



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

April 26, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY (IS 20-11) ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Pasta Farm Cannabis Cultivation Project
2. **Permits:** Initial Study IS20-11 for the following:
 - Use Permit UP 20-11
 - EA 20-12 and Extension (not granted as of 4/26/2021)
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport, California 95453
4. **Supervisor District:** District Five (5)
5. **Contact Person/Phone Number:** Eric Porter – Associate Planner (707) 263-2221
6. **Project Location:** 10750 Seigler Springs Road, Kelseyville, Ca
7. **Parcel Numbers & Size:** 115-004-05; 115-004-08; 115-004-01 (Approximately 37.4, 64.6, and 133.4 acres in size, respectively)
8. **Project Sponsor's Name/Address:** Peter Simon, Pasta Farm, LLC
200 Fourth Street. Suite 400
Santa Rosa, CA 95402
9. **General Plan Designation:** Agriculture (A), Rural Lands (RL), Rural Residential (RR)
10. **Zoning:** "A" Agriculture and "RL" Rural Lands
11. **Flood Zone:** "D" – Area of Undetermined Flood Hazard.
12. **Slope:** Slopes in the cultivation area are predominantly less than 10% with isolated areas of less than 20%
13. **Natural Hazards:** Project Site is within the State Responsibility Area with a fire hazard rating of "moderate"
14. **Waterways:** N/A
15. **Fire District:** Kelseyville Fire Protection District
16. **School District:** Kelseyville Unified School District

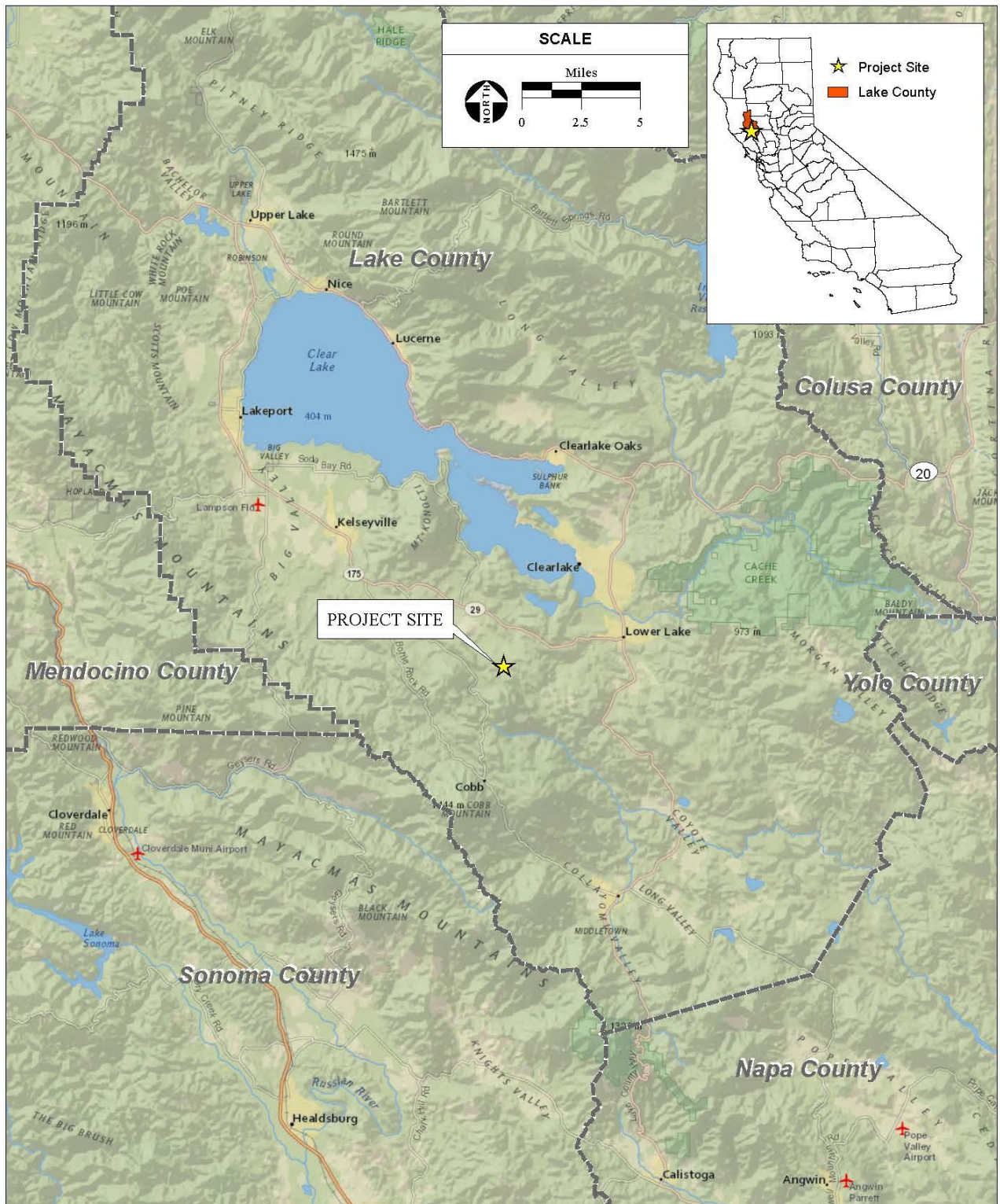
17. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

