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: May 20, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-75

1. Project Title:	Lamperti Farm; Applicant – Anthony Lamperti
2. Permit Number:	Major Use Permit UP 20-51 Early Activation EA 20-83 Initial Study IS 20-75
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport CA 95453
4. Contact Person:	Andrew Amelung, Program Manager, (707) 263-2221
5. Project Location(s):	13405 Jensen Rd, Clearlake Oaks CA (Clustering) **1111 Sulphur Bank Dr, Clearlake Oaks CA (Cultivation)** 565 Sulphur Bank Dr, Clearlake Oaks CA (Clustering) 1070 Sulphur Bank Dr, Clearlake Oaks CA (Clustering) 14499 E State HWY 20, Clearlake Oaks CA (Clustering) 1350 Sulphur Bank Dr, Clearlake Oaks CA (Clustering) 1200 Sulphur Bank Dr, Clearlake Oaks CA (Clustering) 006-520-10: Approximately 24.38 acres in size. (Clustering) **006-520-11: Approximately 72.47 acres in size (Cultivation)** 006-520-12: Approximately 3.54 acres in size. (Clustering) 006-540-02: Approximately 40.25 acres in size. (Clustering) 006-540-08: Approximately 29.28 acres in size. (Clustering) 010-002-37: Approximately 81.29 acres in size. (Clustering) 010-002-53: Approximately 5.46 acres in size. (Clustering)
6. Project Sponsor's Name/Address:	Anthony Lamperti 4090 Santa Rosa Avenue Santa Rosa, California 95407
7. General Plan Designation:	Rural Lands-Resource Conservation-Agriculture-Rural Residential
8. Zoning:	**"APZ-RL-RR-WW-FF-B5-SC":** Agricultural Preserve District – Rural Lands – Rural Residential – Waterway Combining District – Floodway Fringe – Special Lot Density/Size District – Scenic Combining District

9. Supervisor District:	District Three (3)
10. Flood Zone:	**"X":** Areas of minimal flooding – not in a special flood hazard area. (Where cultivation would occur) **"X, 0.2% Annual Chance":** Areas between limits of the 1% Annual 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. **"AE":** Areas of 100-year flood: base flood elevations and flood hazard factors determined.
11. Slope:	The proposed cultivation site is relatively flat. The parcel carries some minimally sloped areas as well.
12. Fire Hazard Severity Zone:	Partially in SRA (CalFire); Non-Wildland/Non-Urban to Very High Fire Hazard.
13. Earthquake Fault Zone:	None
14. Dam Failure Inundation Area:	Cultivation site is not located within Dam Failure Inundation Area
15. Parcel Size:	+256.67 total acres combined

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).

The applicant is seeking approval of a Major Use Permit to obtain ten (10) A – Type 3 "Outdoor" licenses. The applicant proposes a total of 432,800 square feet of canopy area within 433,040 square feet of cultivation area. All commercial cannabis cultivation activities would occur at 1111 Sulphur Bank Dr, Clearlake Oaks, further described as Assessor Parcel Number 006-520-11 (Project Parcel). The following parcels will be utilized for clustering/combining the acreage: 006-520-10, 006-520-11, 006-520-12, 006-540-02, 006-540-08, 010-002-37, and 010-002-53. The Project Parcel is accessed from existing graveled driveways off of Sulphur Bank Drive. The property has been utilized for agricultural purposes for years, dating back to prior to 1956. The property is located within the Schindler Creek-Frontal Clear Lake Watershed (HUC12) and directly adjacent to Clear Lake.

There are two (2) ephemeral Class II watercourses in the eastern half of the property and two seasonal ponds on the Project Parcel, however, no cultivation activities nor agricultural chemicals storage will occur within 100 feet of any surface waterbody. Existing onsite development includes two (2) barns and two (2) groundwater wells.

The proposed cultivation site will be established in an area that has been used for agricultural purposes, as mentioned above (Figure 1). As such, no trees or vegetation will be removed to establish the proposed cultivation operation.

Figure 1. Google Earth Imagery of Proposed Cultivation. Please note: Property was granted Early Activation under Article 27, Section 27.4.

17. 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).

Cultivation Proposal

Anthony Lamperti (Applicant) is seeking approval of Major Use Permit UP 20-51 to obtain ten (10) A-Type 3 "Outdoor" licenses. The applicant proposes a total of 432,800 square feet of canopy area within 433,040 square feet of cultivation area. All commercial cannabis cultivation activities would occur at 1111 Sulphur Bank Drive, Clearlake Oaks, further described as Assessor Parcel Number 006-520-11. The following parcels will be utilized for clustering/combining the acreage: 006-520-10, 006-520-11, 006-520-12, 006-540-02, 006-540-08, 010-002-37, and 010-002-53. The applicant proposes the cultivation method to be in-ground in previously disturbed soil. The project parcels have been used for extensive agricultural production since the 1950's. According to the applicant, the proposed cultivation operation will be established in areas that have been previously disturbed, plowed, planted, and irrigated to produce hay. No trees or vegetation will be removed to establish the proposed cultivation operation. Proposed ancillary facilities include the following:

- One (1) 120 square foot security center.
- One (1) 120 square foot pesticides and agricultural chemicals storage shed.

The total acreage of the parcels combined is approximately ±256.67 acres. The parcels are located approximately 0.55 miles (2,900 feet) southwest of the intersection of Highway 20 and Sulphur Bank Dr. Additionally, the cultivation site is located approximately 1,250 feet from the nearest Community Growth Boundary. In reference to Article 27, Section 27(at), the minimum setback from a Community Growth Boundary is 1,000 feet.

Water Usage and Hydrology

In reference to the Property Management Plan, all water utilized for the cultivation operation will be supplied by an existing onsite groundwater well. The applicant proposes to install ten (10) 5,000-gallon heavy-duty plastic water storage tanks on the project parcels to provide additional stored water for irrigation purposes. 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. Water supply lines will feed irrigation water from the water storage tanks to the irrigation systems of the proposed cultivation areas. The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair. The irrigation system of the proposed cultivation/canopy areas will be composed of PVC piping and drip tapes/lines under white plastic mulch (to conserve water resources). No grading or trenching of water lines is proposed.

The existing groundwater well has an estimated yield of 172 gallons per minute according to a well pump test dated May 22, 2020. In reference to the *Property Management Plan – Water Use,* the peak anticipated daily demand for water for the proposed cultivation operation is approximately 43,060 gallons. The applicant proposes approximately 6,735,000 gallons to be used by the proposed cultivation operation over the course of each cultivation season (April – November), with an average daily demand of 32,071 gallons.

The Lake County Board of Supervisors adopted an urgency ordinance requiring land use applicants to provide enhanced water analysis during a declared drought emergency (Ordinance 3106). The applicant has provided a Water Use/Water Availability Study prepared by Hurvitz Environmental Services, Inc. The report concluded that based on the well yield test data collected at the site, it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and within the area, and that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. Please see *Section X. Hydrology and Water Quality* for additional details. Conservation measures during drought include Best Management Plans and a 10 percent reduction in cultivation during drought emergencies.

Operations

According to the Property Management Plan, only cannabis cultivation, harvesting, and preservation activities will be conducted onsite. All cannabis cultivated on the project parcels, will be harvested and dried within temporary drying facilities, then transported to licensed processing and manufacturing facilities for processing, packaging, and/or extraction. The applicant identifies that prior to transporting cannabis offsite, each cannabis plant will be weighed and recorded in the California Cannabis Track-and-Trace system. Additionally, the applicant proposes the hours of operation to be 8:00 am to 8:00 pm Monday through Saturday. The maximum number of employees proposed is 12 at peak shift, with one (1) truck delivery per day. The cultivation area(s) will be enclosed by a 6-foot fences with privacy screen installed on the fences where necessary to screen the cultivation area from public view. Additionally, a line of olive trees will be planted to obscure the view of the cultivation operation from Clear Lake.

Chemicals Storage and Waste Management

Chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). 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 secure Pesticides & Agricultural Chemicals Storage Area (proposed wooden shed). Petroleum products will be stored under cover, in State of California-approved containers with

secondary containment, and separate from pesticides and fertilizers within the existing onsite barn (metal barn with concrete foundation/floor). Spill containment and cleanup equipment will be maintained within the secure Pesticides and Agricultural Chemicals Storage Area. No effluent is expected to be produced by the proposed cultivation operation.

