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

February 10, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY, IS 20-33

1. Project Title:	Airport Cannabis
2. Permit(s):	Use Permit, UP 20-28 Initial Study, IS 20-33
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport CA 95453
4. Contact Person:	Sateur Ham, Assistant Planner (707) 263-2221
5. Project Location(s) and APN(s):	4460 George Road, Lakeport, CA (008-031-60) 4520 George Road, Lakeport, CA (008-032-43) 4550 George Road, Lakeport, CA (008-032-44) 4440 George Road, Lakeport, CA (008-031-48)
6. Parcel Size:	86.34 acres total
7. Project Sponsor's Name/Address:	Gustafson Farms, LLC 6965 Old Highway 53 Clearlake, CA 95422
8. General Plan Designation:	Agriculture
9. Zoning:	Agriculture/Waterway Combining/Airport Approach
10. Flood Zone:	Areas of minimal flooding-not in a special flood hazard area
11. Slope:	The parcel average cross slope is 3.59-5.1%
12. Natural Hazards:	Project area is within the State Responsibility Area "moderate" to "very high" severity fire zone

13. Fire District: Lakeport FPD/CalFire

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

Gustafson Farms is applying for a Major Use Permit for the cultivation of commercial cannabis. The project parcels consist of two contiguous *legal lots* (through a historic merger), however, the project itself will take place on one parcel: 4550 George Road, Lakeport, CA also known as Assessor's Parcel Number: 008-032-44. The associate parcels include parcel numbers 008-031-60, 008-032-43, and 008-031-48. The applicant is requesting to allow a total of 89,620 square feet of outdoor canopy area, a 22,000 square feet of "mixed-light" canopy within a permanent greenhouse using light deprivation, and 22,000 square feet of immature plants solely used for cloning and propagation used for selling and distribution. The 238,220 square feet cultivation area will take place within a 7-feet fenced compound for screening. Within the cultivation site, the applicant is also proposing the following ancillary facility as described in table 1 and proposing it will be broken down into three phases to complete the complete build-out of the project.

Table 1. New improvements as part of the project scope, total floor area, and the proposed uses.

Building/Structure	Phase	Gross floor area (square feet)	General Uses:
Processing facility	3	50,000 ft^2	For de-stemming, sorting, trimming, curing, packaging, and restroom facility.
Greenhouses	2	24,000 ft^2	For nursery to produce only clones, immature plants, seeds for the propagation and cultivation of cannabis
Drying facility	3	50,000 ft^2	For drying cannabis plants and plant storage
Storage sheds	1	(3) 200 ft^2	For fertilizer and pesticide storage; For equipment and tools; For security room
Parking area	1	2,000 ft^2	Approximately (10) parking spaces with ADA parking for employees and visitors
Greenhouses	1	24,000 ft^2	For mixed-light cultivation using natural and/or artificial lighting at a rate of six watts per square feet or less

The existing uses within the property boundary consist of extensive agricultural use for wine grapes. The project property is currently improved with an agricultural shop for storage, an agricultural pond built in the 1970s for irrigation, an existing well, and (5) 2,500 storage tanks. The cultivation site was a previous hemp site before applying for the proposed commercial cannabis cultivation. The cultivation operation will be located within the permitted setback required by both local and state requirements. It will be over 100 feet from the project property boundary and over 100 feet from all watercourses.

The topography of the project is a flat agricultural field. The elevation averages 1,400 feet with only a few feet of elevation difference across the entire property. Before the establishment of this cultivation operation, historical land uses were entirely vineyards with some portion of the land for this use still existing. The surrounding land uses are vineyards and row crop agriculture,

an airplane strip, and ranch estates. The study area contains the following terrestrial vegetation communities: ruderal/disturbed; agricultural/vineyard; and marsh. However, the project site will take place primarily on the area that is designated as "ruderal/disturbed" areas. This area consists of disturbed or converted natural habitat that is now either in the ruderal state, graded, or urbanized with gravel roads. Vegetation within this habitat type consists primarily of non-native 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.

Cultivation Operations

Gustafson Farms plans to be fully organic with their agricultural products of both dry and liquid fertilizers and pesticides. After the first year, and after the native soils have been blended with imported organics, dry and liquid fertilizers will be used to optimize plant macronutrients and micronutrients. Native soil will be enriched with imported organic matter such as worm castings or compost. The pesticides that will be used for this cultivation project include neem oil and sulfur, both in quantities suggested by the manufacturer recommendations during the growing months and only used when necessary. All of the fertilizers, nutrients, and pesticides will only be purchased and delivered to the property as needed. They will be stored separately in the secure storage shed, in their original containers, and used as directed by the manufacturer. All pesticides/fertilizers will be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers will be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county. At no time will fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year (requirement of the State Water Resource Control Board's Cannabis General Order). Water-soluble fertilizers/nutrients will be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation to use minimal consumption of the product as necessary. Petroleum products will be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the 200 ft^2 storage area. The proposed cultivation operation will utilize drip irrigation systems, to conserve water resources. The well on the northern parcel boundary will be pumped underground to the southern parcel and into the water storage tanks proposed near the cultivation site in the middle of the property boundary. From the well to the storage tanks the cultivator will utilize underground water lines, which are a combination of PVC piping and black poly tubing. The existing agricultural well currently produces an average of 180 GPM and has a depth of 175-foot depth under a 6-hour test. Water use calculation is projected to be approximately 2,847,000 gallons per year for the proposed mature canopy area, on the basis that the cultivation operates year-round at 365 days a year.

The proposed project site will require little energy for the 89,620 square feet of outdoor cannabis as it will require full sunlight. The 22,000 square feet of "mixed-light" will utilize full sunlight and will be supplemented with artificial light a couple of hours a day. All electricity needed for the project at this time will be provided by PG&E. The proposed buildout of all new structures being implemented will conform with all local and state requirements and will include solar panels on all new structures. The proposed project does have a backup generator, to be used during emergencies. The project does not propose the storage or use of any hazardous materials. All organic waste will be placed in the designated composting area within the cultivation area. The project's core business hours of operation will take place between 8:00 a.m. to 6:00 p.m. with

deliveries and pickups restricted to 9:00 a.m. to 7:00 p.m. Monday through Saturday and Sunday from 12:00 p.m. to 5:00 p.m.