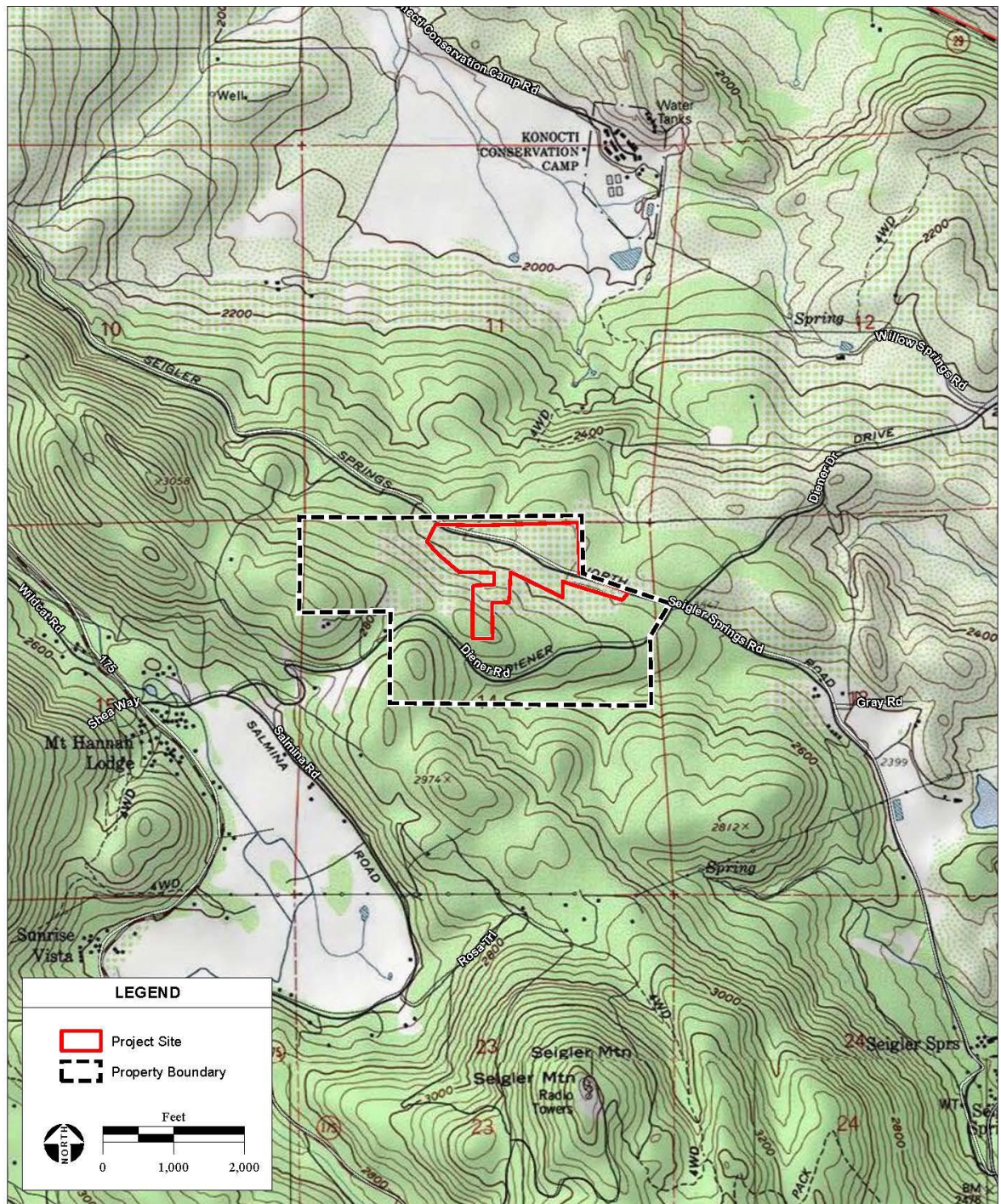
The proposed Pasta Farms Cannabis Cultivation Project (Proposed Project) consists of a 240-acre Property comprised of three parcels within the County of Lake, (APNs 115-004-01, -05, -08). Project activities would occur on approximately 44 acres within two of the parcels (APNs 115-004-01 and -05), including 11 acres of cannabis cultivation area (Project Site). Parcel APN 115-004-08 will be deed-restricted and no cannabis activity would occur on the parcel; this parcel had the right to three licenses, which will be co-located to the other two parcels. For clarification within this Initial Study, the Property Boundary refers to the entire 240-acre Property encompassing the three parcels. The Project Site refers to the approximately 44-acre area of the Property that will experience development. The Applicant seeks approval of a total of **eleven** (11) medium cultivation licenses, nine of which have already been approved by the County under Early Activation. Cultivation would initially be outdoors; however, the Applicant intends to phase over time four of the type 3 licenses (cultivation; outdoor, medium) into type 3B licenses (cultivation; mixed-light; medium). This would involve the installation of greenhouses (mixed-light canopy areas) to be developed over time throughout the phased process. As some of the outdoor licenses are phased to mixed-light, portions of the outdoor cultivation areas would be removed. Each of the medium type 3B (mixed-light) licenses would fall within the same area previously approved for cannabis cultivation and would encompass less area than the outdoor licenses. The Project would be implemented in phases, with the first phase occurring in 2021, and additional phases completed each year until 2024. All four phases are evaluated in this Initial Study.

The Proposed Project includes planting of 11 acres of cannabis crop, removal of approximately 20 acres of existing vineyard and 100 walnut trees by hand, construction of a 27,201 square foot (sf) nursery facility, installation of temporary hoop houses for shading, construction of four 22,000-sf greenhouses, installation of fencing, improvement of internal dirt/gravel roads for access to cultivation areas, utilization of a 300,000-gallon agricultural water storage tank for fire suppression and water management, and construction of a pesticide storage shed, compost shed, and a secured cannabis waste container. The nursery facility would be approved exclusively as a nursery and not for cultivation of flowers or harvestable crop. Water would be sourced from an existing agricultural supply well located on an adjacent parcel west of the Project Site (APN 115-004-07). An easement provides access to the supply well. Table 1 below lists the Project components expected to require a building permit and/or zoning clearance from the County's Community Development Department.

TABLE 1
Proposed Structures requiring building permits and/or zoning clearance from
the Community Development Department

Structure	Proposed/Existing	Proposed Measurement	Proposed Use
Agricultural building	Existing	22,000 sf	Drying, trimming, processing and storage
Nursery	Proposed	27,201 sf	Developing mother plants/seedlings (no cultivation)
Greenhouses (4)	Proposed	22,000 sf each	Cultivation
Water storage fire tank (steel)	Existing	300,000 gallons	Storage/irrigation/emergency
Hoop houses (temporary) (113)	Proposed	2,800 – 8,400 sf	Shading of outdoor crops

