length at the top of the "T", will be used as the turnaround at the end of the two-lane dead-end access road.</p> <p>The addition of cannabis cultivation to this site will not further exacerbate the risk of injury or death due to a wildfire. Additionally, the project was reviewed by Cal Fire and the local Fire Districts and no adverse comments were received.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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		In the event of a wildfire, the cultivation area does not further exacerbate the risk of wildfire or the overall effect of pollutant concentrations to the area's residents. 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.  <b>Less than Significant Impact</b>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The proposed site improvements are minimal, and do not exacerbate fire risk. The site has some areas of heavy vegetation. However the responsible Fire District who were notified of this proposed action have not indicated that additional fire breaks are necessary.  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 lbs. 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.  <b>Less than Significant Impact</b>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		There is insignificant chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by the project parcel, which already contains residential use. Risks are not expected to significantly increase from this project.  <b>Less than Significant Impact</b>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes a cultivation of commercial cannabis site is in an open somewhat previously disturbed area with no vegetation [is there no vegetation or minimal 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.  <b>Less than Significant Impact with Mitigation Measures added</b>	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to <u>Aesthetics</u> , <u>Air Quality</u> , <u>Cultural / Tribal Resources</u> , <u>Biological Resources</u> , <u>Geology &amp; Soils</u> , <u>Hazards &amp; Hazardous Materials</u> , <u>Hydrology/Water Quality</u> , <u>Noise</u> and <u>Transportation</u> . These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels, and would not result in cumulatively considerable environmental impacts.  <b>Less than Significant with Mitigation Measures added</b>	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, Aesthetics, Air Quality, Biological Resources, Cultural / Tribal Resources, Geology and Soils, Hydrology and Water Quality, Hazards & Hazardous Materials, Transportation 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.  <b>Less than Significant with Mitigation Measures added</b>	All

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