



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

Dated: March 5, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 18-69)

1. **Project Title:** Shannon Wine Co. Winery Expansion
2. **Permit Numbers:** Major Use Permit UP 18-46
Initial Study IS 18-69
Design Review DR 18-10
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Mireya G. Turner, Associate Planner
(707) 263-2221
5. **Project Location(s):** 4900 Bartlett Springs Road, Nice, CA 95464
APN: 004-032-16
6. **Project Sponsor's Name/Address:** Shannon Wine Company, LLC
4900 Bartlett Springs Road
Nice, CA 95464
7. **General Plan Designation:** Industrial and Resource Conservation
8. **Zoning:** "M1-DR-WW" Commercial/Manufacturing-Design Review-Water way
9. **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).**

Supervisor District:	District 3
Flood Zone:	Portion of parcel between 100-500 year flood zone
Slope:	Relatively flat to moderately steep
Fire Hazard Severity Zone:	High Fire
Earthquake Fault Zone:	Not within a fault zone
Dam Failure Inundation Area:	Not within dam failure zone
Parcel Size:	±5.9 acres

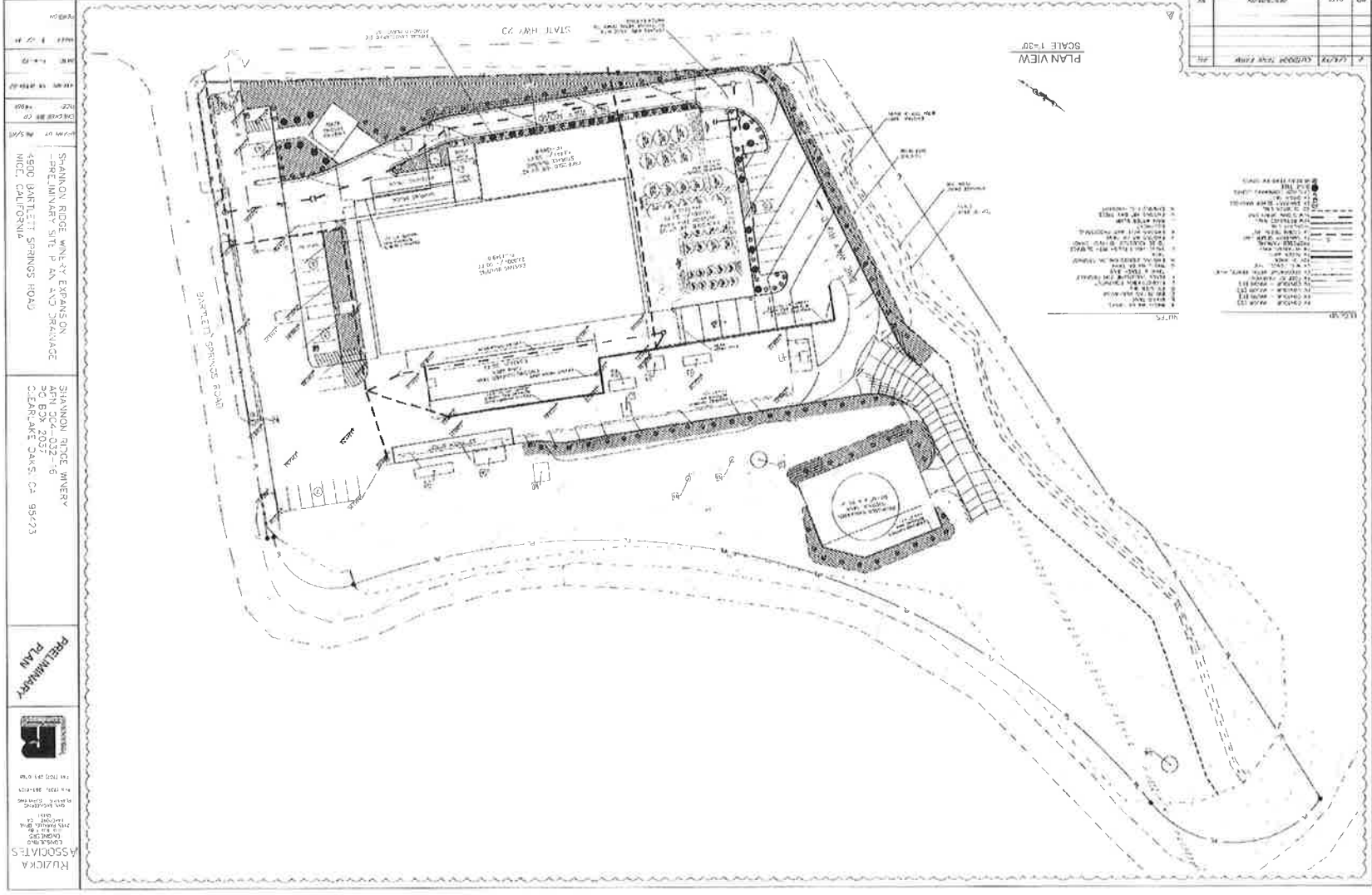
The applicant proposes the addition of 15,694 sq. ft. to an existing 26,540 sq. ft. winery building, for the establishment of a large winery and tasting room with 225,000 cases annual production. The addition would include an 11,050 sq. ft. slab for outdoor storage of wine storage tanks, and 4,644 sq. ft. enclosed room addition for barrel and case goods storage. Production could increase in the future as bottling machinery gets replaced. Public use of the tasting room with incidental sales will continue, but no other