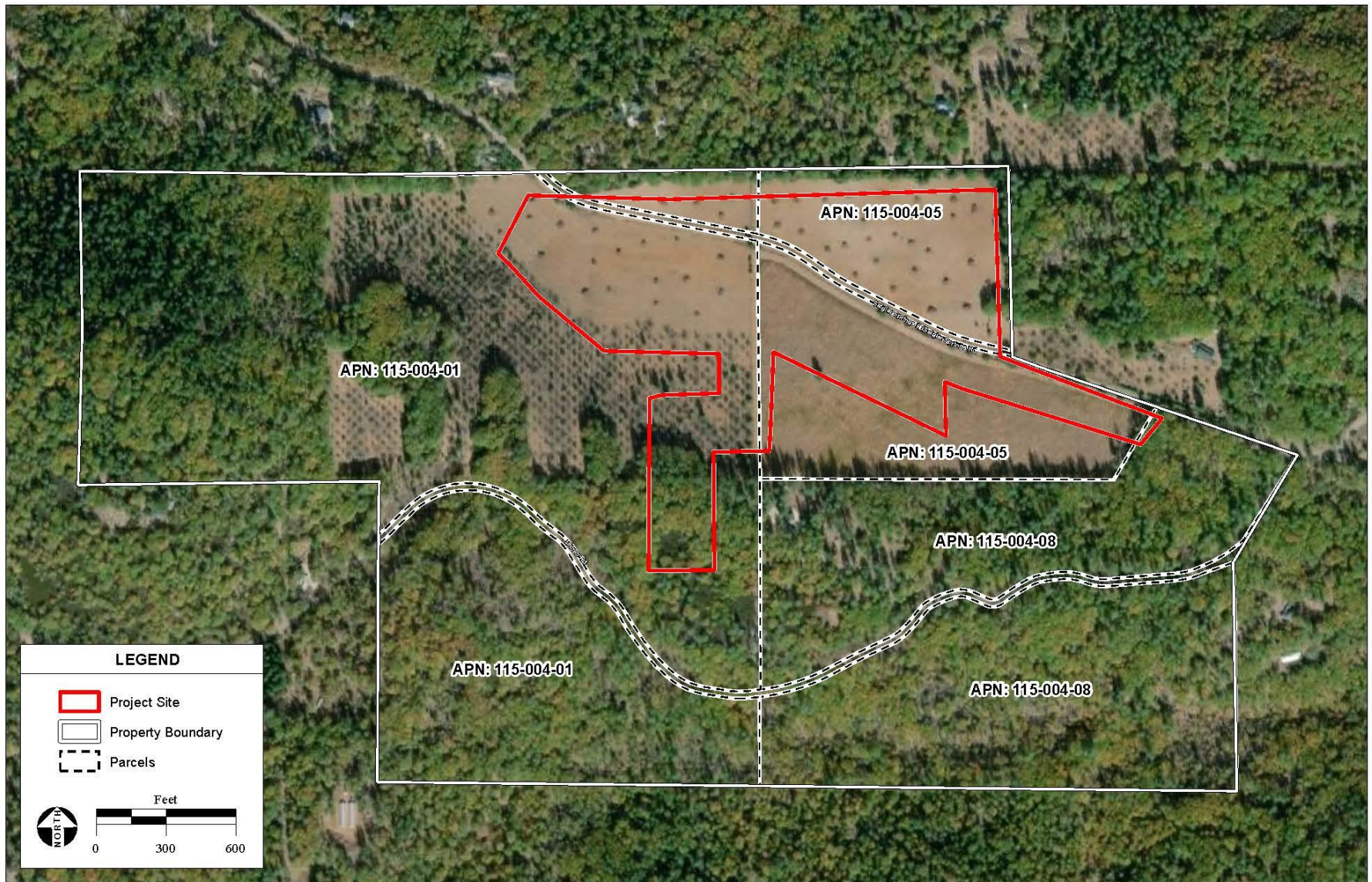




SOURCE: "Clearlake Highlands, CA" USGS 7.5 Minute Topographic Quadrangle, T14N R8W Sections 14, Mt. Diablo Baseline & Meridian; AES, 3/9/2021

Pasta Cannabis Farm CUP / 221505 ■

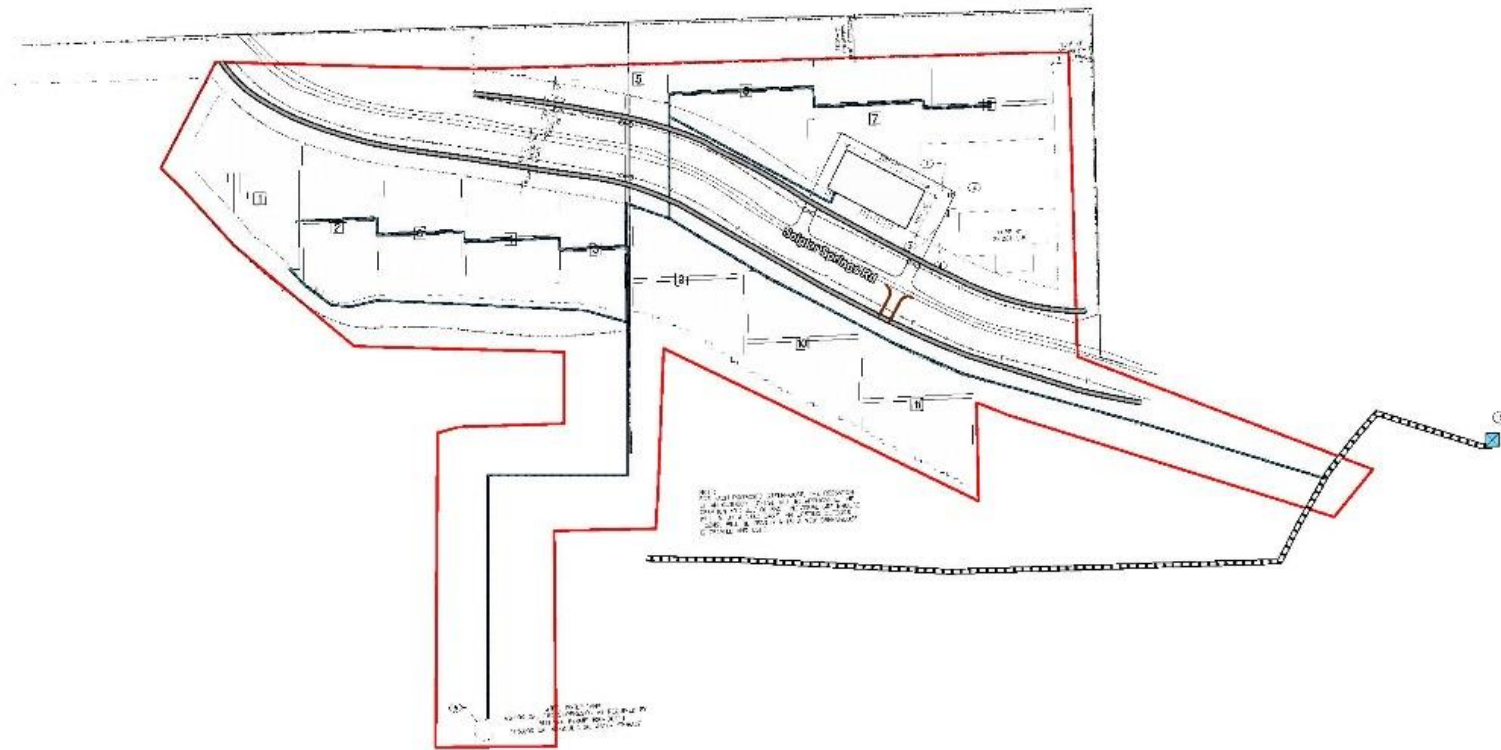
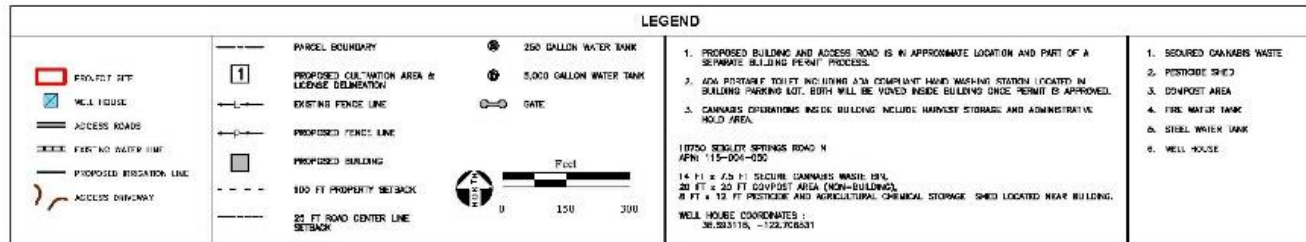
Figure 2
Site and Vicinity