Access and Transportation Standards

The project property can be accessed off George Road, a county-maintained road that will then lead to a security gate private dirt access driveway on the northern parcel of the project boundary. The project boundary is within the California Department of Forestry and Fire Protection (CalFire) Responsibility Area with a portion within the Local Responsibility Area. The project will require to meet CalFire road access standards for emergency access. The access driveway is approximately 2,377.1 feet in length to the entrance of the cultivation site, with an approximate slope of 2% throughout the whole project boundary. At a minimum, the driveway will be twelve (12) feet wide with fourteen (14) feet of unobstructed horizontal clearance and fifteen (15) feet of unobstructed vertical clearance, but due to commercial standards, the proposed access driveway will be twenty (20) feet wide. The site will have six (6) parking stalls with one (1) ADA parking space as well as turnouts at a minimum of twelve (12) feet wide and thirty (30) feet long, with a minimum twenty-five (25) feet taper on each end, placed at the midpoint. The access driveway to the parcel currently has a security gate at the entrance of the parcel. The gate will be locked during non-business hours (6:00 p.m. to 8:00 a.m.) or when permitted personnel is not present. The gate will be secured with a heavy-duty chain, commercial-grade padlock, and a Knox Box to allow 24/7 access for emergency services. Only approved managerial staff and emergency service providers can unlock the gates on the project property. The fencing for this project will include a perimeter fence around the entire outdoor cultivation area. The cultivation area fence will be a 7-foot tall chain-link fence with a privacy mesh screen and mounted with security cameras.

Construction

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

1. Grading larger than 500 cubic yards is not anticipated during the site preparation of the project, however, the volume for a permitted structure with a local building permit allowed is 500 cubic yards. Some routine tilling is expected and will occur on the cultivation site for planting. Some previously tilled crops and grape vineyards will be removed and/or convert into new crop conversion and for site preparation. The cultivation will occur on fairly flat existing grades.

2. Construction of structures, greenhouses, and farm preparation consisting of small hand tools, farming tools, trucks, and et cetera within the project area.

3. Materials and equipment will only be staged on previously disturbed areas (existing parking areas and access road). No areas will be disturbed for staging materials or equipment. Equipment will not be left idle when not in use. Vehicle equipment can include pickup trucks, dump trucks, and trailers. The project anticipates 5 trips per week.

4. Water (from the existing onsite well) or mobile water tank will be used to wet disturbed soils to mitigate the generation of dust during construction.

5. All construction activities, including engine warm-up, will be limited to Monday through Saturday between the hours of 8:00 a.m. and 6:00 p.m. Back-up beepers will be adjusted to the lowest allowable levels.

6. All equipment will be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment will only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment will occur on an impermeable surface. In the event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Figure 1. Aerial of project site using Google Earth.

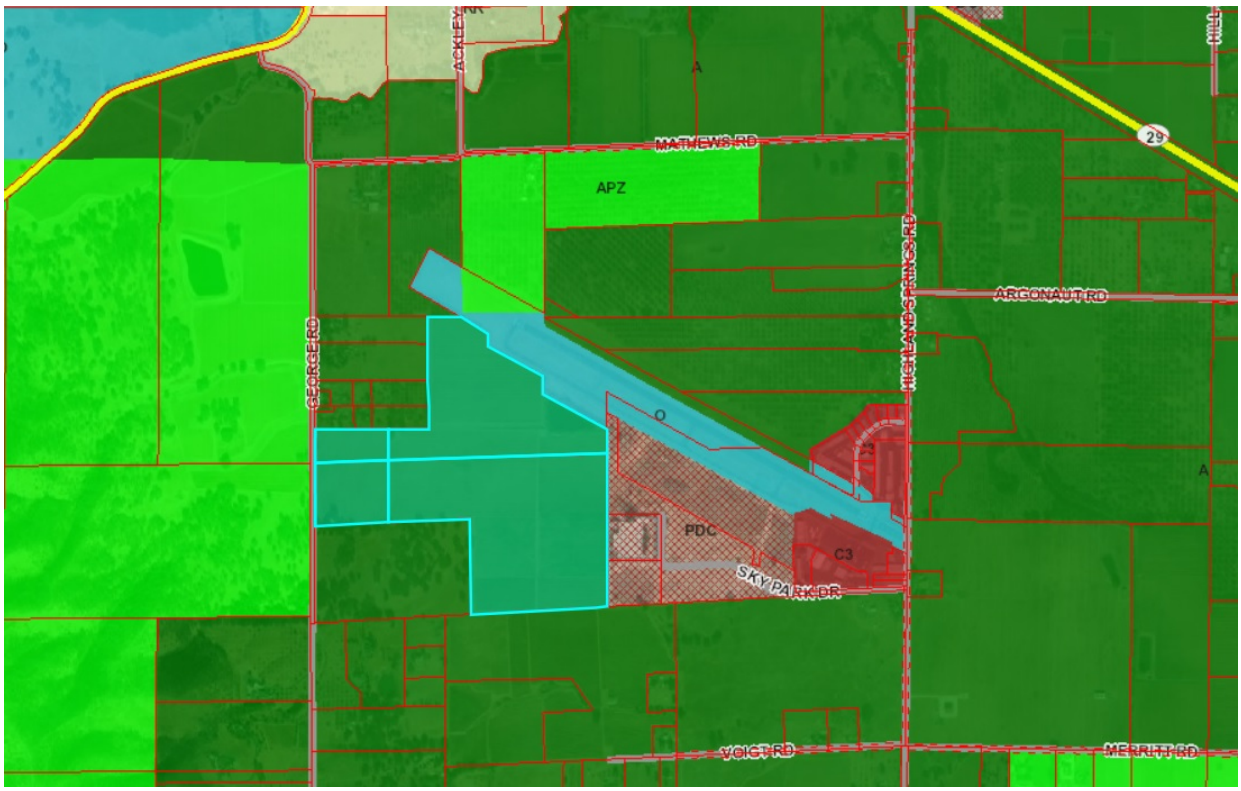


Figure 2. Zoning of site and vicinity

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

North: "A" Agriculture- parcels ranging from .67 to 16 acres in size; and "O" Open Space- parcel size is approximately 32 acres in size. The surrounding parcels north of the project property boundary is agricultural use and some residential dwelling. There is an existing public airport located north of the parcel, however, the project site is located approximately 700 feet from the boundary line of the airport.