The types of solid waste that will be generated from the proposed cultivation operation include gardening materials and wastes (such as used plastic mulch and spent plastic fertilizer/pesticide bags and bottles) and general litter from staff/personnel. Solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation areas. Solid waste will be hauled away to a Lake County Integrated Waste Management facility weekly.

Security

The Project Parcel is accessed via private gravel and native soil surfaced access roads off of Sulphur Bank Drive. Metal gates control access to the private access roads from Sulphur Bank Drive. The gates will be closed and locked outside of core operating/business hours (8am to 6pm) and whenever managerial personnel are not present. 6-foot woven wire fences will be erected around the proposed cultivation areas. Privacy Screen/Cloth will be installed on the fences where necessary to screen the cultivation area from public view. Posts will be set into the ground at not more than 10-foot intervals, and terminal posts will be set into concrete footings. Secured entry and access to the cultivation area(s) will be controlled via locking gates that will be locked whenever managerial personnel are not present. All gates will be secured with heavy duty chains and commercial grade padlocks. 100 feet of defensible space (vegetation management) will be established and maintained around the proposed cultivation areas and associated facilities for fire protection and to provide for visibility and security monitoring. Motion-sensing alarms and security lights will be installed at the metal gates controlling access to the proposed cultivation operation, to alert personnel when someone/something has entered onto the premises. Motion-sensing security lights will be installed on all external corners of the proposed cultivation areas. All lighting will be fully shielded, downward casting and will not spill over onto other properties or the night sky

Figure 2: Aerial of the Site and Vicinity (Source: Lake County Parcel Viewer GIS, 2021)

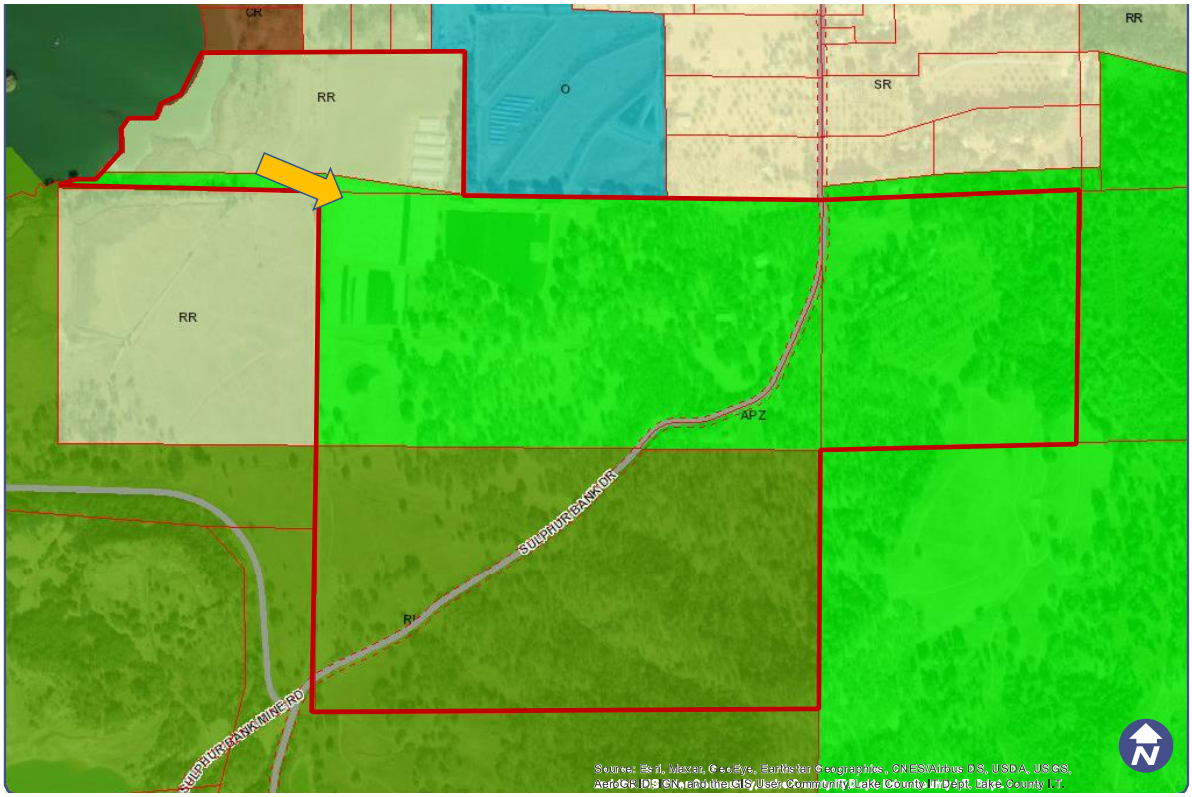


Figure 3: Zoning Project Property (Source: Lake County Parcel Viewer GIS, 2021)

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

North: "O" Open Space, "SR" Suburban Reserve, "R1" Single-Family Residential, "R3" Multi-Family Residential, "CR" Resort Commercial, and "RR" Rural Residential. Parcel sizes range from approximately 3 to 30+ acres in size.

South: "RL" Rural Lands and "APZ" Agricultural Preserve. Parcel sizes range from approximately 7 to greater than 230 acres in size.

West: "RR" Rural Residential and "RL" Rural Lands. Parcel sizes range from approximately 40 to greater than 100 acres in size.

East: "RR" Rural Residential and "RL" Rural Lands. Parcel Size range from approximately 2 to greater than 150 acres in size.

The Project parcels are not within a Community Growth Boundary, and the proposed cultivation site is approximately 1,240 feet south of the nearest community growth boundary.

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 Agricultural Commissioner
Lake County Sheriff Department
Lake County Fire Protection District (CalFire)
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 Department of Cannabis Control
California Department of Consumer Affairs

19. **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. Big Valley Band of Pomo deferred to comment on June 26, 2020. No additional comments were received.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

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

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

Initial Study Prepared By: Victor Fernandez, Associate Planner
Reviewed by: Michael McGinnis, Principal Planner;
Andrew Amelung, Cannabis Program Manager

Andrew Amelung
SIGNATURE

Date: 04/24/2022

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.

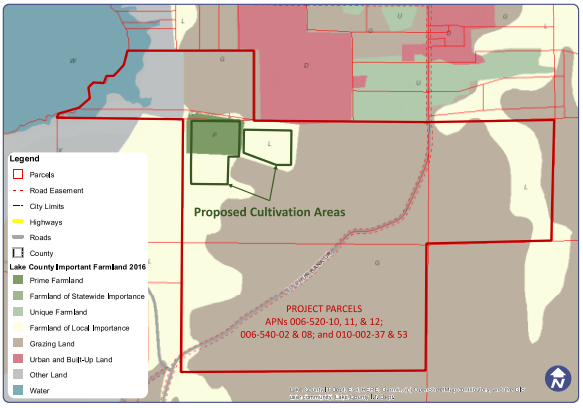
9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