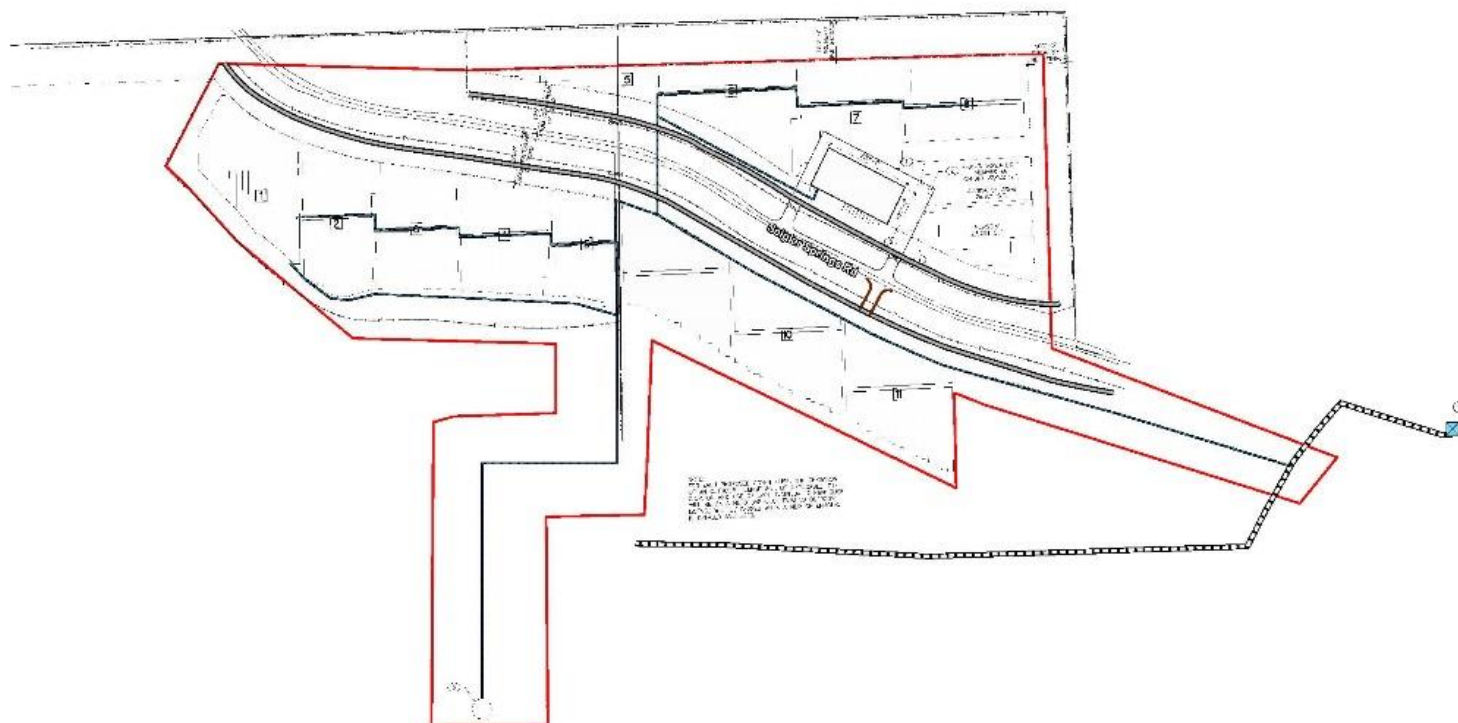
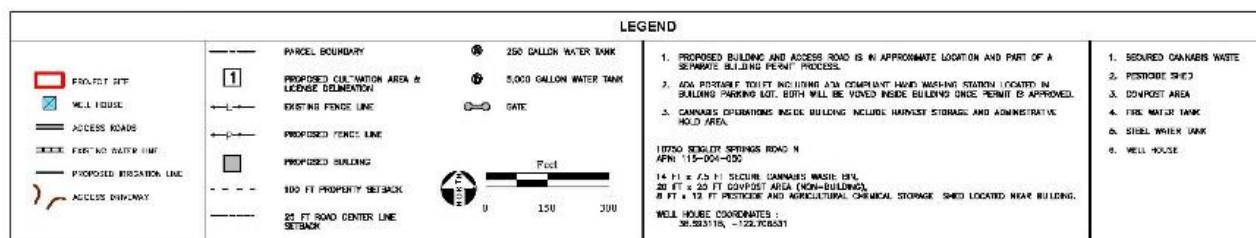


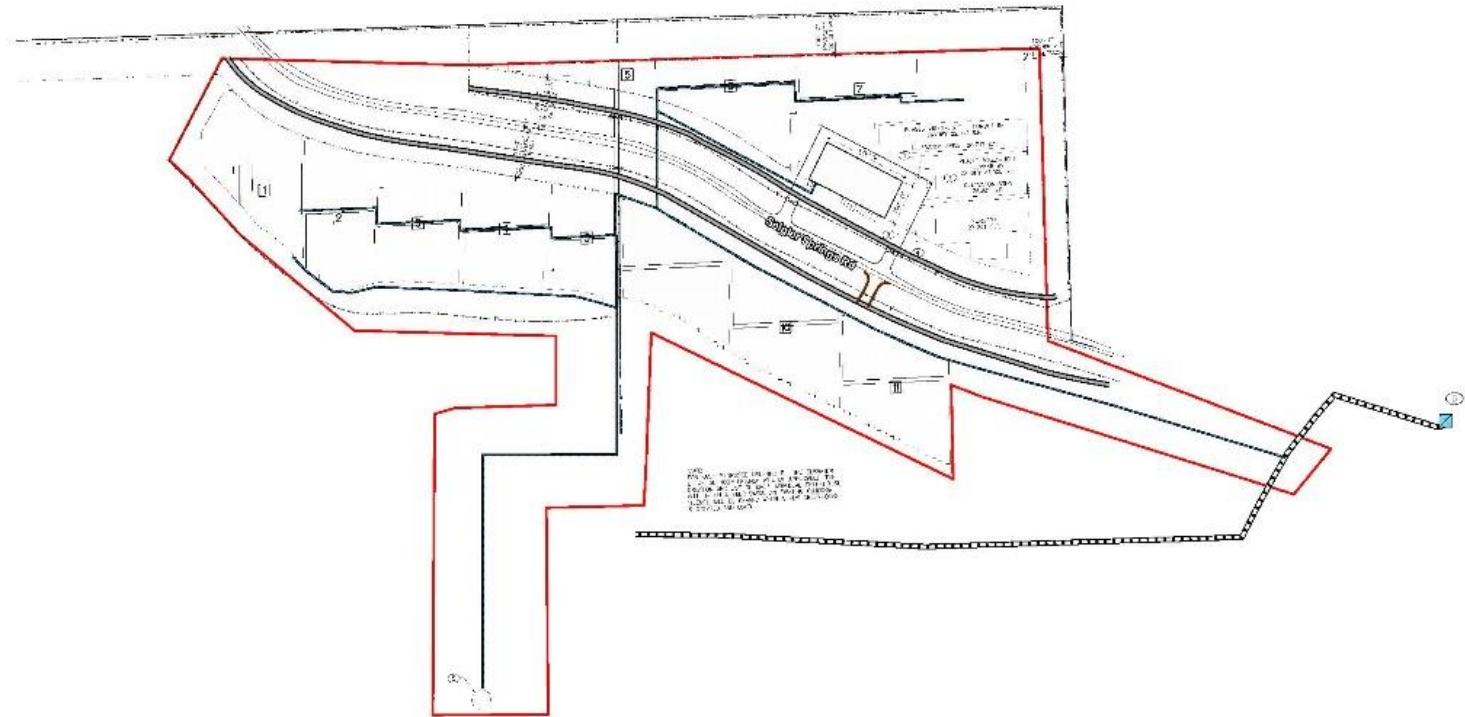
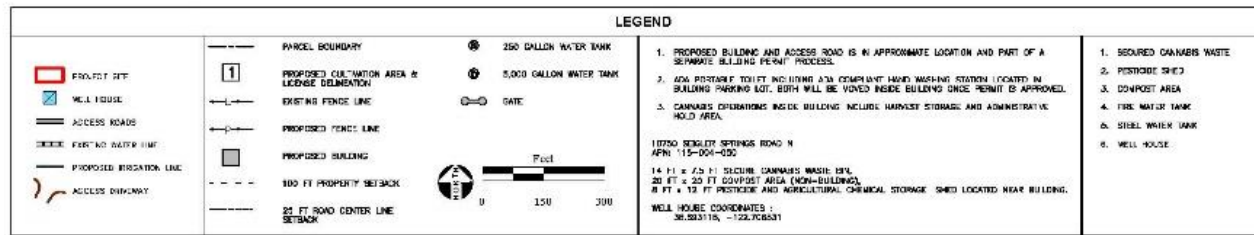
SOURCE: Lake County, 2019; Vivid/Maxar aerial photograph 10/2019; ESRI, 2021; AES, 3/9/2021