South: "A" Agriculture. Parcel sizes range from approximately 2 to greater than 41.60 acres in size. The parcels consist of agricultural uses and residential dwellings.

East: "O" Open Space and "PDC" Planned Development Commercial. Parcel sizes range from approximately 4 to greater than 19 acres in size.

West: "APZ" Agricultural Preserve District and "A" Agriculture. Parcel sizes range from approximately 25 greater than 102 acres in size. The surrounding areas consist of agricultural use, undisturbed vacant, and some residential.

17. Attachments:

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

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

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

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

Notification of the project was sent to local tribes on March 17, 2020, and again, after a revision to the project scope was made on September 14, 2020. Yocha Dehe confirmed receipt of the project and concluded that it is not within the aboriginal territories of their tribe. No other comments were received. The California Historical Resources Information System stated that the proposed project area has no record of any previous cultural resource studies. However, it is recommended that a qualified archaeologist conduct further archival and field study to identify cultural resources. A Cultural Resource Assessment was completed on March 2020 by Tim Spillane, MA, RPA, and Dylan Stapleton, MA, RPA and concluded due to negative findings of the field survey and SLF search, there

is no indication that the project will impact any historical resources or tribal cultural resources and no further studies are needed.

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)
Based on this initial evaluation:

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

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

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

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

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

Initial Study Prepared By:
Sateur Ham, Assistant Planner

_____ Date:_____
SIGNATURE

Scott DeLeon, Director
Community Development Department

SECTION 1
EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," maybe cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document, and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

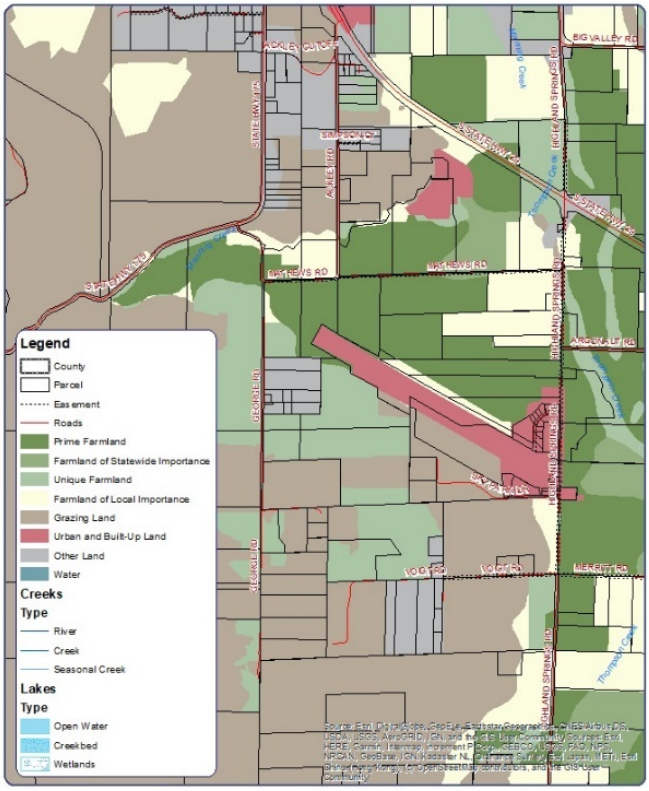
7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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

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

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:*						
a) Have a substantial adverse effect on a scenic vista?				X	The project site is not located within a scenic vista, therefore, the project will not result in a substantial adverse effect. **No impact.**	1, 2, 3, 4, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	The proposed project is not expected to substantially damage scenic resources including historic buildings, rock outcroppings, or trees located within a state scenic highway. There is no proposed native tree removal. However, some existing wine grapes vineyard will be removed. **No impact.**	1, 2, 3, 4, 6, 9
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The majority of the proposed project will take place in the existing disturbed area primarily used for agriculture for crops such as wine grapes and hemp. **Less than significant impact.**	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has the potential to create additional light through exterior security lighting and proposed structures with lighting. A lighting plan showing fixture types and location is required and shall meet the County's recommended darkskies.org lighting. According to the project management plan, the exterior lighting will illuminate the proposed area such as parking areas, loading areas, and security will be fully shielded and directed downward. The proposed new light source from the proposed facilities is not expected to create substantial adverse effects to neighboring parcels and will be mitigated to less than significant impact with the following measures. **AES-1: An Outdoor Lighting Plan that meets the darkskies.org lighting recommendations shall be submitted for review and acceptance, or review and revision before cultivation.** **AES-2: All greenhouses/structures incorporating artificial lighting shall be equipped with blackout film/material to be used at night for the maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. The applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval before the issuance of any permits.** **AES-3: Security lighting shall be motion-activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine a light or allow light glare to exceed the boundaries of the lot of records upon which they are placed.** **Less than significant with mitigation measures AES-1 through AES-3 added.**	1, 2, 3, 4, 5, 6, 9

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 proposed cultivation site is in an area designated as 'Grazing Land' and "Unique Farmland" by the Farmland Mapping and Monitoring program. The proposed project will not convert farmland to non-agricultural use nor impact important farmland. The proposed project site location will mainly utilize areas designated as grazing land.  *Figure 3. Farmland Mapping and Monitoring Program located in the center, south of Lampson Airport (red).* **Less than significant impact.**	1, 2, 3, 4, 5, 7, 8
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	See Section II (a). The project does not conflict with zoning and the project property is not in a Williamson Act Contract. **No impact.**	1, 2, 3, 4, 5, 7, 8
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project site is zoned "A" Agriculture and is not zoned for forestland or timberland. **No impact.**	1, 2, 3, 4, 5, 7, 8