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**
I. AESTHETICS *Would the project:*						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Have a substantial adverse effect on a scenic vista?		X			The project site is located in a rural area that is accessed off of Sulphur Bank Drive, which is a designated scenic corridor. According to County Records, the Scenic Corridor expands to approximately 500± feet from Sulphur Bank Drive. However, the cultivation site is located approximately 910 feet from Sulphur Bank Drive. The proposed project meets the development standards identified in Article 34 (Scenic Combining District) of the Lake County Zoning Ordinance intended to protect scenic corridors and resources. Additionally, along Sulphur Bank Drive, there is vegetative cover such as bushes and trees. Also property has somewhat sloped areas along Sulphur Bank Drive, therefore, the cultivation site is not visible from Sulphur Bank Drive. (See Image 1 Below)  *Image 1: View of Cultivation Site from Site Visit (2020)* 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 country side. The cultivation site is located approximately 1,000 feet from Clear Lake, and the proposed project will not obstruct the view of Clear Lake. However, the proposed project would be visible from Clear Lake. The project property has been historically used for agricultural purposes, and the cultivation of commercial cannabis will be a similar agricultural use on the property. Additionally, the cultivation area(s) will be surrounded by fencing and privacy screening as part of the conditions of approval, and the applicant proposes to plant a line of olive trees to obscure the view of the cultivation operation from Clear Lake. Therefore, this project is not anticipated to impact views of mountains, open views of undeveloped land or other scenic vistas. **AES-1: The applicant shall plant trees along the western border of the cultivation site to screen the operation from public view. The vegetative screening trees shall be maintained for the life of the project.** **Less than Significant Impact with Mitigation Measure AES-1 incorporated.**	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			No rock outcroppings, or historic buildings were observed on site. Although the site is designated as Scenic Combining, due to the appropriate setbacks from all property lines and the design of the project, the project is not anticipated to damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The site is located approximately 0.55 miles (2,900 feet) from State Highway 20. Per Caltrans California Scenic Highways GIS System, State Highway 20 is categorized as "Eligible State Scenic Highway – Not Officially Designated". The site is relatively visible from Highway 20 and Clear Lake (Image 2), however, a mitigation measures has been added that will require the applicant to plant trees to screen the cultivation operation from public view from Clear Lake and the highway. All screening should incorporate native plant species.  *Image 2: A view point along Highway 20 while entering Clearlake Oaks. Project cultivation site is circled in red which is approximately 1.3 linear miles from the location of this image. (Source: Google Earth, 2021)* The project will need to comply with all regulations in the Scenic Combining District (Article 34 of the Lake County Zoning Ordinance) intended to protect and promote the visual quality. **Less than Significant Impact with Mitigation Measure AES-1 incorporated.**	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			See Response I(b). The proposed use is located off of Sulphur Bank Drive. The proposed site has existing moderate to heavy vegetation that can act as a barrier from public view. However, the site is relatively visible from Highway 20 and Clear Lake. Mitigation Measures AES-1 has been incorporated requiring the applicant to plant trees to screen the project site from the highway and Clear Lake. The project site has been used historically and currently for agricultural purposes. The proposed operation would not be out of visual character in this area since it has been historically used for agricultural activities. The project is not located within an urbanized area and does not conflict with the applicable zoning and regulations governing scenic quality. **Less than Significant Impact with Mitigation Measure AES-1 incorporated.**	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light and/or glare through exterior security lighting. The following mitigation measures have been implemented that would reduce the impacts to less than significant:	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**
					AES-2: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance. **Less than Significant Impact with Mitigation Measures AES-1 and AES-2 incorporated.**	
II. AGRICULTURE AND FORESTRY RESOURCES ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.*** *Would the project:*						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The property used for cultivation contains farmland classified as "Prime Farmland", "Farmland of Local Importance", "Grazing Land", and "Other Land" per the Lake County 2016 Farmland Mapping and Monitoring Program (FMMP) (Figure 4). The Project will utilize approximately 14 acres (5.5%) of the 256.67-acre Project Property. The remainder of the property would continue to exist as it has in the past. The proposed activities are agricultural in nature and are consistent with the current and past use of the property, the surrounding existing uses, and existing zoning. Therefore, the Project would not convert farmland that is important farmland to non-agricultural use.  *Figure 4: Farmland Mapping and Monitoring Program designation on the Project Property (Source: Lake County GIS)* **Less than Significant Impact.**	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**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The site is not under a Williamson Act Contract. The proposed use will not be in conflict with the existing zoning for agricultural uses as the cultivation of cannabis is allowed in 'RL' Rural Lands, 'RR' Rural Residential, and 'APZ' Agricultural Preserve zoning districts upon obtaining a Major Use Permit in reference to Article 27 of the Lake County Zoning Ordinance. The proposed use will not conflict with the existing zoning for agricultural use or a Williamson Act Contract as the proposed activities are agricultural in nature and are consistent with the current and past use of the property, surrounding uses, and existing zoning. **No Impact.**	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	The property is zoned Rural Lands (RL) and does not contain forest land. Therefore, the proposed use will not conflict with existing, zoning, or cause rezoning of forest land, timberland, or timber production as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g). **No Impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to II. AGRICULTURE AND FORESTRY RESOURCES Section (c). The project would not result in the loss or conversion of forest land to a non-forest. **No Impact.**	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		The project proposes the cultivation on a parcel zoned Agricultural Preserve, which in reference to Article 27, Section (at), Commercial Cannabis Cultivation is an allowable use within this zoning district. As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. Furthermore, should the project cease cultivation activities in the future, the project site would be allowed to return to its existing state. **Less than Significant Impact.**	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY *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.* *Would the project:*						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of site preparation / construction of the structures and cultivation area; and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation / construction. Project construction and operation would only require pick-up trucks, a forklift, a tractor, and hand tools. No trucks would be idling, and engines would be turned off if not in use. Construction would take approximately 2 weeks and construction would occur Monday through Friday from 9am to 5pm. Construction would generate approximately 50-60 vehicle trips within the 2 week period. The proposed cultivation operation may generate fugitive dust emissions through ground-disturbing activities, uncovered soil or composting piles, and vehicle trips on unpaved roads. In reference to Attachment B – Property Management Plan, the following measures are proposed to reduce fugitive dust:	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**
					• Fugitive dust will be controlled by applying gravel or crushed rock to the primary access roads and parking areas of the property. • Wetting soils with a mobile water tank and hose during ground disturbance activities. • Delaying ground disturbance activities until site conditions are not windy. • Eliminating and/or covering soil stockpiles. Cannabis cultivation can potentially generate odors when plants are mature/flowering, drying, curing, trimming after harvest. Odors will be mitigated through separation distance and existing vegetation. The project meets all the minimum setback requirements from property lines. Additionally, in reference to Attachment B – Property Management Plan, the applicant has provided an odor response program which consists of the operation erecting windscreens and/or installation of air pollution/odor control equipment, should complaints be received. The mitigation measures below would reduce air quality impacts to less than significant. **AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.** **AQ-2: 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.** **AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.** **AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.** **AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.** **AQ-6: 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.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant with Mitigation Measures AQ-1 through AQ-6 incorporated.	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators are only allowed during an emergency (i.e. a power outage). Potential particulate matter could be generated during construction activities and build-out of the site, however, construction activities will be over a period of two weeks. Additionally, 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 air quality in this vicinity. **Less Than Significant Impact.**	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X			See response to III.a and b. Sensitive receptors in the area include adjacent and/or nearby residents. The nearest off-premises house is approximately 900 feet away from a proposed 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. Additionally, the applicant has designated an individual to be responsible for the odor response program that they have proposed. The designated individual will be responsible for responding to odor complaints that are received. The proposed construction activities and cultivation operation may generate small amounts of fugitive dust through construction activities. Additionally, the access road's surface will need to be upgraded to an all-weather surface to satisfy Public Resources Code 4290/4291. **Less than Significant Impact with Mitigation Measures AQ-1 through AQ-6 incorporated.**	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			See response III (c).The closest residential development to the cultivation is located approximately 900 feet away. Additionally, a residential neighborhood is located approximately 2,115 linear feet northeast from the cultivation site across a portion of Clear Lake. In reference to the Lake County Zoning Ordinance, the minimum setback the cultivation operation is required to meet is 200 feet. Lake County has adopted the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. Air emissions modeling performed for this project demonstrates that the project, in both the construction phase and the operational phase, would not generate significant quantities of ozone or particulate matter and does not exceed the project-level thresholds established by BAAQMD. **Less than Significant Impact with mitigation measures AQ-1 through AQ-6.**	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES *Would the project:*						
a) Have a substantial adverse effect, either directly or through		X			A Biological Resources Assessment (dated May 26, 2020) and Botanical Survey Report (dated July 10, 2021), were	1, 2, 3, 4, 5, 11, 12, 13,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					prepared by Natural Investigations Co. for the project. The assessment/report indicate that the study area contains the following terrestrial vegetation communities: Ruderal/Disturbed, Annual Grassland, and Mixed-Oak Woodland. **Ruderal/Disturbed:** These areas consist of disturbed or converted natural habitat that is now either ruderal state, graded, or urbanized with gravel roads, or structure and utility placement. Vegetation within this habitat type consists primarily of nonnative weedy or invasive species or ornamental plants lacking a consistent community structure. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages. **Annual Grassland:** The flatter topography of the parcel consists largely of annual grassland habitat, heavily grazed by sheep and cattle. This vegetation is comprised of non-native grasses and native and non-native herbs including hare wall barley (Hordeum murinum), soft chess (Bromus hordeaceus), ripgut brome (Bromus diandrus), white clover (Trifolium repens), shepherd's purse (Capsella bursa-pastoris), fillaree (Erodium spp), henbit (Lamium amplexicaule), Menzies fiddleneck (Amsinckia menziesii), and miner's lettuce (Claytonia perfoliata). This vegetation can be classified as the Holland Type Non-native Grassland, and Annual grassland habitat type by CDFW's WHR. **Mixed Oak Woodland** The majority of the Study Area is vegetated with oak woodland habitat. The open canopy of the woodland is comprised of blue oak (Quercus douglasii), interior live oak (Quercus wislizeni) and occasional two-petaled ash (Fraxinus dipetala). The understory within this habitat consists of poison-oak (Toxicodendron diversilobum), hare wall barley, soft chess, ripgut brome, hedgehog dogtail grass (Cynosurus echinoides), miner's lettuce (Claytonia spp.), milk thistle (Silybum marinum), chickweed (Stellaria media) and other annual grasses and herbs. This vegetation can be classified as "Quercus (agrifolia, douglasii, garryana, kelloggii, lobata, wislizeni) Forest Alliance or as the Holland Type "Oak Forest". According to the Biological Assessment, no critical habitat for any federally-listed species occurs within the study area. No special-status habitats were detected within the study area during the field survey. Additionally, although there are no designated wildlife corridors, the open space within the study area allows unrestricted animal movement. No fishery resources exist in the study area, but Clear Lake is a fishery resource. The study area is not located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan. Additionally, the non-native grasslands within the study area have a low potential for harboring special-status plant species due to the dominance of aggressive non-native grasses and forbs. The ponds are not permanent waterbodies, and are unlikely to sustain aquatic	16, 17, 21, 24, 29, 30, 31, 32, 33, 34