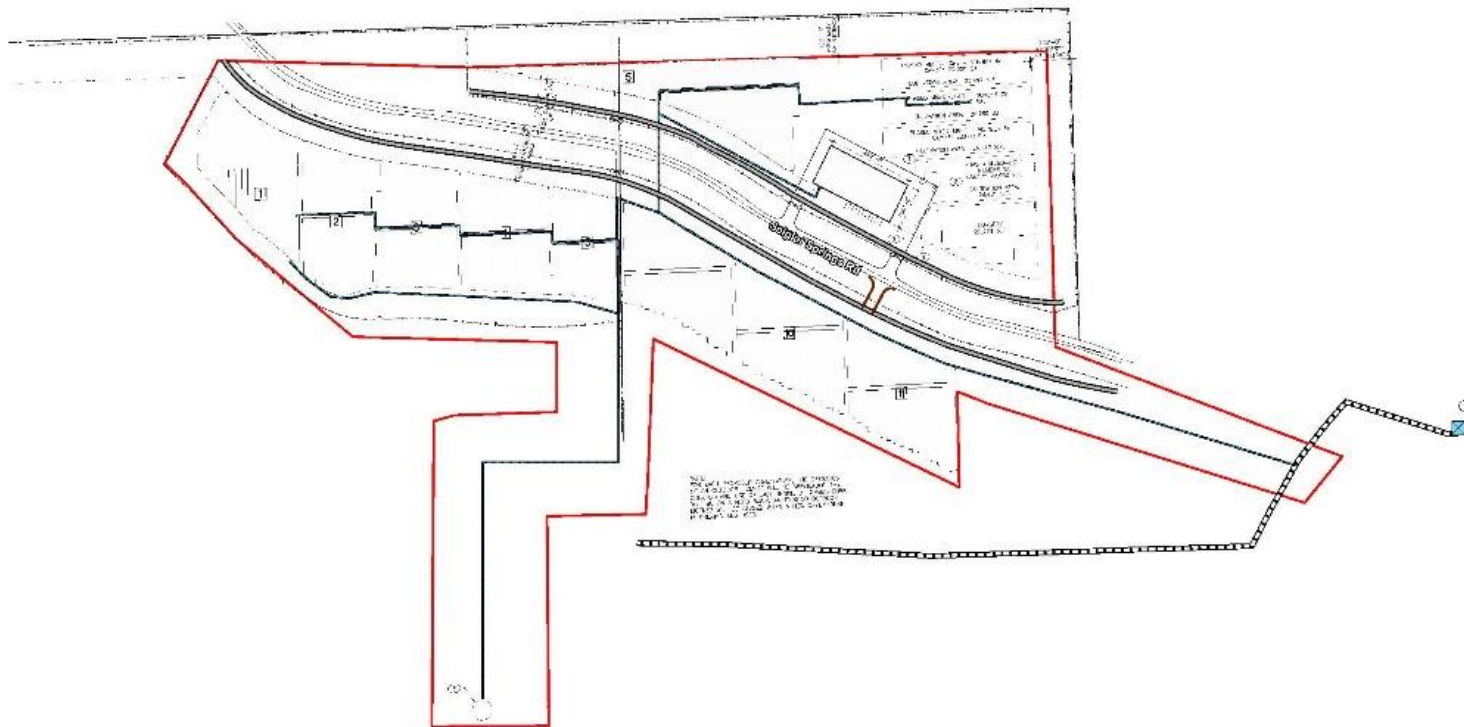
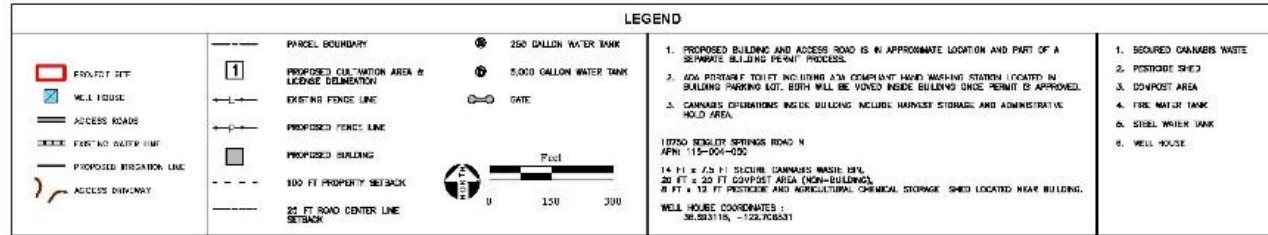
Pasta Cannabis Farm CUP / 221501 ■

Figure 3
Aerial Photograph









Existing improvements on the Project Site include a 22,000-sf agricultural building (drying facility) and fire water tank. Building permits for these structures are currently under review by the County (permit numbers BLD-00067 and BLD20-00111). Of the 300,000-gallon capacity of the fire water tank, 65,000 gallons would be dedicated to fire suppression of the agricultural building. An ADA portable toilet, including an ADA compliant hand washing station is currently located in the agricultural building parking lot but would be moved inside the building once the permit is approved. As part of the Proposed Project, a gravel parking area would be constructed in front of the agricultural building, including 20 parking spots.

A Property Management Plan was developed for the Proposed Project, which includes measures and best management practices (BMPs) to reduce, control, or eliminate potential environmental impacts, as well as a detailed description of Project operations. The Property Management Plan includes the subjects of air quality, cultural resources, energy usage, fertilizer usage, fish and wildlife protection, operations manual, pest management, security, storm water management, waste management, water resources, and water use. All elements within the Property Management Plan are components of the Proposed Project.

Property Description

The 240-acre Property is located on Siegler Springs Rd, approximately 4.1 miles south of Clear Lake Riviera, CA in southern Lake County. The Property boundary consists of three parcels, two of which would contain cannabis operations. The Project Site has historically been used as a walnut orchard and vineyard. The parcels consisting of the Project Site are largely developed with an abandoned walnut orchard and existing vineyard. The northern portion of the walnut orchard was recently removed resulting in disturbed/ruderal habitat. Remaining areas of these parcels are undeveloped and contain mixed forest lands. Parcel APN 115-004-05 contains the existing agricultural building and associated access points. Parcel APN 115-004-01 contains the fire water tank. Parcel APN 115-004-08, on which no cannabis activity would occur, contains a single residential house. A neighboring parcel (APN 115-004-07) contains a well house, which currently supplies water to parcel APN 115-004-05. Siegler Springs Road, a dirt/gravel County-owned road extends through the Project Site. Existing primitive gravel roads run parallel to Siegler Springs Road and give access to the vineyard/orchard area. These roads would be improved with gravel as part of the Proposed Project.