events are proposed. Removal of 7,000 yd³ of soil is proposed for the building addition, wine tank pad, and one-way driveway for delivery truck egress.

There are two existing wells on the parcel, but only one is currently in use. The winery wastewater is cleansed by an on-site treatment system and then discharged into the County CSA #3 sewer, along with the tasting room and office wastewater. The site has an existing 20,000 gallon water storage tank for fire suppression purposes, and is connected to one 8" fire hydrant at the NE corner of the parcel. The buildings do not have sprinklers. The site is adjacent to Highway 20, but the encroachment is on Bartlett Springs Road. A one-way road will be constructed circling the parcel, for delivery trucks with a new 90' scale for weighing fruit. A loading bay will also be constructed, and parking spaces increased to 30 total, with 2 Accessible spaces.

There is an unnamed waterway running along the western portion of the parcel, away from the proposed development. No serpentine soil is present, nor are sensitive species noted at this location on the 2018 California Natural Diversity Database. No tree removal is proposed.

PROPOSED DEVELOPMENT



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

Parcels to the north are zoned "RL" Rural Lands and "PDR" Planned Development Residential, and are approximately 40 acres and larger in size. There is one dwelling to the north, but most of the parcels are undeveloped. To the east are parcels within the "RR" Rural Residential zoning district, but also have the "SOS" Substandard Older Subdivision overlay to signify the significant challenges to develop. The parcels average approximately 4,700 square feet in size and are largely undeveloped. The parcels to the south are zoned "PDR" Planned Development Residential, approximately 75 acres and developed with vineyards; and parcels to the west, approximately 35 acres, is zoned "PDC" Planned Development Commercial, contain a winery.

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

- Lake County Community Development Department
- Lake County Special District Administration
- Lake County Air Quality Management District
- Lake County Public Works Department
- Northshore Fire Authority Protection District
- Central Valley Regional Water Quality Board
- California Department of Forestry & Fire Protection (CAL FIRE)
- California Department of Fish & Wildlife (DFW)
- California State Water Resources Control Board, Division of Drinking Water

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Note:

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Mireya G. Turner, Associate Planner


SIGNATURE

Date: 03-05-2019

Michalyn DelValle - Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located along State Highway 20. The project would increase the amount of paved area and increase the size of the structure with the addition of the case goods storage room. The project also proposes additional landscaping, which will lessen the visual impact of the project from the highway. Impacts to scenic vistas would be less than significant.	1, 2, 3, 4, 36
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		See Section I (a) above.	1, 2, 3, 4, 36
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The proposed use would not substantially degrade the existing visual character or quality of the site and surrounding area. Less Than Significant.	1, 2, 3, 4, 36
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project is not anticipated to create additional light or glare. The addition will match the current structure in color. Non-glare paints shall be required to be used on the structure. All lighting shall adhere to the following mitigation measures. Less Than Significant with incorporation of Mitigation Measures. <u>Mitigation Measures:</u> AES-1: All outdoor lighting shall be directed downward onto the project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksky.org and provisions of Section 21.48 of the Zoning Ordinance.	1, 2, 3, 4, 36
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	According to the Farmland Mapping and Monitoring Program, the project site is designated as "Farmland of Local Importance." The existing winery has been an approved use of the land since 2002. Expansion of this use will not result in conversion of the land to non-agricultural use. No Impact.	1, 2, 3, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	As proposed, the project will not impact agricultural uses or Williamson Act contracts. The project site is zoned "M1" Commercial/Manufacturing and does not contain Williamson Act contracts. Uses surrounding the project site consist of undeveloped parcels, vineyards, and parcels with residences and zoned "RR" Rural Residential and "CR" Resort Commercial. Further, upon issuance of a Major Use Permit the proposed project would be in conformance with the Lake County Zoning Ordinance. No Impact.	1, 2, 3, 5, 6, 7
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	As proposed, the project will not conflict with existing zoning for, and/or cause rezoning of forest lands and/or timberlands or timberlands in production. No Impact.	1, 2, 3, 5, 6, 7
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use. No Impact.	1, 2, 3, 5, 6, 7
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, this project would not induce changes that would result in its conversion to non-agricultural or non-forest use. No Impact.	1, 2, 3, 5, 6, 7