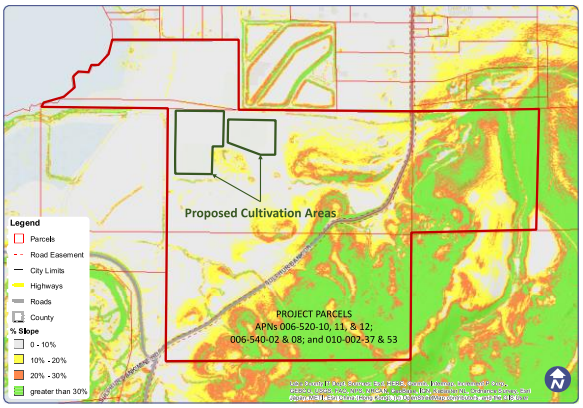
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					special-status species. The oak woodland habitat has a moderate potential to sustain special-status species. The woodlands also function as nesting habitat for various bird species, including osprey. According to the Biological Assessment, the field survey determined that the project area does not contain any channels or wetlands. The following water features were detected within the larger study area during the field survey: one (1) ephermal pond and one (1) intermittent pond with lacustrine wetlands (reed marsh). However no vernal pools or isolated wetlands were identified within the project area. The project areas are 100 feet from the nearest pond and wetland which will result in no impact to special-status habitats. The project will be established on existing agricultural land and avoid the oak woodlands. As the project is designed, no special-status species will be impacted. **<u>Botanical Surveys</u>** Dates of botanical field surveys (indicating the botanical field surveyor(s) that surveyed each area on each survey date), and total person-hours spent: Tim Nosal, MS., March 30, 2020, majority of day; April 6, 2021, half day; July 7, 2021, half day. A variable-intensity pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible taxa observed were recorded. According to the Botanical Survey Report, Taxa were identified to the taxonomic level necessary to determine whether or not they are a special status plant. When a specimen could not be identified in the field, a photograph was taken and/or a specimen was pressed and identified in the laboratory using a dissecting scope where necessary. Botanical field surveys have been performed in early, middle, and late season, which is very comprehensive. The Project Area contains suitable habitat for the following special-status plant species: Bent-flowered fiddleneck (Amsinckia lunaris) and Oval-leaved viburnum (Viburnum ellipticum). One species of fiddleneck was observed within the Project Area – common fiddleneck (Amsinckia menziesii). This species was in flower and identification was made with a high degree of confidence. No other species of Amsinckia were observed on the property. No species of Viburnum were observed within the property. No special status plant species were observed. It is unlikely that special status plant species are present within the Project Area. Additional botanical field surveys are not deemed necessary. The botanical survey concluded that no special status plant species were observed within the property on 3 different survey dates spread out over the entire botanical season. Additionally, is it unlikely that special status plant species are present within the project area. Additional special status plant surveys are deemed not necessary. The mitigation measures below would reduce impacts to less than significant: **BIO-1: All work should incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Board's Cannabis General Order (Order No. WQ 2019-001-DWQ). **BIO-2: Pesticides and fertilizer storage facilities shall be located outside of riparian setbacks and not located within 100 feet of a well head and all watercourses** **BIO-3: The applicant shall maintain a minimum of a one-hundred-foot setback/buffer from the top of bank of any creek (perennial and intermittent), the edge of a lake, delineated wetland, and/or vernal pool.** **BIO-4: Prior to commencement of activities within the bed or bank of a creek, a Streambed Alteration Agreement shall be obtained from the California Department of Fish and Wildlife. All the conditions of such permit shall be adhered to throughout the course of the project to reduce the impacts to a less than significant level.** **Less Than Significant Impact with Mitigation Measures BIO-1 through BIO-4 incorporated.**	
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			The parcel contains 1 ephemeral pond and 1 intermittent pond with reed marsh. The Botanical/Biological Assessment also noted that the linear features on the aerial imagery that appears to be watercourses were determined to be upland, grass-lined swales. Additionally, it was identified that the ponds are not permanent waterbodies, and are unlikely to sustain aquatic special-status species. The project areas are more than 100 feet from the nearest pond and wetland, and at least as far from the nearest channel. The project will be established in pasture land and avoid oak woodlands. The report identified that no special-status species will be impacted as a result of project implementation. The project is not anticipated to have adverse effects on riparian habitat or other sensitive natural communities. **Less than Significant Impact with Mitigation Measures BIO-1 through BIO-4 incorporated.**	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			See response IV(a). The Biological/Botanical Assessment included a search for the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory and reported no water features within the study area. Additionally, an assessment for the presence of potentially-jurisdictional water resources within the study area was also conducted during the field survey(s). The field survey determined that the project area does not contain any channels or wetlands. Additionally no vernal pools nor isolated wetlands were identified within the study area. **Less than Significant Impact with Mitigation Measures BIO-1 through BIO-4 incorporated.**	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/Botanical Assessment, Clear Lake is a fishery. Although no mapped wildlife corridors were identified within or near the study area, the open space in the study area will facilitate animal movement and migrations. The assessment identified that while the study area has the potential to be used by wildlife for movement and migration, the project would not have a significant impact on this movement because it would not block movement and the majority of the open space in the study area would still be available. However, implementation of the proposed project would require erection of security fences around the cultivation compounds. These fences do not allow animal movement and may act as a local barrier to wildlife movement. However, the fenced cultivation areas (as mentioned previously) are surrounded by open space, allowing wildlife to move around these fenced areas. Additionally, 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. **Less than Significant Impact with Mitigation Measures BIO-1 through BIO-4 incorporated.**	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 tree preservation. Tree removal is not proposed for this project. **Less than Significant Impact.**	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. **Less than Significant Impact.**	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**
V. CULTURAL RESOURCES *Would the project:*						
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, 2020 by Natural Investigations Company. According to the Cultural Resource Assessment, a pedestrian survey within the project area was conducted on March 30 and May 19, 2020. All portions of the project area that will be subject to direct and indirect impacts from cultivation-related development were surveyed intensively using transects spaced no greater than 15 meters apart. During the survey, all visible ground surfaces were carefully examined for cultural material, soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings, and historic-era debris. **Project Area History** According to the cultural study, Historic aerials and topographic maps show that the project area has been subject to subsequent development. By 1996 the project vicinity had largely taken its present configuration with the unpaved roadway bisecting the project from east to west, along the sewage treatment plant to the north, and various industrial, farming, and residential buildings in the surrounding area (USGS 1996). Historical aerial photographs indicate that agricultural development of the northwestern corner of the project occurred after 1956, and that structures within the project area today were built by 1998. **Findings** One prehistoric archeological site was identified during the field survey and assigned a field designation. Three isolated prehistoric artifacts were also identified during the field visit. Additionally, the local tribes were notified of the project and no adverse comments were received. The following mitigation measures have been added to reduce the potential impacts to less than significant: **CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the 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 Department.** **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 Department shall be notified of such finds.** **CUL-3: A 50-foot buffer shall be established around the boundaries of the archeological site, and no ground-disturbance shall occur with that buffer during project development and operation.** **Less than Significant with Mitigation Measures CUL-1 through CUL-3 incorporated.**	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) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See response to Section V (a). Mitigation measures CUL-1 through CUL-3 has been implemented in case of a discovery of a cultural resource and/or human remains are found. The applicant shall notify the Local Overseeing Tribe, the Sheriff, and the Community Development Department if such finds are identified. **Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3 incorporated.**	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See Response to V (a). 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. **Less than Significant with Mitigation Measures CUL-1 through CUL-3 incorporated.**	1, 3, 4, 5, 11, 14, 15
VI. ENERGY *Would the project:*						
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. The overall power usage of this facility is minimal. The cultivation site will require power for security systems, water pumps and minor outdoor lighting. According to the applicant's Property Management Plan, the property has electricity provided by PG&E. **Less than Significant Impact.**	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. **Less than Significant Impact.**	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS *Would the project:*						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<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 is located within a minimally sloped area.	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**
					 *Figure 5: Project Slope (Source: Lake County GIS).* **Less than Significant Impact.**	
b) Result in substantial soil erosion or the loss of topsoil?		X			According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel is as follows: • **Fluvaquentiv Haplaquolls (Type 131): 0 to 2 percent** slopes. This soil is very deep and poorly drained. Permeability of the soil is slow and available water capacity is 7.5 to 10.5 inches when drained. Surface runoff is ponded and hazard of erosion is slight. • **Manzanita Loam (Type 159 and 160):** 2 to 5 percent slopes. This soil is very deep and well drained on terraces. Permeability of the soil is slow and available water capacity is 7.5 to 10.5 inches. Surface runoff is slow and hazard of erosion is slight. • **Manzanita Gravelly Loam (Type 163): 8 to 25 percent** slopes. This soil is very deep and well drained on terraces. Permeability of the soil is slow and available water capacity is 6 to 9 inches. Surface runoff is rapid and the hazard of erosion is severe. • **Mocho Variant Loam (Type 180): 0 to 2 percent** slopes. This soil is very deep and well drained on alluvial plains. Permeability of the soil is moderately slow and available water capacity is 8.5 to 10.5 inches. Surface runoff is very slow and hazard of erosion is slight. • **Skyhigh-Millsholm Loams (Type 209): 15 to 50 percent** slopes. This map unit is on hills. Permeability of this soil is slow and available water capacity is 3 to 7 inches. Surface runoff is rapid and the hazard of erosion is severe. Additionally, the shrink-swell potential is high in subsoil. • **Vitrandepts-Cinderland Complex (Type 241): 15 to 75 percent** slopes. This map unit is on volcanic cinder cones. Permeability of this soil is rapid and available water capacity is very low or low. • **Wolfcreek Loam (Type 247): 0 to 2 percent** slopes. This soil is very deep and well drained on flood plains. Permeability of this soil is moderately slow with available water capacity of 7.5 to 10.0 inches. Surface runoff is very slow, and hazard of erosion is slight. Standard mitigation measures will be implemented to ensure impacts from potential erosion are minimized.	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**