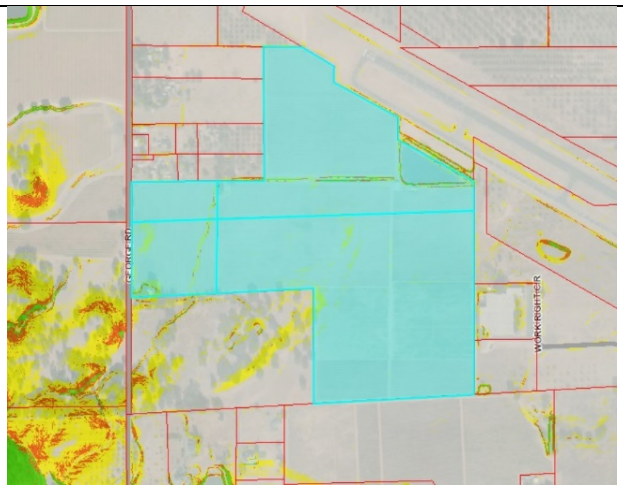
d) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. The site location is not within an area designated as agriculture or timberland preserve. Also, the project scope does not include any tree removal and will not convert to non-agricultural use. **Less than significant impact**	1, 2, 3, 4, 5, 7, 8
III. AIR QUALITY *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 preparation through tillage and agricultural practices. The proposed project will result in new vehicular traffic, including commuter vehicles and delivery trucks are contributors during and after site preparation/construction. Odors generated by cannabis plants, particularly during harvest season, will need to be mitigated either through passive means (separation distance), or active means (odor control plan). The applicant will mitigate any potential odor that will persist during the duration of the project accordingly through the approved odor control plan. **AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Community Development Department for review and approval, or review and revision.** **AQ-2: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic emission Inventory.** **AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by the use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.** **AQ-4: All areas subject to infrequent use of driveways, overflow parking, etc., shall be surfaced with gravel. The applicant shall regularly use and/or maintain the graveled area to reduce fugitive dust generations.** **AQ-5: All greenhouses and cannabis processing buildings shall be equipped with filtration systems that prevent the movement of odors, pesticides, and other airborne contaminants out of or into the structure.** **Less than significant with mitigation measures AQ-1 through AQ-4 added.**	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X		The majority of the cultivation activity will take place outdoor (89,620 square feet total) and within greenhouses (48,000 square feet total). All proposed structures will use air filtration systems to mitigate any concentrated odor and other potential pollutants. The outdoor cultivation area is not anticipated to generate pollutants or other substances that will violate air quality in this vicinity. The County of Lake is in the attainment of state and federal ambient air quality standards.	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

					Less than significant impact.	
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The operation as proposed is not expected to release a significant amount of pollutants. The nearest off-site residence is over approximately 400 feet from the cultivation area. **Less than significant impact with mitigation measures AQ-1 through AQ-4 incorporated.**	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			Odor control measures will be necessary for the cultivation areas, including the outdoor portion of the site used for cannabis cultivation. The cultivation areas are set back a significant distance from the nearest off-site dwellings, so passive odor control (separation distance) and the project's proposed mitigations may be adequate for the outdoor cultivation area. The applicant has an emergency contact name and number that will be distributed to neighbors within 1000 feet of the property as proposed in the project management plan. As described in Section III (a) above. See attachment A of the Project Management Plan. **Less than significant impact with mitigation measures AQ-1 through AQ-4 incorporated.**	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 habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			The applicant provided a Biological Resources Assessment, prepared by G.O Graening, Ph.D. and Tim Nosal, MS dated March 9, 2020. According to the biological assessment, during a field survey, no special-status species were detected within the project area or the surrounding study area. The vineyards and 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 and horticultural disturbances. The pond and surrounding marsh, however, have a moderate potential to harbor special-status species. The pond is located in the northern parcel of the property boundary (008-031-60) and will not be part of the cultivation operation. The cannabis cultivation/operation areas are approximately 500 feet away from the pond. No potential impacts to special-status species were identified from project implementation. Therefore, no mitigation is required. The study area contains suitable nesting habitat for various bird species because of the presence of trees and poles. However, no nests or nesting activity was observed in the project area during the field survey. **BIO-1: All waste and by-products shall be kept in plastic drums with tight-fitting lids so that water is not able to make contact with the contents and potentially leach into the environment.** **BIO-2: Trees shall be inspected for the presence of active bird nests before tree felling or ground clearing. If active nests are present in the project area during the construction of the project, CDFW shall be consulted to develop measures to avoid "take" of active nests before the initiation of any construction activities.** **BIO-3: The applicant shall maintain a minimum of a one-hundred feet setback from the top of the bank of any creek (perennial and intermittent), the edge of a lake, delineated wetland, and/or vernal pool on the lot of record of land.** **Less than significant impact with mitigation measures BIO-1 through BIO-3 incorporated.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 24, 29, 31, 32, 33

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			According to Biological Resources Assessment (BRA), the study area is not within any designated listed species' critical habitat. The study area contains one type of special-status habitat: the channel and the marsh surrounding the pond. However, the cannabis cultivation/operation area is at least 500 feet away from any of these water resources. No impacts to special-status habitats were identified from project implementation. **BIO-4: Pesticides and fertilizer storage facilities shall be located outside of the Riparian Corridor setbacks for structures. Pesticide and fertilizer storage facilities shall not be located within 100 feet of a wellhead or 50 feet of identified wetlands.** **BIO-5: The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool, and/or river is prohibited. The applicant shall not engage in any unlawful or unpermitted drawing of surface water.** **BIO-6: The applicant shall maintain all necessary permits from the Central Valley Regional Water Quality Control Board and submit written verification to the Community Development Department. A copy of all permits shall be included in the Annual Performance Report.** **Less than significant with mitigation measures BIO-4 through BIO-6 incorporated.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		According to the Biological Resources Assessment, the project's operation is located at least 500 feet away from all water resources. No direct impacts on water resources will occur. Potential adverse impacts to water resources could occur during the operation of cultivation activities resources by the discharge of sediments or other pollutants. However, the applicant must file a Notice of Intent and enroll in Cannabis Cultivation Order WQ 2019-0001-DWQ. Compliance with this order will ensure that the operation will not significantly impact water resources by using a combination of best management practices (BMPs), buffer zones, sediment and erosion controls, site management plans, inspections and reporting, and regulatory oversight. **Less than significant impact.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The proposed project would necessitate the erection of security fences around the cultivation compound. These fences do not allow animal movement and might act as a local barrier to wildlife movement. However, the fenced cultivation areas are surrounded by open space, allowing wildlife to move around these fenced areas. Thus, implementation of the proposed project is less than significant impact upon wildlife movement. Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. **Less than significant impact.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 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 project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. Ultimately, the project area does not consist of any native tree removal.	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 31, 32,