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district 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			<p>Construction of the project would take place over a short period of time and would be temporary, and would not result in significant air quality impacts. Short-term construction emissions could include fugitive dust and other particulate matter, as well as exhaust emissions generated by earthmoving activities from operation of tractors, tillers, etc. during site preparation.</p> <p>Long term air quality impacts may occur from increased vehicular traffic if driveway and other vehicle areas are not adequately surfaced.</p> <p>Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant.</p> <p>Less Than Significant with Mitigation Incorporation.</p> <p>Mitigation Measures:</p> <p>AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p>AQ-2: All mobile diesel equipment used for construction and/or maintenance must be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air toxic Control Measures for CI engines.</p> <p>AQ-3: Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to maintain two inches of</p>	1, 2, 3, 4, 23, 32, 35
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>visibly-moist soil in the project area and to ensure that dust does not leave the property. Prior to ground disturbing work in dry soil conditions, a Dust Mitigation Plan shall be submitted for approval to the Lake County Air Quality Management District.</p> <p>AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>AQ – 5: The applicant shall have the primary access roads and parking areas surfaced with chip seal, asphaltic concrete or an equivalent all weather surfacing to reduce fugitive dust generation.</p> <p>AQ – 6: All areas subject to semi-truck/trailer traffic shall be paved with asphaltic concrete or an all-weather surfacing to reduce fugitive dust generation.</p> <p>AQ -7: All areas subject to low use (driveways, over flow parking, etc.) shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>AQ-8: The use of White Rock is prohibited for any road surfacing, including parking areas as it breaks down and would create excessive dust.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	<p>The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>No Impact.</p>	1, 2,3, 4, 23, 32, 35
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>Sensitive receptors in the area include adjacent residents.</p> <p>Please see Section III (a). Less than Significant Mitigation Measures AQ-1 through AQ-8.</p>	1, 2,3, 4, 23, 32, 35
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?		X			<p>The proposed use is expansion of an existing small winery into a large winery, and may create objectionable odors.</p> <p>Please see Section III (a). Less than Significant Mitigation Measures AQ-1 through AQ-8.</p>	1, 2,3, 4, 23, 32, 35
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>Northwest Biosurvey Principal Biologist Steve Zalusky performed a site visit to the project area on November 28, 2018. His submitted comments explain that a Biological Resource Assessment was not necessary for the project as proposed.</p> <p>Biological Setting: The area proposed for expansion is currently disturbed with maintained landscape, vehicle and equipment parking, storage, and work area for the water recovery system.</p> <p>Riparian Habitat: There is a blue line stream at the western end of the project. The Lake County Zoning Ordinance requires a 20 foot setback from the top of bank. The project area does not approach the setback.</p> <p>Less than Significant.</p>	1, 2, 3, 4, 10, 11, 12, 15, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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		As described above, the project as proposed will not impact the riparian area on the western portion of the parcel. Less than Significant.	1, 2, 3, 4, 10, 11, 12, 15, 36
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	No state or federally protected wetlands are present on-site. No Impact.	1, 2, 3, 4, 10, 11, 12, 15, 36
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The limited size of the project area along with the existing site improvements negates potential impacts on fish or wildlife. Additionally, there are no recorded wildlife corridors or native wildlife nursery sites on the project property. Less than Significant.	1, 2, 3, 4, 10, 11, 12, 15, 36
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	According to Section 21083.4 of the California Public Resources Code, if a county determines that there may be a significant effect to oak woodlands, mitigation measures must be put in place in order to alleviate the impact created through the conversion of oak woodlands. No trees are proposed for removal. No Impact.	1, 2, 3, 4, 10, 11, 12, 15, 36
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	No special conservation plans have been adopted for this site and no impacts are expected. No Impact.	1, 2, 3, 4, 10, 11, 12, 15, 36
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X		A Cultural Resources Evaluation was prepared by Archaeological Research on December 13, 2018. The purpose of the evaluation was to locate, describe, and evaluate any archaeological or historical resources that may be present on the parcel. The evaluation included both a record search and field inspection. As proposed, the project will have no impact on any cultural or historic resources. In keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. Should any archaeological, paleontological, or cultural materials be discovered during project development, all activity shall be halted in the vicinity of the find(s), 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. Less than Significant	1, 2, 3, 4, 13, 14
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		See Response to Section V (a).	1, 2, 3, 4, 13, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Disturb any human remains, including those interred outside of formal cemeteries?			X		See Response to Section V (a). The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered. Less than Significant	1, 2, 3, 4, 13, 14