					According to the Property Management Plan, there is a proposed sediment trap (Straw Wattles) that will be located at the proposed cultivation site. The project will be seeded and strawed in every area that it is disturbed. The seed protects and stabilizes the soil, the straw slows the water and the wattles filter out any unwanted contaminants. All diffused surface water will be slowed by the mulch from the hydroseed and the straw and wattles protecting any receiving water bodies. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code. Additionally, the project was enrolled for covereage under the State Water Resources Control Board's Cannabis General Ordger (Order No. WQ-2019-001-DWQ0, as a Tier 2 Low Risk Discharger on June 10th, 2020. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials. The following mitigation measures have been added to reduce the potential impacts to less than significant: **GEO-1: Prior to any ground disturbance, the permittee shall submit Erosion Control and Sediment Plans to the Water Resource Department and the Community Development Department for review and approval. Said Sediment and Erosion Control Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. All BMPs shall be maintained for the life of the project.** **GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the Community Development in accordance with Chapters 29 and 30 of the Lake County Code.** **GEO-3: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					GEO-4: The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repaired when necessary **Less Than Significant with Mitigation Measures GEO-1 through GEO-4 incorporated.**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the cultivation site is mapped as being generally stable. The soil is not in danger of subsidence, liquefaction or collapse as a result of the proposed project as there is minimal grading/ground disturbance. **Less Than Significant Impact.**	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		The soil on the cultivation area is type 159 and 209. The proposed project will require minimal grading for site preparation and operation. The proposed operation will consist outdoor cultivation. The property is relatively flat. Therefore, it is not anticipated that the project would cause substantial direct or indirect risk to life or property as grading is will be minimal. **Less Than Significant Impact.**	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		The proposed project would be served by a proposed portable restroom within the cultivation area. State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. Prior to applying for a permit, Lake County Division of Environmental Health requires a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. The proposed system would be located in an area with Type 159 and 209 soils. According to the USDA Soil Survey, the main limitation of these soils is the slow permeability. However, if the soil is used for septic tank absorption fields, the limitation of slow permeability can be minimized by increasing the size of the absorption field or by using specially designed sewage disposal systems. Therefore, the Proposed Project would not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater. In addition, the system would be reviewed and approved by the County Division of Environmental Health. **Less Than Significant Impact.**	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		The project site does not contain any known unique geologic features or paleontological resources. Disturbance of these resources is not anticipated. **Less than Significant Impact.**	1, 3, 4, 5, 11, 14, 15
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a			X		The project site is located within the Lake County Air Basin, which is under jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air	1, 3, 4, 5, 21, 24, 29, 30,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
significant impact on the environment?					pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions. In general, greenhouse gas emissions can come from construction activities and from post-construction activities. Some new construction activities will occur on the site (construction of security fence and storage area), and there are minimal gasses that could result from outdoor cultivation activities. The operation can potentially generate carbon dioxide minimally from vehicle trips for employees. However, the outdoor cultivation areas will not have specific greenhouse gas- producing elements; no ozone will result, and the cannabis plants will, to a small degree, help capture carbon dioxide. Construction activities on the site would be minimal, due to the existing flat condition of the proposed site area, which has been used for hay and alfalfa. Construction would occur over a two (2) week period and approximately 50-60 truck/vehicle trips would be needed to complete construction activities over that period. Post-construction, average daily employee trips are anticipated to be between 6 and 14 trips which also includes pick-ups and deliveries as well. **Less than Significant.**	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	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. **No Impact.**	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			**<u>Chemicals Storage and Effluent</u>** According to the applicant, chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). 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 secure Pesticides & Agricultural Chemicals Storage Area (proposed wooden shed). Petroleum products will be stored under cover, containers with secondary containment, and separate from pesticides and fertilizers within the existing onsite barn (Metal barn with concrete foundation/floor). Spill containment and cleanup equipment will be maintained within the secure Pesticides and Agricultural Chemicals Storage Area. No effluent is expected to be produced by the proposed cultivation operation.	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**
					Solid Waste Management 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 plastic mulch and 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 cultivation areas. 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 dump trailer and hauled to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. The Eastlake Landfill is the closest Lake County Integrated Waste Management facility to the project site. **Site Maintenance** According to the applicant, 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. 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. Access roads and parking areas 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 access roads, parking areas, and the proposed cultivation operation. Portable restroom facilities will be made available for use whenever staff are onsite and regularly serviced to ensure a safe and sanitary working environment. 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. 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. **HAZ-1: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment shall occur on an impermeable surface. In an event of a spill or leak, the contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.** **HAZ-2: 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**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site. **HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.** **HAZ-4: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals** **HAZ-5: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.** **HAZ-6: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.** **HAZ-7: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.** **HAZ-8: The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.** **Less Than Significant with Mitigation Measures HAZ-1 through HAZ-8 incorporated.**	
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		See response to Section IX (a). All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in containers within a shed. The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil. **Less Than Significant with Mitigation Measures HAZ-1 through HAZ-8 incorporated.**	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		The proposed project is not located within one-quarter mile of an existing or proposed school. The nearest school (East Lake School) is located approximately 2.1 miles Northwest from the cultivation site. **Less than Significant Impact.**	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**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code 65962.5 were checked for known hazardous materials contamination within -mile of the project site: • State Water Resources Control Board (SWRCB) GeoTracker database • Department of Toxic Substances Control EnviroStor database • SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit. The project site is not listed in any of these databases as a site containing hazardous materials as described above. However, Sulphur Bank Mine is located approximately 0.5 miles southwest from the cultivation site. The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA). **Less Than Significant Impact.**	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	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. **No Impact.**	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with an adopted emergency response or evacuation plan. The project is located approximately 0.55 miles from Highway 20, which is a major travel routes to different jurisdictions. There would be approximately 12 employees traveling to the site and 2 vehicle trips for pick-ups and deliveries. These vehicles would be required to immediately pull over safely along the shoulder of Sulphur Bank Drive and Highway 20. During evacuations, all persons at the project site would be required to follow emergency responses instructions for evacuations. **No Impact.**	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		The cultivation site is mapped as 'Non-Wildland Urban' to 'Moderate' 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. **Less Than Significant Impact.**	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise		X			The Project Property is located within the Schindler Creek-Frontal Clear Lake Watershed (HUC12) and directly adjacent to Clear Lake. An unnamed ephemeral Class III	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**
substantially degrade surface or ground water quality?					watercourse flows from south to north through the eastern half of the Project Property, and another unnamed ephemeral Class III watercourse flows from east to west through the southern portion of the Project Property. There are also two seasonal ponds in the western half of the Project Property (on the Project Parcel). The larger of the two seasonal ponds supports aquatic wildlife and a lacustrine wetland (reed marsh). The proposed cultivation areas are located over 700 feet east of Clear Lake at full lake level of 7.79 feet on the Rumsey Gauge. No cannabis cultivation activities nor agricultural chemicals storage would occur within 100 feet of any surface waterbody, including the two seasonal ponds. Additionally, all cultivation activities will not be located within a flood zone. The Property Management Plan submitted with the application materials included Storm Water and Water Use Management Plans, with engineered erosion and sediment control plans and water resource protection measures to reduce and/or eliminate to impacts to water quality during site development and operation. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of pollutants. According to the Property Management Plan, the operation will maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges. Access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Personnel will have access to portable restroom/washroom facilities, at all times when onsite. The Project Property was enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ), as a Tier 2 Low Risk Discharger in June of 2020. Site Management and Nitrogen Management Plans have been prepared and submitted to the Central Valley Regional Water Quality Control Board (CVRWQCB). Each year, prior to March 1st, an Annual Monitoring Report will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. The applicant/operation shall maintain compliance with the Cannabis General Order for the protection of water resources for as long as the proposed cultivation operation is operating. The proposed project has been designed to be setback a minimum of 100 feet from all surface water bodies. No development would occur within drainage buffers and setbacks. **Less than Significant Impact with Mitigation Measure HYD-1 incorporated.**	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**