					No impact	33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?				X	There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans associated with this site. **No impact.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 24, 29, 31, 32
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X	According to the California Historical Resources Information System (CHRIS), the 1943 and 1944 USGS Kelseyville 15' quads depict a building in the proposed project area. If present, the unrecorded building or structure meets the Office of Historic Preservation's (OHP) minimum age standard that buildings, structures, and objects that are 45 years or older may be of historical value. However, the proposed project does not involve any substantial adverse change in the historical resource. Based on the negative findings of the CHRIS and SLF searches, as well as the negative findings of the field survey, there is no indication that the project will impact any historical resources as defined under CEQA Section 15064.5. **No impact.**	1, 3, 4, 14, 15, 38
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			A Cultural Resources Assessment was conducted at the project parcel and the adjoining parcels associated with the project by Tim Spillane, MA, RPA, and Dylan Stapleton MA, RPA, on February 27, 2020. Due to no indication that the project will impact any unique archaeological resources as defined under CEQA Section 21083.2(g), or tribal cultural resources as defined under Public Resources Code Section 21074. For these reasons, no further cultural resources work is recommended at this time. **CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s). The local overseeing Tribe(s) shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and with California Health and Safety Code section 7050.5.** **CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during the ground disturbance. If any artifacts or remains are found, the local tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.** **CUL-3: In the event of an unanticipated discovery of cultural resources during the implementation of the project, all work must be halted within 100 feet (30 meters) of the find and a qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed.** **Less than significant impact with mitigation measures CUL-1 through CUL-3 added.**	1, 3, 4, 14, 15, 38
c) Disturb any human remains, including those interred outside of		X			See response section V (b).	1, 3, 4, 14, 15,

formal cemeteries?					**Less than significant impact with mitigation measures CUL-1 through CUL-3 added.**	38
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 will consist of mainly outdoor cultivation area during the first phase. The second phase will be the implementation of greenhouses using less than 25 watts per square foot. All new structures and proposed structures will use LED lights or other high-efficiency lighting. The applicant will incorporate a solar photovoltaic system on all new structures. Also, the applicant will move into a more sustainable alternative energy source for all proposed structures, approximately 50% of energy sources will be supplemented from a renewable energy source and will incorporate energy conservation, if applicable. All new buildings, alterations, additions, and commercial buildings in California must comply with the Building Energy Efficiency Standards according to Title 24, Part 6 of the California Code of Regulation. **Less than significant impact.**	1, 3, 4, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The local ordinance requires indoor cultivation and mixed-light cultivation light to not exceed 1,200 watts and shall conform to all applicable electrical codes. The proposed project will consist mostly of outdoor growth with proposed greenhouses utilizing both natural sunlight and artificial light when necessary. The proposed processing and drying facility will utilize substantial consumption of the project operation. The proposed structure will be constructed at phase three and will utilize both an on-grid and solar panel array. The proposal will not conflict with or obstruct, a state or local plan for renewable energy or energy efficiency. See response VI (a). **Less than significant impact.**	1, 3, 4, 5
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> The project property does not contain any mapped unstable soils. It appears unlikely that ground shaking, ground failure, or liquefaction will occur on this property in the future. <u>Landslides</u> There is little to no risk of landslides based on the parcel's slope, which is fairly sloped surrounding the project area. However, the project is not expected to elevate the risk of landslides on the property as there is no extensive grading proposed.	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30

					 *Figure 4. The percentage slope of the parcel showing various slope: 0-10% (shown in gray), 10-20% (shown in yellow), 20-30% (shown in orange), and greater than 30% (shown in green)* **Less than significant impact.**	
b) Result in substantial soil erosion or the loss of topsoil?		X			**Wappo loam (242)**, with varying slopes ranging from 2 to 8 percent slope. **Wappo loam (243)**, with a varying slope ranging 8 to 15 percent slope. This very deep, moderately well-drained soil is on terraces. The permeability of this Wappo soil is very slow. Available water capacity is 6 to 8 inches. Surface runoff is medium to rapid (depending on slope) and the hazard of erosion is moderate. The shrink-swell potential in the subsoil is high. This unit is used mainly for livestock grazing. It is also used for vineyards, hay and pasture, and homesite development. This unit responds well to fertilizer, rangeland seeding, and proper grazing use. The main crop grown on this unit is wine grapes. The very slow permeability and the hazard of erosion are the main limitations. Because of this, irrigation water needs to be applied slowly to minimize runoff. All tillage should be on the contour or across the slope. Tillage should be kept at a minimum. If the unit is used for septic tank absorption fields, the limitation of very slow permeability can be minimized by increasing the size of the absorption field or by using a specially designed sewage disposal system. The shrink-swell potential and low load-bearing capacity of the soil should be considered when designing and constructing foundations, concrete structures, and paved areas. The effect of shrinking and swelling can be reduced by maintaining a constant soil moisture content around the foundation area and by backfilling with material that has low shrink-swell potential. If the soil in this unit is used as a base for roads or streets, it can be mixed with sand and gravel to increase its strength and stability.	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30