The topography of the Property varies with the northern portion of the Property being flat to slightly sloped and the southern portion of the Property being moderately to steeply sloped. Elevations range from approximately 2,560 to 2,920 feet above mean sea level. The majority of the site has a northerly aspect with the southern portion having a variety of aspects. The majority of the Property is located within the Thurston Lake watershed and the southern portion of the Property is located within the Siegler Canyon Creek-Cache Creek watershed. Surface water runoff from the proposed cultivation area generally sheet flows north, near the Konocti Conservation Camp into Thurston Creek, which generally flows north into Ely Flat. Ely Flat connects to the larger branch of Thurston Creek, which flows east into Thurston Lake, which appear to be an isolated basin that does not connect to Clear Lake. There are no existing or proposed stream crossings on the Project Site. All proposed structures and construction activities would occur more than 100 feet from all surface water bodies. There are no drainages, wetlands or sensitive habitat types at the site.

The Project Site is accessible from Siegler Springs Road, a paved County maintained road at this location. Several access points exist off of Siegler Springs Road that allow access to the proposed cultivation parcels and the agricultural building. Fencing would be installed around the entire cultivation site. The outdoor cultivation areas would be fenced with 6-foot privacy-slatted chain-link fence on the Siegler Springs Road facing side and wildlife metal fencing with wood posts would be constructed on all other perimeters. There would be one point of entry at each cultivation area (north and south of

Seigler Springs Road). At each access point, electric gates would be equipped with fire-rated locks and commercial-grade KnoxBox for both security and emergency access, and connected to a security system.

Construction

As mentioned above, approximately 20 acres of vineyard and 100 walnut trees would be removed by hand – this would not require grading. The Applicant previously obtained a grading permit for removal of walnut trees; however, no grading in regard to the removal of vineyard and walnut trees is anticipated to occur. A minimal amount of grading would occur on the northeast portion of the Project Site for the nursery and four greenhouse structures, which would utilize pre-fabricated buildings. A limited number of truck trips for base rock and the concrete slabs would be necessary. Construction for each greenhouse/nursery structure is expected to take six weeks and would require a total of 60 truck trips. Installation of fence and temporary hoop houses is anticipated to take one month to complete. A minimal amount of grading would also be required to construct the gravel parking lot in front of the existing agricultural building, as the slope in that area is generally flat. Minor trenching would occur for the installation of irrigation water lines and electrical communication lines for security. Approximately 50 cubic yards of soil is expected to be imported to the Project Site for the nursery and greenhouses.

Construction would occur Monday through Sunday as the County allows, from the hours of 7:00am to 5:00pm. Construction equipment would consist of concrete mixers, bobcats, backhoes, rough-terrain forklifts, and supply tractors. Idling of construction vehicles would be minimized and discouraged. All equipment would be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. All equipment would only be refueled in locations more than 100 feet from surface water bodies, and any servicing of equipment would occur on an impermeable surface. In the event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Cultivation Operations

Once operational, the Proposed Project would involve pick-ups and deliveries of cannabis and related materials daily, with peak traffic occurring during the harvest time in early fall. The facility would not be open to the public. Normal working hours would be Monday through Friday 7:00am to 4:00pm with flexible shifts and hours. The facility would also operate on Saturdays and Sundays during peak season. It is anticipated that four employees would be required per shift, with up to 15 required during the peak season.

The outdoor cultivation season for Pasta Farm's proposed cannabis cultivation operation would begin in early April and end around mid-November of each year. Mixed-light operations would occur year-round. The growing medium of Pasta Farm's proposed cultivation areas would be an amended native soil mixture, with composted soil and other vegetation waste compost generated on site added to the soil as an amendment. Imported soil amendments would include locally sourced oyster shell flour, gypsum, and soft rock phosphate. Outdoor cultivation would occur in full sunlight with no artificial lighting, and would utilize drip irrigation systems to conserve water resources. The greenhouses and nursery would use a combination of mixed and natural light. Blackout screens and materials would be used to prevent unnatural light from escaping during nighttime/dark hours.

It is anticipated that weekly waste collection would be required with a three cubic yard bin service through C&S Waste Solutions/Lake County Waste Solutions. Organic wastes would be composted on site whenever possible and stored in the designated compost shed until it is incorporated into the soils of the cultivation areas as a soil amendment. Cannabis waste would be limited to grinding and mulching root balls, stocks, and stems, and would be stored in a secured cannabis waste container. Solid waste is not expected from cannabis vegetative material. Chemicals stored and used for cultivation operations

include fertilizers/nutrients, pesticides, petroleum products, and cleaning products. All pesticides would be securely stored inside the proposed pesticide storage shed. Yellow and well-marked hazardous waste lockers would be maintained in the agricultural building, which would store all potentially hazardous materials. All materials would be maintained in their original containers.

The Proposed Project would implement a security alarm system and be monitored by a 24-hour commercial alarm monitoring service. Cameras and motion censored-lights would be installed on the fence line to provide complete coverage of the perimeters. The video and motion detection system would be installed in a secure room with recording equipment and would allow remote access.

Required Permits

Implementation of the Proposed Project may require approvals from the County of Lake, including building permits, as well as the Use Permit required for commercial cannabis cultivation. The County's issuance of the required permits triggers the need for compliance with the California Environmental Quality Act (CEQA). As previously mentioned, building permits for the agricultural building and fire water tank are currently under review by the County. Additionally, the temporary hoop houses may require a building permit.

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

- North: Parcels to the north are zoned RR (Rural Residential) and RL (Rural Lands) District. These parcels contain scattered rural residences within mixed forest lands.
- South: Parcels to the south are zoned RR (Rural Residential) and RL (Rural Lands) District. These parcels contain scattered rural residences within mixed forest lands.
- West: RL, RR, TPZ Parcels to the west are zoned RR, RL, and TPZ (Timberland Preserve) District. These parcels contain scattered rural residences within mixed forest lands.
- East: Parcels to the east are zoned RL District. These parcels contain scattered rural residences within mixed forest lands and some orchard areas.

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

- County of Lake
 - Lake County Community Development Department
 - Lake County Department of Public Works
 - Lake County Air Quality Management District
 - Lake County Agricultural Commissioner
 - Lake County Sheriff Department
 - Lake County Water Resources Department
 - Lake County Public Services
 - Lake County Department of Environmental Health
- Kelseyville Fire Protection District
- Central Valley Regional Water Quality Control Board
- California Water Resources Control Board
- California Department of Fish and Wildlife (CDFW)
- CalCannabis (Dept. of Food and Agriculture)

- California Department of Forestry & Fire Protection (Calfire)
- California Department of Pesticides Regulations
- California Department of Public Health
- California Bureau of Cannabis Control
- California Department of Consumer Affairs

20. 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.