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The existing winery currently operates with sufficient energy consumption to accomplish the production and sale of fine wine. Energy is not expended for uses unrelated to the existing property use. If the expansion project is approved, the energy consumption is likely to incrementally increase to accommodate the increase in production. It is not anticipated that this project will result in wasteful, inefficient, or unnecessary consumption of energy resources. Less than Significant.	1, 2, 3, 4, 36
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		As proposed, the project is not likely to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than Significant.	1, 2, 3, 4, 36
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?		X			<u>Earthquake Faults</u> The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All construction is required to be built consistent with Current Seismic Safety construction standards. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered "unstable." According to the site plan, the proposed grading would be done on an area with an average slope of less than 10%. Proposed development within the sloped areas of the parcel is limited to the placement of a cistern for water storage for fire suppression support. It will be placed on an existing level pad. No ground disturbance is proposed in the sloped areas. If greater than fifty (50) cubic yards of soils are moved, a <i>Grading Permit</i> shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code. Less than Significant with Mitigation Measures incorporated. <u>Mitigation Measures:</u> GEO-1: Prior to any ground disturbance, the permitted shall submit Erosion Control and Sediment Plans to the Water Resource Department	1, 2, 3, 4, 5, 6, 7, 9, 11, 15, 16, 17, 18, 29, 30, 32, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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 vineyard installation.</p> <p>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 Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>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.</p>	
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>Grading activities associated with project development have the potential to result in substantial erosion and loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project is as follows:</p> <ul style="list-style-type: none"> • <i>Millsholm-Bressa-Hopland Association (178):</i> 30 to 50% slopes. This map unit is about 35 percent Millsholm loam, 20 percent Bressa loam, and 15 percent Hopland loam. <ul style="list-style-type: none"> ▪ Millsholm soil is shallow and well drained. The permeability is moderate with a water capacity of 1.5 to 3.5 inches. The surface runoff is rapid, and the hazard of erosion is severe. ▪ Bressa soil is moderately deep and well drained. The permeability is moderately slow with a water capacity of 3 to 7.5 inches. Surface runoff is rapid and the hazard of erosion is severe. ▪ Hopland soil is moderately deep and well drained. Permeability is moderately slow with a water capacity of 3 to 7 inches. Surface runoff is rapid and the hazard of erosion is severe. • <i>Still gravelly loam (234):</i> 0 to 2% slopes. This very deep, well drained soil is on alluvial plains. The permeability is moderately slow with a water capacity of 7.5 to 9.5 inches. Surface runoff is very slow and hazard of erosion is slight. <p>See Response to Section VI (a). Less Than Significant</p>	1, 2, 3, 4, 5, 6, 7, 9, 11, 15, 16, 17, 18, 29, 30, 32, 36
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X			<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "unstable" and there is a potential for landslide, subsidence, debris flows, liquefaction or collapse as the soils may be at their stability limits due to a combination of weaker material and steeper slopes.</p> <p>See Response to Section VI (a). Less Than Significant</p>	1, 2, 3, 4, 5, 6, 7, 9, 11, 15, 16, 17, 18, 29, 30, 32, 36
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		<p>The shrink-swell potential for the project soil type is "low". However, construction of the proposed project would not increase risks to life or property and impacts would be less than significant.</p> <p>See Response to Section VI (a). Less Than Significant</p>	1, 2, 3, 4, 5, 6, 7, 9, 11, 15, 16, 17, 18, 29, 30, 32, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project site will be served through an existing sewer service provided by Lake County Sanitation District. See Response to Section VI (a). Less Than Significant	1, 2, 3, 4, 5, 6, 7, 9, 11, 15, 16, 17, 18, 29, 30, 32, 36
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		No unique geologic features are included within the project area. The project proposes grading and removal of approximately 7,000 cubic yards of soil. The soil proposed to be removed consists mostly of soil previously put in place as fill from earlier development. Should any archaeological, paleontological, or cultural materials be discovered during project development, all activity shall be halted in the vicinity of the find(s), 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. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered. See Response to Section VI (a). Less Than Significant	1, 2, 3, 4, 5, 6, 7, 9, 11, 15, 16, 17, 18, 29, 30, 32, 36
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions are anticipated from both the construction and ongoing winery operation activities. Greenhouse gas emissions resulting from temporary construction and winery operation would be negligible and would not result in a significant impact to the environment. Less than Significant.	1, 2,3, 4, 23, 32, 35
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. No Impact	1, 2,3, 4, 23, 32, 35
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Materials associated with the construction and ongoing operations of the winery, and the equipment emissions may be considered hazardous if released into the environment. Routine construction materials and all materials associated with the proposed cultivation shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations. Less than Significant	1, 2, 3, 4, 19, 20, 21, 23, 30, 33, 34, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		See Response to Section VIII (a). Less than Significant	1, 2, 3, 4, 19, 20, 21, 23, 30, 33, 34, 35, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact.	1, 2, 3, 4, 19, 20, 21, 23, 30, 33, 34, 35, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. Less Than Significant.	1, 2, 3, 4, 19, 20, 21, 23, 30, 33, 34, 35, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact.	1, 2, 3, 4, 19, 20, 21, 23, 30, 33, 34, 35, 36