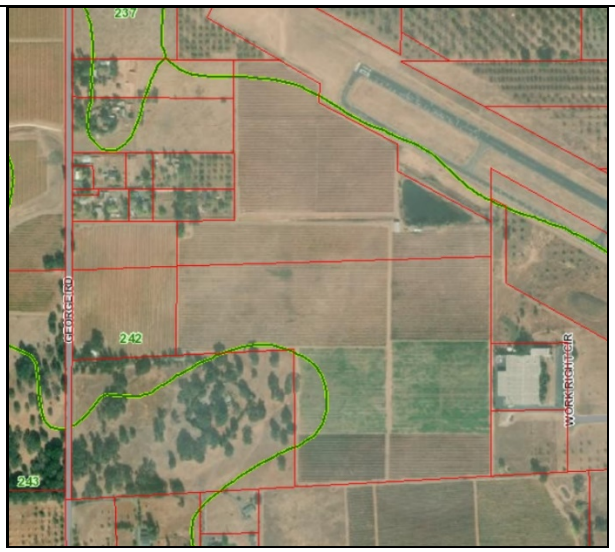


Figure 5. The project boundary consists of two soil types: 242 (most of the parcel), and 243 (small southern portion)

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

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

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

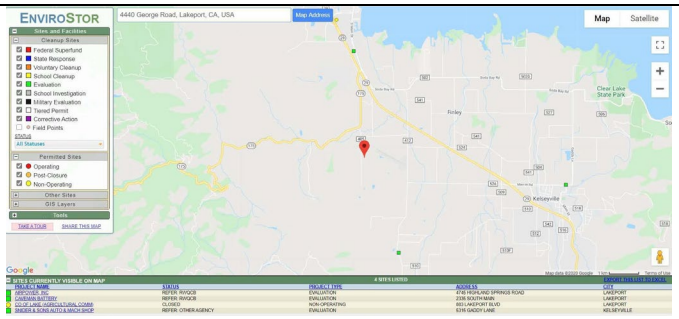
GEO-4: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction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

Less than significant impact with mitigation measures GEO-1

					through GEO-4 incorporated.	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X	The cultivation site is mapped as "generally stable" soil. The project will is not expected to result in on- or off-site landslide, spreading, subsidence, liquefaction, or collapse. The continued agricultural use will **No impact.**	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X			Wappo loams (242) with 2 to 8 percent slope and (243) with 8 to 15 percent slope. According to the Soil Survey of Lake County, California. If this unit is used for homesite development the main limitations are very slow permeability, high shrink-swell potential of the subsoil, and low load-bearing capacity. The proposed structures will not create substantial direct or indirect risks to life or property with mitigation measures incorporated. If the soil in this unit is used as a base for roads or streets, it can be mixed with sand and gravel to increase its strength and stability. **GEO-5: Prior to operation, all accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.** **GEO-6: Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility standards. Please contact the Lake County Community Development Department's Building Division for more information.** **Less than significant impact with mitigation GEO-1 through GEO-6 incorporated.**	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?		X			Wappo loams (242) with slope 2 to 8 percent slope and (243) with an 8 to 15 percent slope. If the unit is used for septic tank absorption fields, the limitation of very slow permeability can be minimized by increasing the size of the absorption field or by using a specially designed sewage disposal system. The shrink-swell potential and low load-bearing capacity of the soil should be considered when designing and constructing foundations, concrete structures, and paved areas. The effect of shrinking and swelling can be reduced by maintaining a constant soil moisture content around the foundation area and by backfilling with material that has low shrink-swell potential. **Less than significant impact with incorporate mitigation measures HYD-2 incorporated.**	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 20, 21, 24, 25, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No identified unique paleontological resources or unique geologic features were discovered, and none are currently mapped or known on the site. **Less than significant impact.**	1, 2, 3, 4, 5, 6, 7, 10, 17, 18, 19, 24, 30
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The metal building will be equipped with airborne particulate carbon filters. The cultivation areas will not have specific greenhouse gas-producing elements; no ozone will result, and the cannabis plants will help capture carbon dioxide from the chemical process through photosynthesis. The cultivation operation as a whole is also likely to generate small amounts of carbon dioxide from vehicle trips for employees. Since Lake County is an air attainment county, the small levels of greenhouse gasses emitted are not anticipated to be significant. Also, the applicant will move into a more sustainable alternative energy source for all proposed structures, approximately	1, 3, 4, 5, 24, 29, 30, 31, 32, 34, 36

					50% of energy sources will be supplemented from the renewable energy sources and will incorporate energy conservation, if applicable. **Less than significant impact.**	
b) Conflict with an applicable plan, policy, or regulation adopted to reduce the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions**.** The County of Lake is an 'air attainment' county and does not have established thresholds of significance 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		Materials associated with the cultivation of commercial cannabis could be considered hazardous if released into the environment. The proposed project will use organic pest control and fertilizers, which will significantly limit potential environmental hazards that could otherwise result in a significant hazard. All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within secondary containment structures. Cannabis waste is required to be chipped and disbursed on-site; burning cannabis waste is prohibited. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance, which specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. **Less than significant impact.**	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 31, 32, 33, 34, 36
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X			The hazard analysis in the project management plan (Attachment A) analyzes only the cultivation, harvesting, and processing of cannabis and will address the following biological, chemical, and physical hazards: **<u>Biological Hazards</u>** For unprocessed cannabis, the primary biological hazard is microbiological, and specifically, fungal growth. In rare instances, some cannabis crops can be contaminated with fecal coliforms that derive from soils or improper hygiene. For cultivation staff, the biological hazards are primarily snake bites, insect and arachnid strings bites, and weather exposure. **<u>Chemical Hazards</u>** The primary hazards are chemical residues: fertilizers; insecticides; and fungicides. Petroleum product usage could also lead to contamination of cannabis products or soil. For cultivation staff, the chemical hazards are exposure to hazardous or toxic chemicals or irritants. **<u>Physical Hazards</u>** Physical hazards can include material fragments such as stone, glass, metal, or hair. Such contamination could occur from a variety of sources, such as fugitive dust, dirty containers during transport, etc. For cultivation staff, hazards are cuts or punctures by sharp objects, crushing by falling objects weather exposure, and structures fires or wildfire. **HAZ-1: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify**	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 31, 32, 33, 34, 36

					adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements. **HAZ-2: 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-3: 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-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: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of in a manner that is consistent with applicable local, state, and federal regulations.** **HAZ-7: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on-site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.** **Less than significant impact with incorporated mitigation measures HAZ-1 through HAZ-7.**	
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. See response to section IX (a)(b). **No impact.**	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 31
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), the California Department of Toxic Substance, and the State Water Resources Control Board on the EnviroStor Database. There are no hazardous material sites over 10,000 feet radius from the project site.	1, 3, 4, 5, 10, 13, 21, 24, 25, 29, 31, 32, 33, 34, 36