Native American outreach was conducted by ALTA Archaeological Consulting during preparation of the Cultural Survey Report, which included a record search at the Northwest Information Center. An ALTA archeologist contacted the Native American Heritage Commission (NAHC) to request a review of Sacred Lands files. The search returned negative results. The NAHC forwarded a Native American Contacts list and letters were mailed to individuals indicated by NAHC. As of 2019, no response has been received. Furthermore, the Project owner has been working extensively with the local tribal government to ensure cooperation and transparency with any ground disturbance that could potentially impact or disturb any human remains or native artifacts. As a result, a Cultural Resources Monitoring and Treatment Agreement was entered into between the Middletown Rancheria of Pomo Indians of California and DiCesare Vineyards, LLC. The County of Lake, as the Lead Agency, initiated consultation with interested tribes pursuant to Public Resources Code 21080.3.1

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact requiring mitigation to bring it to a less-than-significant level. A Mitigation Monitoring and Reporting Program provided ensures compliance with mitigation measures during project implementation.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" 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 Kelly Boyle, Senior Biologist, Analytical Environmental Consultants.
Initial Study reviewed and edited by Eric Porter, Associate Planner, County of Lake

Date: 4/21/2021

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," 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		<p>The Project Site is relatively flat and visible from Seigler Springs Road. The cultivation areas will be screened somewhat by a 6' tall solid and/or screened fence that will enclose the cultivation areas, however the tops of the greenhouses will be visible from the public road.</p> <p>There are no scenic vistas at this location largely due to the terrain and the substantial tree coverage that significantly reduces distance visibility, as the road is lower than the surrounding land.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 14
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>No unique resources such as rock outcroppings or historic buildings exist on the Project Site and the Project Site is not visible from a state scenic highway. The Project Site consists of a mix of vineyard and remnant walnut tree orchard, which are common land uses in the area. The Proposed Project involves removal of 20 acres of vineyard and 100 walnut trees. However, removal of vineyard and walnut trees would not substantially damage scenic resources, as the Project Site is relatively rural and will not be visited by the public.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 14
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		<p>The site is located in a non-urbanized area that is largely agricultural in nature. The applicant states that the project would result in the removal of 20 acres of vineyard and 100 walnut trees to accommodate cannabis crops, but that the Proposed Project proposes agricultural activities (commercial cannabis cultivation), which is consistent with the current visual character of the Project Site. Portions of the Proposed Project sites would be visible to people travelling on Seigler Springs Road; however, most of the scattered residences near the Project Site would not have direct views of the cannabis cultivation areas or structures associated with the Proposed Project. A few residences may have partial views of the proposed greenhouse and drying structures; however, this would not substantially degrade the existing visual character of public views.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 14
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>The Proposed Project would create a new source of light through greenhouse and security lighting; however, blackout screening is required for all greenhouses associated with commercial cannabis cultivation, and security lighting would be shielded and downcast in order to be consistent with www.darksky.org lighting recommendations and provisions of section 21.41.8 of the Zoning Ordinance.</p> <p>Less Than Significant Impact with mitigation measures added:</p> <p>AES-1: Prior to greenhouse cultivation, all greenhouses shall be equipped with blackout screening in a manner that no lighting shall be visible from any public road or neighboring residence.</p>	1, 2, 3, 14, 42