					HYD-1: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X			Soils of the Project Site are identified as Manzanita and Skyhigh-Millsholm loams by the NRCS Web Soil Survey, and characterized as well-drained sandy and clay loams derived from residuum weathered from sedimentary rock. The United States Geological Survey Map of the Ukiah Sheet defines the area in the vicinity of the Project Property as Quarternary Alluvium. The Project Property is not located within any of the groundwater basins/management plan areas identified in the 2006 Lake County Groundwater Management Plan. There are two existing groundwater wells on the Project Property, located at Latitude 39.01236° and Longitude -122.65807° and Latitude 39.01064° and Longitude -122.65062°. All water for the proposed cultivation operation will come from the existing groundwater well located at Latitude 39.01236° and Longitude -122.65807°. On July 27th, 2021 the Lake County Board of Supervisors adopted urgency Ordinance 3106 requiring land use applicants to provide enhanced water analysis during a declared drought emergency. The applicant was required to submit a hydrology report and drought management plan that addresses the following: • Approximate amount of water available for the project's identified water source; • Approximate recharge rate for the project's identified water source; and • Cumulative impact of water use to surrounding areas due to the project. The applicant submitted a Water Use/Water Availability Study prepared by a certified hydrogeologist with Hurvitz Environmental Services Inc. (Dated August 23, 2021). The report included the following elements: • Estimates of existing and proposed water uses for the property. • Characterization of local geologic and hydrogeologic conditions including defining water sheds and sub-basins. • Review and analysis of a 6-hour well yield and recharge test. • Well Completion Report assessment. • Discussion on proposed methods for water level and water usage monitoring. • Aquifer storage and recharge assessment. • Severe drought condition assessment. • Assess potential for well interference between the project well and neighboring wells and between the project well and nearby streams. Additionally the report identified that the recharge to the groundwater likely occurs primarily from direct precipitation and percolation as well as from stream flow from onsite creeks. The estimated groundwater usage for the entire project including employees is approximately 24.94 acre-feet/year. Average annual recharge available to the site aquifer is estimated at 122.1 acre-feet/year. Based on well yield test data collected at the site it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual	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**
					water use at the site and within the area. Additionally, the report identified the following water usage calculations: • Estimated cultivation irrigation water use – 24.87 acre-feet/year. • Livestock groundwater use – 1.34 acre-feet/year. • Site worker water use – 0.08 acre-feet/year. • Total estimated site water use – 26.29 acre-feet/year. • Estimated annual recharge – 122.1 acre-feet/year. • Estimated recharge including severe drought – 32.56 acre-feet/year. • Irrigation well sustainable pumping rate – 172 gallons per minute (gpm). • Peak daily water demand for cannabis – 51,594 gallons/day. Additionally, the report concluded that the quantity of groundwater to be used for the project compared to the average quantity of available groundwater indicates that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. Additionally, the horizontal and vertical separation between the project wells and the nearest neighboring properties are sufficient to not result in well interference. The Well Completion Report for this groundwater, indicates that it was drilled in 1996, through brown gravely soil and into "very hard black & purple volcanic rock", to a depth of 100 feet (Well Completion Report attached). At the time it was drilled, this well had an estimated yield of +250 gallons per minute. A recent test of this groundwater well (dated 5-22-2020) concluded that this well can produce at least 172 gallons per minute (gpm). Water would be pumped and stored in water tanks located near the cultivation site. According to the Property Management Plan, the applicant estimates approximately 6,735,000 gallons to be used on an annual basis (April to November cultivation period). The existing well produces approximately 172 gallons per minute which translates to approximately 108,641,847 gallons per year capacity. The applicant will be utilizing approximately 7.5% percent of the full well's capacity. The applicant proposes a drip irrigation system as part of the commercial cannabis cultivation. Additionally the applicant proposes the following measures in regards to water conservation: • Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks. • Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss. • Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation). • Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas. • Install float valves on all water storage tanks to keep them from overflowing onto the ground.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The project falls within the Shoreline Watershed in Lake County, which surrounds much of Clear Lake. Currently there are 25 approved commercial cannabis projects within this watershed, two of which are on a ridge between the Shoreline Watershed and other Lake County watersheds. There are currently no approved commercial cannabis projects with a three-mile radius of the project site, however there are two other commercial cannabis project proposals within a 1.5-mile radius of this project. No cumulative impacts are expected at this point. To ensure impacts related to groundwater supplies are minimized, the Lake County Zoning Ordinance requires the following mitigation measure for all cannabis cultivation projects whose water source is a groundwater well: **HYD-2: The production well shall have a meter to measure the amount of water pumped. The production well 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.** **Less than Significant Impact with Mitigation Measure HYD-2 incorporated.**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?		X			The cultivation area would be located in an existing flat area that was previously used for hay and alfalfa. The cultivation would require no grading, only tilling and preparation for planting in the ground, and would maintain riparian buffers and grading setbacks of 100 feet. Construction of the proposed processing building would require grading outside of riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. The proposed project has been designed to maintain existing flow paths. 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. (i) Construction activities and operations of the proposed project would not result in substantial erosion or siltation, with compliance with the erosion and sediment control plan and SWRCB Cannabis General Order. (ii) and (iii) The total cultivation area proposed is 476,650 square feet which would consist of outdoor cultivation. The total square footage of structures proposed is 2,000 square feet. The proposed impermeable area of 0.04 acres would represent 0.05% of the 76.01 parcels that will be cultivated on. Thus, the proposed project is not likely to increase the rate or amount of surface runoff or create or contribute to runoff water which would exceed the capacity of an existing drainage system.	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**
					(iv) The proposed cultivation area is within a Federal Emergency Management Agency (FEMA) Flood Map X, which is identified as areas of minimal flooding – not in a special flood hazard area. The project is located in a flat area that was previously used for agricultural production. It is not anticipated to impede or redirect flood flows. The operations would not alter the existing drainage pattern of the site or the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would in substantial erosion issues, increase the amount of runoff or create or contribute runoff which exceeds the capacity of the existing or planned storm water drainage system. The applicant shall implement Best Management Practices (BMPs) in accordance with chapter 29 and 30 of the Lake County Code, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. These measures shall be maintained for life of the project. **Less than Significant Impact with Mitigation Measures from BIO-1 through BIO-4, GEO-1 through GEO-4, HAZ-1 through HAZ 8, and HYD-1 and HYD-2 incorporated.**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	The cultivation site is not located in a flood plain, a tsunami or seiche zone. **No Impact.**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan			X		Refer to Sections X(a) and X(b). The project would not conflict with or obstruct any water quality or management plans. **No Impact.**	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?			X		The proposed project site would not physically divide an established community. The proposed project is accessed by an existing driveway off of Sulphur Bank Drive. 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 1,240 feet from the project site. In reference to Article 27, Section 27(at), the minimum required setback for commercial cannabis cultivation from a community growth boundary is 1,000 feet. **Less than Significant Impact.**	1, 3, 4, 5, 6, 35
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan and Shoreline Communities 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 parcels are zoned Agricultural Preserve District – Rural Lands – Rural Residential. In addition, Commercial Cannabis Cultivation is an allowable use in the above referenced zoning districts upon securing a Major Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance. The project is consistent with all other development standards within the zoning code for commercial cannabis cultivation.	1, 3, 4, 5, 20, 21, 22, 27, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less than Significant.	
XII. MINERAL RESOURCES *Would the project:*						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	According to the California Department of Conservation: Mineral Land Classification, there are no known mineral resources on the project site. Additionally, The Aggregate Resource Management Plan (ARMP) does not identify the project area as a Quarry Resource Area. **No Impact.**	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Shoreline Communities Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. However, the Sulphur Bank Mine is located approximately 0.5 miles south from the cultivation site. In reference to the Shoreline Communities Area Plan, the Sulphur Bank Mine is a 220-acre inactive mine property located on the Clear Lake shoreline, adjacent to the Elem Indian Colony. The site was initially mined for sulfur for the production of gunpowder from 1865 to 1871. The mine was discovered to be a source of mercury, which was used at the time to process gold in California. Mercury ore was mined intermittently from 1873 to 1957. The mine was one of the largest producers of mercury in California up to its closure in 1957. The Sulphur Bank Mine is now listed as a California Historic Landmark (#428). Mine tailings and waste rock remain on the site, as well as a 23-acre flooded open pit (called the Herman Impoundment or Pit) which reaches a depth of 90 feet. **No Impact.**	1, 3, 4, 5, 26
XIII. NOISE *Would the project result in:*						
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			Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages. 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. Although the property size and setbacks would help to muffle noises heard by neighboring properties, the following mitigation measures would decrease these noise levels to an acceptable level: **NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.** **NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified**	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. **NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.** **Less Than Significant with Mitigation Measures NOI-1 through NOI-3 incorporated.**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration. **Less Than Significant Impact.**	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING *Would the project:*						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is anticipated to induce population growth to the area through employment, however, it is not expected to be substantial and increased employment will be approximately 12 employees hire locally. **Less than Significant Impact**.	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. **No Impact.**	1, 3, 4, 5
XV. PUBLIC SERVICES *Would the project:*						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose any new housing or other uses that would necessitate new or altered government facilities. No new roads are proposed. The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. Construction and operation of the proposed project may result in accidents or crime emergency incidents that would require police services. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. **Less Than Significant Impact.**	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
XVI. RECREATION *Would the project:*						