					 **No impact.**	
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 located approximately .1 miles from a public airport, however, the proposed project will not result in an increased safety hazard or excessive noise for people residing or working in the project area. The proposed cultivation project will likely expose people to the same amount of environmental conditions, however, it will increase the number of people to the site through additional seasonal employment. **Less than significant 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 adopted emergency response or evacuation plan. **No impact.**	1, 3, 4, 5, 20, 22
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			X		The site is mapped as having a moderate fire hazard. The applicant will adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. **Less than significant impact.**	1, 3, 4, 5, 20, 22
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?		X			The proposed project will utilize portable restrooms. The processing facility will include an additional septic system, the applicant will meet and comply with the following mitigation measures. The applicant's project will not violate the waste discharge requirement and will adhere to all regulations in obtaining a private septic system. **HYD-1: The applicant shall adhere to all Federal, State, and Local regulations regarding wastewater treatment and water usage requirements.** **HYD-2: Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.** **Less than significant impact with mitigation measures HYD-1 and HYD-2 incorporated.**	1, 3, 4, 5, 13, 21, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X			The applicant will be using an existing well. The well is located at the northern portion of the parcel located on 4460 George Road, Lakeport, CA (-122.90783, 38.99297). The well will provide for five 2,500 gallon storage tanks (one for fire suppressant) approximately 1,900 feet south near the cultivation area. The proposed project canopy area is approximately 111,620 square feet of mature cannabis.	1, 3, 4, 5, 13, 21, 24, 25, 29, 31, 32, 33, 34

					The applicant has indicated that the estimated water use monthly will be approximately 234,000 gallons per month for the whole cannabis grow for mature plants in a season. Per the applicant's comments, the cultivation season for outdoor cultivation will last approximately six months and approximately ten months for mixed-light through the year. This is consistent with other/similar sized cannabis cultivation water use projections in the water consumption study (see attachment A). The method for water use in cultivation will be a drip irrigation system. **HYD-3: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected used and managed sustainably. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.** **HYD-4: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring began at least three months before the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually and/or upon made upon request.** **Less than significant impact with mitigation measures HYD-3 through HYD-4 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 that would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?		X			The proposed project involves a total of 111,620 square feet of mature cannabis plants within 238,220 square feet of cultivation area. The total impervious footprint of this 86.34-acre property will increase by roughly 3.9%, due to the additional 148,600 square feet of cultivation area. The applicant proposes the following ancillary facilities: • 50,000 square feet processing facility • 24,000 square feet of greenhouse nursery • 50,000 square feet drying facility • (3) 200 square feet storage sheds • 24, 000 square feet greenhouse structures The whole cultivation site will be outfitted with straw wattles or other best management practices for sediment control based on situational conditions. Most of the cultivation areas are permeable as the outdoor canopy will still allow water to reach the ground. However, there will be some runoff resulting from the proposed building, though it is not anticipated to be significant with the project's implementation of straw wattles and Best Management Practices. **HYD-5: Prior to construction, the applicant shall provide a new site plan for the property to show all dimensions and setbacks to meet all federal, state, and local regulations and conform to all building codes.** **Less than significant impact with mitigation measure HYD-5 incorporated.**	1, 3, 4, 5, 13, 21, 24, 25, 29, 31, 32, 33, 34
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project			X		The location is designated under flood zone "x" for minimal flooding on the project parcel. The project parcel is not in any tsunami or seiche zone. Further, all chemicals including pesticides, fertilizers, and other	1, 3, 4, 5, 13, 21, 23, 24,

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

					NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. **NOI-3: The operation of the air filtration system shall not exceed levels of 57 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.** **Less than significant impact with mitigation measures NOI-1 through NOI-3 incorporated.**	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?				X	The project is not expected to create unusual ground-borne vibration due to facility operation. The low-level truck traffic during construction and deliveries would create a minimal amount of ground-borne vibration. **No impact.**	1, 3, 4, 5, 13
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X		The project is expected to expose an increased number of people working in the project area to excessive noise levels. However, the number of people working the project site will increase to approximately two additional employees from the existing employment number for the grape vineyard. Also, the airstrip is typically used during emergencies. **Less than significant impact.**	1, 2, 3, 4, 5, 6, 24
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 the 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 as the increased employment will be approximately two additional workers. **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, to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools?				X	The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks, or other public facilities as a result of the project's implementation.	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37

- Parks? - Other Public Facilities?					**No impact.**	
XVI. RECREATION *Would the project:*						
a) Would the projected increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impact on existing parks or other recreational facilities**.** **No impact.**	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. **No impact.**	1, 3, 4, 5
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian paths?			X		The proposed project site is accessed from George Road, a county maintained road connecting to State Highway 175. A minimal increase in traffic is anticipated due to construction, maintenance, and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only. The project will consist of five daily employee commuter trips round trip. That is less than the equivalent of a single-family dwelling (which averages 9.55 average daily trips according to International Transportation Engineer's manual, 9th edition). **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land-use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?			X		The project may employ 20 employees during the peak growing season annually. Vehicle trips generated by potential employees will unlikely cause any substantial adverse impact on transportation. It is undetermined the distance of travel attributable to the project. However, this project is not primarily used as a transportation-related service. Significant impacts are not anticipated and the project is consistent with 15064.3 (b). See Response to Section XVII (a). **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		Prior to construction, the applicant will meet all State Responsibility Area road standards (PRC 4290/4291). The applicant will not substantially increase hazards but will improve the road by graveling the road as part of the condition to cultivate commercial cannabis when new structures are involved. The graveling of the road within the driveway will also mitigate dust through use. **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Result in inadequate emergency access?			X		See response in section XVII (c). **Less than significant impact.**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. **TRIBAL CULTURAL RESOURCES** *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		X			The CHRIS records search indicated that there is no record of any previous cultural resource studies by a professional archaeologist. Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part	1, 3, 4, 5, 11, 14, 15