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. Less Than Significant	1, 2, 3, 4, 19, 20, 21, 23, 30, 33, 34, 35, 36
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is located in a high fire hazard severity zone and is in the CAL FIRE State Responsibility Area. The applicant will adhere to all Federal, State and local fire requirements/regulations. Less Than Significant.	1, 2, 3, 4, 19, 20, 21, 23, 30, 33, 34, 35, 36
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		This project will not violate any water quality standards or waste discharge requirements. The project will employ BMPs related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable. If development activities will occur on over one (1) acre of new disturbance, the project will require coverage under a <u>Construction General Permit for Storm Water Management</u> , including a <u>Storm water Pollution Prevention Plan (SWPPP)</u> . Less than significant	1, 2, 3, 4, 6, 9, 11, 12, 15, 19, 29, 30, 32, 34, 36
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		Currently, the winery operation is supported by a single on-site well. The proposed project will also operate from this groundwater source. The applicant also proposes the expansion of the existing structure and the construction of a paved driveway for the delivery trucks for both grapes and finished wine shipments. Cumulatively, as proposed, the project will not substantially impede sustainable groundwater management of the Upper Lake Valley water basin. As proposed, the project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. Less than significant	1, 2, 3, 4, 6, 9, 11, 12, 15, 19, 29, 30, 32, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:</p> <p>i) result in substantial erosion or siltation on-site or off-site;</p> <p>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</p> <p>iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</p> <p>iv) impede or redirect flood flows?</p>			X		<p>The project site is currently disturbed and/or developed with a 26,540 sq. ft. winery building, 6,540 sq. ft. covered tank farm area, 800 sq. ft. wine tasting room. The parcel is served by Lake County Sanitation District for wastewater and an existing on-site well for water supply.</p> <p>Proposed development includes the addition of 11,050 sq. ft. of uncovered tank farm, 4,644 sq. ft. case goods storage building addition, pump house and loading dock, and paved roadway of approximately 12' width for grape delivery trucks. A nameless blue line stream follows along the western boundary of the parcel. The project includes the proposal to remove approximately 7,000 yd³ in the tank farm area. All development avoids the stream by at least 30 feet.</p> <p>The permit holder shall protect all disturbed areas by applying BMPs. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. Therefore, proposed use would not substantially alter the existing drainage pattern of the site or area.</p> <p>Less than significant.</p>	1, 2, 3, 4, 6, 9, 11, 12, 15, 19, 29, 30, 32, 34, 36
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		<p>The project site is not located in an area of potential inundation by seiche or tsunami.</p> <p>Less than Significant.</p>	1, 2, 3, 4, 6, 9, 11, 12, 15, 19, 29, 30, 32, 34, 36
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		<p>With the required BMPs, grading permit and possible SWPPP, the project will not conflict with or obstruct implementation of water quality control plans or sustainable groundwater management plan.</p> <p>Less than Significant</p>	1, 2, 3, 4, 6, 9, 11, 12, 15, 19, 29, 30, 32, 34, 36
<p align="center">XI. LAND USE AND PLANNING <i>Would the project:</i></p>						
a) Physically divide an established community?				X	<p>The proposed project site would not physically divide an established community.</p> <p>No Impact.</p>	1, 2, 3, 4, 36
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		<p>This project is consistent with the Lake County General Plan, The Upper Lake Area Plan and the Lake County Zoning Ordinance.</p> <p>Less Than Significant.</p> <p><u>Lake County General Plan, Section 3.2 Land Use Designations</u> The General Plan Land Use Designation is "I' Industrial. The purpose of Industrial is to provide for a range of manufacturing, the processing of natural resources, research facilities and high-tech campuses, and "heavy" commercial activities. The intent is to encourage sound industrial/heavy commercial development by designating appropriate areas for such uses including geothermal service yards, large construction/contractor yards, warehouses, asphalt batch plants, mills, lumber yards, boat building, welding and fabrication shops. The designation is located both inside and outside community growth boundaries.</p> <p><u>Upper Lake - Nice Area Plan</u> The Upper Lake-Nice Area Plan was adopted in 2002. Prior to that adoption, the project parcel was designated as Commercial/Heavy Industrial due to the historical Bartlett Mineral Water Springs Company operation, bottling Lake County sparkling spring water at the location. Its use as a winery since 2003 is consistent with this use.</p>	1, 2, 3, 4, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<u>Lake County Zoning Ordinance.</u> The project parcel is zoned appropriately for the existing winery operation. Impacts to land use and planning would be Less Than Significant.	
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. No Impact.	1, 3, 4, 13, 21, 34, 37
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Lower Lake 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, 2, 3, 4, 5, 6, 13, 34,
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project grading and/or construction. Mitigation measures will decrease these noise levels to an acceptable level. Less Than Significant with Mitigation Incorporation. No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated if the proposed backup power generator is activated during any power outage or during generator testing, but these impacts would not be significant or long lasting. Implementation of NOI-1 through NOI-2 would reduce impacts to Less than Significant. <u>Mitigation Measures:</u> NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 Dba between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	1, 2, 3, 4, 36