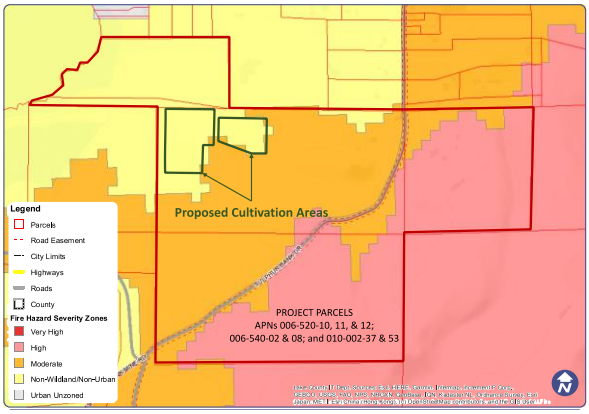
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project would generate business income, and increase in local employment opportunities, and increase public fee and tax revenue which may result in a slight increase in population growth which could lead to increased use of park and recreation facilities. However, the increased use of park and recreation, could 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 will not have any impacts on existing parks or other recreational facilities. **No Impact.**	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities due to the project size and not adding new residents to the communities. Employees would use the existing facilities in their communities. **No Impact.**	1, 3, 4, 5
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		The proposed project site is accessed via graveled access roads off of Sulphur Bank Drive, a paved and county maintained roadway. 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. There are no known pedestrian or bicycle facilities on Sulphur Bank Drive in the vicinity of the project. Sulphur Bank Drive is a two-lane road with narrow shoulders unsuitable for pedestrian or bicycle traffic The applicant will be required to obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. **Less than Significant Impact.**	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		State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows: *"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."* As mentioned previously, construction would take approximately 2 weeks and construction would occur Monday through Friday from 9 am to 5 pm. Construction would generate approximately 50-60 vehicle trips within the 2 week period. Additionally, during operation trips would be approximately 14 per day. To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. The proposed project would not generate or attract more than 100 trips per day; therefore, it is not expected for the project to have a potentially significant level of VMT, therefore, impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant. The project has been reviewed by the Lake County Department of Public Works, the California Department of Transportation, and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. The California Department of Transportation provided comments (dated July 31, 2020) identifying their concerns with the number of employees, and that their agency anticipated four times as many employees for the proposed cultivation grow. However, the applicant and project material indicated that the max employees will be 12 (max). The employees will need to go through background checks with the Lake County Sheriff's office prior to employment within the operation. CALFIRE indicated that the project must be compliant with Public Resources Code 4290/4291 in regards to access and emergency access. The project will be required to meet the requirements of the code listed above prior to operation and/or construction of structures. **Less than Significant Impact.**	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	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). **No Impact.**	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	The proposed project will not increase hazards as all roads will remain as is. **No Impact.**	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**
e) Result in inadequate emergency access?			X		The proposed project would not alter the physical configuration of the existing roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal roadways would meet CalFire requirements for vehicle access. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. **Less than Significant Impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			See response V(a). A Cultural Resource Assessment was prepared on May, 2020 by Natural Investigations Company. According to the Cultural Resource Assessment, a pedestrian survey within the project area was conducted on March 30 and May 19, 2020. All portions of the project area that will be subject to direct and indirect impacts from cultivation-related development were surveyed intensively using transects spaced no greater than 5 meters apart. During the survey, all visible ground surfaces were carefully examined for cultural material, soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings, and historic-era debris. Additionally, the local tribes were notified of the project and no adverse comments were received. The Project Area is not eligible for listing in the California Register of Historical Resources, or a local register of historical resources as defined in Public Resources Code section 5020.1(k) **Less than Significant Impact with mitigation measures CUL-1 through CUL-3 incorporated.**	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			See response V(a) and XVIII(a). It is possible, but unlikely, that significant artifacts or human remains could be discovered during project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered. Additionally, the applicant has entered into a Cultural Resources Monitoring and Treatment Agreement with the Tribe that is the Most Likely Descendant of Native American human remains and associated cultural resources found on the Project Property (as designated by the Native American Heritage Commission). **Less than Significant Impact with mitigation measures CUL-1 through CUL-3 incorporated.**	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural			X		The subject parcel is served by an existing onsite groundwater well. According to the applicants Property Management Plan, the applicant estimates approximately 8,128,135 gallons to be used in an annual basis (April to November cultivation period). A recent test of this groundwater well (dated 5-22-2020)	1, 3, 4, 5, 29, 32, 33, 34, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?					concluded that this well can produce at least 172 gallons per minute (gpm). Water would be pumped and stored in water tanks located near the cultivation site. A Water Use/Water Availability Study (dated 8-23-2021) prepared by a Certified Hydrogeologist, concluded that the quantity of groundwater to be used for the project compared to the average quantity of available groundwater indicates that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over time. The proposed cannabis cultivation operation would 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. Additionally, the applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. **Less than Significant Impact.**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		A Water Use/Water Availability Study (dated 8-23-2021) prepared by a Certified Hydrogeologist, concluded that the quantity of groundwater to be used for the project compared to the average quantity of available groundwater indicates that pumping for the proposed project is unlikely to result in significant declines in groundwater elevations or depletion of groundwater resources over times. Additionally the report identified that the recharge to the groundwater likely occurs primarily from direct precipitation and percolation as well as from stream flow from onsite creeks. The estimated groundwater usage for the entire project including employees is approximately 20.7 acre-feet/year. Average annual recharge available to the site aquifer is estimated at 122.1 acre-feet/year. Based on well yield test data collected at the site it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and within the area. Additionally, the report identified the following water usage calculations: • Estimated cultivation irrigation water use – 20.7 acre-feet/year. • Livestock groundwater use – 1.34 acre-feet/year. • Site worker water use – 0.08 acre-feet/year. • Total estimated site water use – 22.12 acre-feet/year. • Estimated annual recharge – 122.1 acre-feet/year. • Estimated recharge including severe drought – 32.56 acre-feet/year. • Irrigation well sustainable pumping rate – 172 gallons per minute (gpm). • Peak daily water demand for cannabis – 43,060 gallons/day. The horizontal and vertical separation between the project wells and the nearest neighboring properties are sufficient to not result in well interference. 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. **Less Than Significant Impact.**	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 proposed project would be served by portable toilets located at each of the cultivation sites. The portable toilets would be serviced regularly by a local, licensed service provider. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. **Less Than Significant Impact.**	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 proposed cultivation will generate approximately 500 pounds of dried cannabis waste each cultivation season (April 1 through November 15). All cannabis waste will be ripped/shredded and placed in the designated composting areas. In the designated composting areas, cannabis waste will be composted until it is incorporated into the soils of the proposed outdoor cultivation/canopy areas as a soil amendment. Additionally, the applicant states that all cannabis waste generated from the operation will be identified, weighed, and tracked while onsite \. All records will be kept on-site for seven (7) years and will be made available during inspections. Additionally, the applicant anticipates no growing medium waste to be generated as they will recycle/reuse all growing medium. **Less than Significant Impact.**	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. **Less than Significant Impact.**	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		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. **Less than Significant Impact.**	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**
XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		The subject site is accessed from Sulphur Bank Drive (County Maintained). The properties are partially located within the SRA area, however, the cultivation site is located in a Non-Wildland/Non-Urban Area (Please see map below). The site is slightly sloped, however, the cultivation site will be located in a flat area. SRA regulations 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.  *Figure 6: Fire Severity Zones of Project Property (Source: Lake County GIS)* 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. Additionally, according to Property Management Plan – Ground Management a 100 foot defensible space buffer will be established and maintained around the proposed cultivation operation for fire protection and to ensure safety and sanitary working conditions. Additionally, the applicant will be required to comply with Public Resources Code 4290/4291 for emergency access and fire requirements as well which includes but is not limited to separate water supply for fire personnel. **Less than Significant Impact.**	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			The fire risk on the project parcel is Non-Wildland/Non-Urban to Very High. However, the cultivation site is located in Non-Wildland/Non-Urban. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads. Additionally, the following mitigation measures should be incorporated to reduce wildfire risk to less than significant: **WILDFIRE-1: Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.** **WILDFIRE-2: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.** **WILDFIRE-3: Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30%.** **WILDFIRE-4: Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.** **Less than Significant Impact with Mitigation Measures WILDFIRE-1 through WILDFIRE-4 incorporated.**	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 site improvements proposed are minimal, and don't rise to the level of warranting additional roads. The site has some areas of native vegetation, however the responsible Fire Districts, who were notified of this action, have not indicated that additional fire breaks are necessary. The access road will be graveled to support a 75,000 lbs load as well as meet width requirements for a one way road. 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 75,000lb 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. **Less than Significant.**	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**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	The risk of flooding, landslides, slope instability, or drainage changes will not be increased due to this project based on the existing development and proposed development, combined with the direction of slope and the lack of slope in the cultivation areas. Additionally, the project will be required to install Best Management Practices such as straw wattles or silt fencing around all of the canopy area to reduce runoff into waterways or Clear Lake. The applicant will adhere to all Federal, State and local agency requirements. **No Impact.**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			As evaluated in this IS/MND, the project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. The project falls within the Shoreline Watershed in Lake County, which surrounds much of Clear Lake. Currently there are 25 approved commercial cannabis projects within this watershed, two of which are on a ridge between the Shoreline Watershed and other Lake County watersheds. There are currently no approved commercial cannabis projects with a three-mile radius of the project site, however there are two other commercial cannabis project proposals within a 1.5-mile radius of this project. No cumulative impacts are expected at this point The project proposes the cultivation of commercial cannabis in a rural section of the County. There will be minimal to no vegetation removal and/or ground disturbance. Mitigation measures are listed herein to reduce impacts related to Aesthetics, Air Quality, Biological Resources, Cultural/Tribal Resources, Geology and Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, and Wildfire. With implementation of the required mitigation measures, impacts would be less than significant. **Less Than Significant Impact with Mitigation Measures Incorporated**	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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			The project is located adjacent to the Clearlake Oaks Sewage Treatment and approximately 2,100 feet from the Keys Property Owner Association, as well as other smaller residential developments. Additionally, there are various agricultural uses near or within the Clear Lake Oaks area that are included but not limited to orchards, vineyards, grazing lands as well as hay production, and animal grazing. The proposed project would not have a significant increase in traffic or transportation as the trips generated by the project would result in 14 trips per day and 50-60 trips over a 2 week period for construction and site preparation only (See Section XVII Transportation for further details). The project is located in a previously disturbed area that was previously used for agricultural purposes. Additionally, the applicant submitted a hydrology report that evaluated the cumulative impact to surrounding uses. The report identified that the horizontal and vertical separation between the project wells and the nearest neighboring properties are sufficient to not result in well interference. (Please refer to Section X Hydrology and Water Quality for further details) Any applicable cumulative impacts to which this project would contribute would be mitigated to a less-than-significant level. Incremental impacts, if any, would be very small, and the cumulative impact of the cultivation operation, in combination with other projects in the areas, would be less than significant. The proposed project would not contribute to any significant cumulative impacts which may occur in the area in the foreseeable future. **Less than Significant with Mitigation Incorporation**	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The project has been planned and designed to avoid significant environmental impacts. As discussed in the analysis of this IS/MND, the project would not have environmental effects that would cause substantial adverse direct or indirect effects on human beings. **Less than Significant with Mitigation Incorporation**	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Shoreline Communities Area Plan
5. Anthony Lamperti Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, *(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)*
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://www.wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment, prepared by Natural Investigations CO., dated May 26, 2020.
14. Cultural Resource Evaluation – Natural Investigations CO., dated May, 2020.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.

17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Northshore Fire Protection District
38. Site Visit – July 17, 2020