defined in Public Resources Code section 5020.1(k), or					of Lake County have been found near oak woodland, as well as near a variety of plant and animal resources. Sites are also found near watercourses and lakeshores. The proposed project area encompasses a flat area on a valley floor and is in proximity to wooded hills. The project area is also in proximity to several watercourses and large ponds. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources within the proposed area. However, a cultural resource assessment completed by Natural Investigations Company concluded upon a field survey, there were negative findings. In an unlikely event of potential findings, the applicant will incorporate the following mitigation measures. **Less than significant impact with mitigation measures CUL-1 and CUL-3 added.**	
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			There are no mapped significant resources that are on or adjacent to the site. See response for section V (a). **Less than significant impact with mitigation measures CUL-1 and CUL-2 added.**	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 stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The project parcel boundary is served by an existing well and septic system. The applicant shall adhere to all Federal, State, and Local regulations regarding wastewater treatment and water usage requirements for the proposed septic within the processing facility. Further, a stormwater management plan was submitted that addresses on-site run-off. There is no obvious change proposed that might adversely affect these named categories. **Less than significant impact.**	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?		X			The applicant is required to confirm the adequacy of the water source productivity as a condition of approval via well test and water calculations. Also, the applicant proposes five water tank storage which will be used for the project (with one as a fire suppressant made of steel or fiberglass). The applicant proposes minimizing water use through drip irrigation and conservative farming practices. **Less than significant impact with mitigation measures HYD-2 through HYD-3 incorporated.**	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The project parcel is currently served by a permitted on-site septic system, however, it will not be used for the cultivation operation. There are portable toilets and ADA portable toilets proposed for the project. A septic system is proposed once the processing facility is erected. The applicant will apply for the applicable permits through the County of Lake Environmental Health. **Less than significant impact.**	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or excess of the capacity of local infrastructure?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. The county does require a waste management plan for cannabis cultivation projects. The project is not proposed to generate solid waste in excess. According to the project management plan, vegetative waste is expected to produce approximately 7.5 cubic yards of cannabis vegetative waste per month	1, 3, 4, 5, 28, 29, 32, 33, 34, 36

					which will consist of stems, branches, trunks, roots, and other organic materials from the plant rendered useless in the harvesting process. The waste will be shredded, mixed with soil, and inoculated with humus. Compost heaps should be at least one cubic yard in size to generate and sustain the necessary heat for composting. Compost heaps should be segregated into batches as they age, with humus being the resulting product after several weeks of composting. **Less than significant impact.**	
e) 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 additional mitigation measures. **Less than significant impact.**	1, 3, 4, 5, 29, 32, 33, 34, 36
XX. **WILDFIRE** ***If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:***						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X			The project will not further impair an adopted emergency response plan or evacuation plan. This site is no more prone to excessive fire risk than other sites in Lake County. The applicant will adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A **Less than significant impact with mitigation measures GEO-5 through GEO-6.**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		The fire risk on the site is designated as moderate and the overall parcel boundary is fairly sloped. 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. See response to section XX (a). **Less than significant impact.**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	The proposed project will require maintenance to meet roadway and driveway standards. A steel or fiberglass fire suppression water tank will be located at the cultivation site. The project does not consist of any installation or maintenance of associated infrastructures that may exacerbate fire risks. **No impact.**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		There is little chance of risks associated with post-fire slope runoff, instability, or drainage changes based on the lack of site changes that would occur by the project parcel, which already contains a residential home, agricultural shop, and an existing agricultural field. Risks are not expected to significantly increase from the project. **Less than significant impact.**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. **MANDATORY FINDINGS OF SIGNIFICANCE** *Would the project:*						
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		X			The project proposes the cultivation of commercial cannabis in an open somewhat previously disturbed area with minimal to no vegetation. As proposed, this project is not anticipated to significantly impact the habitat of fish and/or wildlife species or natural resources with the incorporated mitigation measures described below.	All

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?					**Less than significant with AES-1 through AES-2; AQ-1 through AQ-4; BIO-1 through BIO-6; GEO-1 through GEO-6; HAZ-1 through HAZ-6; HYD-1 through HYD-5; NOI-1 through NOI-3.**	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Geology/Soils, Cultural and Tribal Resources, Wildfire, and Noise. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts. **Less than significant with AES-1 through AES-2; AQ-1 through AQ-4; BIO-1 through BIO-6; CUL-1 through CUL-3; GEO-1 through 6; HYD-1 through HYD-5; NOI-1 through NOI-3.**	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has the potential to result in adverse indirect or direct effects on human beings. In particular, Aesthetics, Air Quality, Geology/Soils, Cultural and Tribal Resources, Transportation, Wildfire, and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant**.** **Less than significant with AES-1 through AES-2; AQ-1 through AQ-4; BIO-1 through BIO-6; CUL-1 through CUL-3; GEO-1 through 6; HYD-1 through HYD-5; NOI-1 through NOI-3.**	All

***** Impact Categories defined by CEQA

**Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lakeport Area Plan
5. Airport Cannabis's Cannabis Cultivation Applications – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, *(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)*
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://www.wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment; prepared by G.O. Graening, Ph.D. and Tim Nosal, M.S., dated March 9, 2019.
14. Cultural Resources Assessment for the Cannabis Cultivation Operation at the George Road – By Tim Spillane, MA, RPA, March 2020.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open-File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan adopted 1989
22. Lake County Airport Land Use Compatibility Plan adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Site Visit – April 24, 2020
39. EnviroStor Data. https://www.envirostor.dtsc.ca.gov/public/. 2021