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or cellular operation. The low level truck traffic would create a minimal amount of groundborne vibration. Less Than Significant.	1, 2, 3, 4, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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	Project is not located within an airport land use plan or within two miles of a public airport. No Impact.	1, 2, 3, 4, 36
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project is not anticipated to induce population growth. No Impact.	1, 2, 3, 4, 36
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing will be displaced as a result of the project. No Impact.	1, 2, 3, 4, 36
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less than Significant.	1, 2, 3, 4, 19, 26, 27, 36
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact.	1, 2, 3, 4, 36
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact.	1, 2, 3, 4, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project site is accessible from Bartlett Springs Road, with frontage on State Highway 20. A slight increase in traffic is anticipated due to construction, and incoming and outgoing deliveries. Less than Significant.	1, 2, 3, 4, 26, 27, 36
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		Current production has been limited due to space, requiring 2,000 tons of fruit to be driven to neighboring Sonoma and Mendocino counties for processing. The wine is then returned to the Lake County facility for bottling and sale. With the proposed project, this fruit would be harvested and processed within Lake County, consolidating the Shannon Wine Company operation and saving those vehicle miles travelled. The impact is less than significant according to CEQA Guidelines §15064.3(b).	1, 2, 3, 4, 26, 27, 36
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	The existing access is by encroachment onto Bartlett Springs Road. No changes are proposed to the access. Additionally, the project proposes the installation of a one-way driveway around the building, for delivery vehicles as a traffic calming measure. No Impact.	1, 2, 3, 4, 26, 27, 36
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. No Impact.	1, 2, 3, 4, 26, 27, 36
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		Notification of the project was sent to local tribes and other agencies on January 8, 2019. Responses were received from Middletown Rancheria, Scotts Valley Band of Pomo Indians, and Yocha Dehe. No comments were received indicating concern for known tribal cultural resources. Less than Significant	1, 2, 3, 4, 13, 14
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		See response to Section XVII (a).	1, 2, 3, 4, 13, 14
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The existing winery operation is serviced by an onsite well and municipal sewer. Relocation or expansion of utilities and services systems are not proposed. Less than significant.	1, 2, 3, 4, 20, 28, 31, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The project area is within the Upper Lake Valley Groundwater Basin. This basin has been identified as a Very Low Priority with the California Statewide Groundwater Elevation Monitoring (CASGEM) and Sustainable Groundwater Management Act (SGMA) programs. The existing winery has operated on the project parcel for a number of years. Proposed expansion will result in a slight increase in water use. Rain water reuse is also proposed. Less Than Significant.	1, 2, 3, 4, 20, 28, 31, 34, 36
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 Lake County Sanitation District has indicated that the project will not impact the District's ability to continue to provide service. Less Than Significant.	1, 2, 3, 4, 20, 28, 31, 34, 36
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		Additional solid waste generated by the project is anticipated to be minimal. Less than Significant.	1, 2, 3, 4, 20, 28, 31, 34, 36
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X	All requirements related to solid waste will apply to this project. Less than Significant.	1, 2, 3, 4, 20, 28, 31, 34, 36
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project is not anticipated to impair enactment of local emergency response or evacuation. Less than Significant	1, 2, 3, 4, 19, 30, 33, 36
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 project parcel is located at the base of nearby slopes, within a high fire hazard area. The project proposes an addition to the existing metal building and pavement of an extended driveway for efficient delivery truck travel. These proposed changes are not likely to exacerbate wildfire risks. Less than Significant	1, 2, 3, 4, 19, 30, 33, 36
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		Installation or maintenance of associated infrastructure is not required in this project. Less than Significant	1, 2, 3, 4, 19, 30, 33, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?					<p>The project area is approximately 0.78 air miles away from area burned in the 2018 Ranch Fire. The area between the project area and the burn area contains steep slopes positioned both toward and away from the project area. Additionally, there are many trees remaining in the unburned area.</p> <p>Best management practices (BMPs) will be required both during and after construction to ensure the project does not cause runoff or drainage changes to the project parcel and surrounding area.</p> <p>The project, as proposed, is not anticipated to expose people or structures to significant risk of landslide due to runoff, post-fire instability or drainage changes.</p> <p>Less than Significant</p>	
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		The project proposes an expansion of an existing winery use. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Geology & Soils, 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 cumulatively considerable environmental impacts.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Aesthetics, Air Quality, Geology & Soils, 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.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Upper Lake-Nice Area Plan
4. Shannon Wine Company, LLC Application – Major Use Permit, dated December 10, 2018
5. U.S.G.S. Topographic Maps
6. U.S.D.A. Lake County Soil Survey
7. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program

8. Department of Transportation's Scenic Highway Mapping Program,
(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
9. Lake County Serpentine Soil Mapping
10. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDB>)
11. U.S. Fish and Wildlife Service National Wetlands Inventory
12. Email from Steve Zalusky, Northwest Biosurvey, dated December 10, 2018
13. Cultural Resources Evaluation of 4900 Bartlett Springs Road, Nice, CA; Prepared by
Archaeological Research dated December 13, 2018
14. California Historical Resource Information Systems (CHRIS); Northwest Information Center,
Sonoma State University; Rohnert Park, CA comments dated January 11, 2019
15. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
16. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern
California, Miscellaneous Investigation Series, 1995
17. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
18. 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
19. Lake County Emergency Management Plan
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Forestry and Fire Protection - Fire Hazard Mapping
23. National Pollution Discharge Elimination System (NPDES)
24. FEMA Flood Hazard Maps
25. Lake County Aggregate Resource Management Plan
26. Lake County Bicycle Plan
27. Lake County Transit Plan for Bus Routes
28. Lake County Special Districts Administration comments, dated January 28, 2019
29. Lake County Grading Ordinance
30. Lake County Natural Hazard database
31. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
32. Lake County Community Development Department-Resource Planning comments, dated
January 9, 2019
33. California Department of Forestry and Fire Protection (CAL FIRE) comments, dated January
27, 2018
34. California State Water Resources Control Board, Division of Drinking Water comments,
dated January 23, 2019
35. Lake County Air Quality Management District comments, dated February 9, 2019
36. Site Visit – January 7, 2019