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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. Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		<p>The Project Site is classified by the Farmland Mapping and Monitoring Program as "Unique Farmland". The Proposed Project intends to maintain the non-cannabis areas for traditional agricultural uses. Commercial cannabis cultivation is not recognized by the State of California as being an agricultural use, however the County of Lake does regard it as such. Commercial cannabis cultivation is permitted on high value farmland inside of greenhouses and subject to use permit review and approval.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 15, 18, 33
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		<p>The Project Site is zoned Agricultural (A) and Rural Lands (RL). The Proposed Project is compatible with these land uses. The Project Site is not under a Williamson Act contract.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 18, 15, 33
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	<p>The Proposed Project is not zoned forest land or timberland and would therefore not conflict with or result in the rezoning of forest land or timberland.</p> <p>No Impact</p>	1, 2, 3, 4, 18, 15
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	<p>The Proposed Project would not result in the loss or conversion of forest land to a non-forest use. The walnut trees that are proposed for removal were introduced and are non-native. The parcel is not zoned "Timber Preserve (TPZ)".</p> <p>No Impact</p>	1, 2, 3, 4, 18, 15
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		<p>Commercial cannabis cultivation is regarded as a quasi-agricultural use in Lake County. The County allows cultivation on 'Unique Farmland' inside of greenhouses as is being proposed by the applicant, so no conversion to non-agricultural use would occur.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 18, 15
III. AIR QUALITY <i>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:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		<p>Lake County is currently in attainment for all state and federal air quality standards. Consequently, there are no adopted air quality plans or thresholds for the County. However, the Proposed Project would be required to comply with all Lake County Community Development Department and Air Quality Management District rules and regulations for construction.</p> <p>Less Than Significant Impact</p>	1, 3, 32, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Lake County Air Basin is designated as an attainment area for all applicable federal and state ambient air quality standards. The applicant will be required to mitigate all construction-related dust through mitigation measures AQ-1, subsections (a) through (h), and post-construction pollutant levels through these same mitigation measures. Therefore, the Proposed Project would not generate emissions of any criteria air pollutant for which the project region is nonattainment.</p> <p>Less Than Significant Impact with mitigation measures AQ-1 and AQ-2 added.</p>	1, 3, 32, 5
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>The Proposed Project has the potential to expose off-site sensitive receptors to air pollutant emissions from construction activities, which include emissions of particulate matter from diesel-fueled engines. Construction-related activities associated with the Proposed Project would generate emissions of criteria air pollutants from site preparation (e.g., grading and clearing), off-road equipment, material transport, worker vehicles, and vehicle travel on unpaved roads. Existing off-site sensitive receptors consist of scattered residences, of which the closest to the Project Site is a residence approximately 230 feet north of the Project Site boundary.</p> <p>The generation of dust (fugitive PM₁₀ and PM_{2.5}) during construction activities could adversely affect sensitive receptors and construction workers by exacerbating existing respiratory problems such as asthma. Dust can also adversely affect children and the elderly who are more susceptible to respiratory illnesses. Furthermore, the Proposed Project has the potential to release fumes from volatile organic compounds utilized. This is a potentially significant impact.</p> <p>Mitigation Measure AQ-1 requires that dust and construction control measures are implemented that would minimize emissions from construction activities. Mitigation Measure AQ-2 requires that records be maintained for all volatile organic compounds. With mitigation, any potential air quality impacts would be reduced to less than significant</p> <p>Mitigation Measures:</p> <p>AQ-1: The following control measures shall be implemented during construction:</p> <ul style="list-style-type: none"> a) During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source. b) When wind speeds result in dust emissions crossing property lines, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized. c) Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40 percent opacity). d) All exposed soils be watered as needed to prevent dust density as described above and in order to prevent dust from visibly exiting the property. 	1, 3, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>e) All haul trucks transporting soil, sand, or other loose material offsite shall be covered.</p> <p>f) All vehicle speeds on unpaved roads shall be limited to 25 mph.</p> <p>g) During construction the contractor shall, where feasible, utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</p> <p>h) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.</p> <p>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 in order to complete an updated Air Toxic emission Inventory.</p> <p>Less Than Significant Impact with mitigation measures AQ-1 and AQ-2 added.</p>	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X		<p>The Proposed Project would result in diesel exhaust emissions from on-site construction equipment during the construction phase. Diesel exhaust emissions can result in temporary and intermittent odors at off-site sensitive receptors. However, these odors are generally not detectible beyond a project's property line due to the rapid deposition of diesel exhaust emissions.</p> <p>The Property Management Plan submitted, which is a component of the Proposed Project, stipulates that the applicant shall prepare an Odor Control and Response Plan and submit to the Community Development Department for review and approval. As part of the Program, property owners and residents of property within a 1,000-foot radius of the Proposed Project would be provided with the contact information of the individual responsible for responding to odor complaints. 24 properties have been identified for notification.</p> <p>Furthermore, potential odors would be minimized, as the outdoor cultivation canopy would be housed under plastic sheeted temporary hoops and the agricultural building would be equipped with air circulation fans and passive carbon filtration.</p> <p>Less Than Significant Impact</p>	
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		X			A Biological Assessment was prepared for the Proposed Project by Wiemeyer Ecological Sciences and dated January 16, 2020. As part of the Biological Assessment, a site visit was conducted on September 20, 2019. The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants, California Department of Fish and Wildlife (CDFW) California Natural Diversity Database, and the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation were reviewed to determine special-status species that	1, 2, 3, 4, 5, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
and Game or U.S. Fish and Wildlife Service?					<p>may occur within the region. For the purpose of this Initial Study, special-status includes species that are:</p> <ul style="list-style-type: none"> ▪ Ranked by CNPS as List 1 or List 2; ▪ Listed or proposed for listing as endangered or threatened under the California Endangered Species Act and/or Federal Endangered Species Act; ▪ Designated as endangered, rare, or fully protected pursuant to the California Fish and Game Code; or ▪ Designated as a Species of Special Concern by CDFW. <p>The Project Site is currently in agricultural use and is subject to regular disturbance. The Project Site is comprised of existing orchard/vineyard, existing access roadways, and is surrounded by agricultural use. At the time of the site visit, orchard trees had recently been removed and the ground was bare. The Biological Assessment concluded that, if allowed to revegetate naturally, it was likely that non-native grasses and ruderal species would establish due to the ongoing disturbance from agricultural and other land management activities.</p> <p>The Biological Assessment concluded that the Project Site does not contain suitable habitat to support special-status plants. Additionally, removal of native vegetation is not proposed under the Proposed Project. Vegetation removal would be limited to minimal hand-clearing of agricultural crops. Therefore, there would be no impact to special-status plants.</p> <p>The habitat of the Project Site is considered ruderal/disturbed and offers little value to wildlife species. However, intact woodland habitat surrounding the Project Site may provide suitable habitat for the special-status purple martin. Proposed lighting would consist of minimal motion-detecting security lighting that would not overspill into the woodland habitat and would therefore not result in the potential to strand or disorient migratory birds.</p> <p>The Biological Assessment considered the potential for bald and golden eagles to be impacted by the Proposed Project, however, there are no known observations or nesting sites for these species within five miles of the Project Site. Because of this, and because suitable eagle nesting and foraging habitat would not be impacted as part of the Proposed Project, the Biological Assessment concluded that impacts to bald and golden eagles would be less-than-significant.</p> <p>Some vineyard removal is proposed as part of the Proposed Project, and ground disturbing activities and grading would be minimal to remove this vineyard area in preparation for the cannabis cultivation activities. Tree removal would be restricted to remnant walnut orchard and would be performed using hand tools. Although minimal, ground disturbing activities could result in minor sensory disturbance to birds nesting nearby, and birds may nest within walnut trees proposed for removal. Nesting migratory birds are protected under California Fish and Game Code as well as the Migratory Bird Treaty Act. Additionally, purple martin (CDFW Species of Special Concern) has the potential to nest in the adjacent woodland habitat. Mitigation Measure BIO-1 would avoid potential impacts to nesting birds by requiring a preconstruction nesting bird survey prior to construction and establishing a disturbance-free buffer around active nests. With implementation of Mitigation Measure BIO-1, potential impacts to nesting birds, including special-status bird species, would be less-than significant.</p> <p>Mitigation Measures:</p> <p>BIO-1: Should work commence during the nesting season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than 48 hours prior to the start</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>of ground disturbing activities. Areas on and within 500 feet of construction shall be surveyed as possible for active nests. Should an active nest be identified, a “disturbance-free” buffer shall be established by the qualified biologist based on the needs of the species identified and clearly marked by high-visibility material. The buffer shall remain in place until the biologist determines that the nest is no longer active. Construction activities, including removal of trees, shall not occur within the buffer. Should construction cease for a period of five days or more, an additional pre-construction nesting bird survey shall be conducted.</p> <p>Less Than Significant Impact with Mitigation Measure BIO-1 Incorporated</p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>Habitats on the Project Site consist of developed land, vineyard, orchard, and ruderal/disturbed land. These habitat types are not considered sensitive. The Project Site is limited to ruderal/disturbed habitat that was historically utilized as an orchard that was recently removed. At the time of the survey, the Project Site was bare ground with existing vineyard and remnant walnut orchard.</p> <p>As a component of compliance with the State Water Resources Control Board (SWRCB) Requirements for Cannabis Cultivation, use of chemicals such as pesticides and fertilizers are prohibited in conditions where such chemicals could enter riparian or aquatic habitat. A Property Management Plan has been prepared to facilitate the use of operational chemicals and ensure compliance with requirements protecting aquatic resources. As an additional component of the Property Management Plan, a stormwater management plan has been included to prevent runoff from impacting surface water resources. The Applicant would be required to prepare a Site Management Plan and Nitrogen Management Plan, and provide these documents to the Central Valley Regional Water Quality Control Board (CVRWQCB). These plans would ensure that any riparian habitat or sensitive natural communities are protected from the discharge of waste associated with cannabis cultivation activities. There are no aquatic or riparian habitats within 100 feet of the Project Site. This would be a less-than-significant impact.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>As stated above, there are no aquatic habitats present on or adjacent to the Project Site. Therefore, no direct conversion of aquatic habitat would occur. As stated above, the project design includes a Property Management Plan that would prevent chemicals, sediment, or impaired runoff from entering surface water sources and the Applicant would be required to prepare a Site Management Plan and Nitrogen Management Plan to the CVRWQCB. The Proposed Project does not include project components, including storage of materials, within 100 feet of aquatic habitat. This is consistent with setbacks identified in the State Water Resources Control Board Requirements for Cannabis Cultivation. This would be a less-than-significant impact.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The Project Site is developed and subject to regular disturbance from ongoing agricultural activities. Existing fencing occurs around vineyard block areas, and existing roadways bisect the Project Site. The Project Site does not serve as a wildlife corridor or nursery. Lands surrounding the Project Site contain significant and undeveloped mixed forest habitat that could provide suitable habitat for migrating animals or rearing of young. The Proposed Project would not alter or impact wildlife access to or use of these areas. This would be a less-than-significant impact. Less Than Significant Impact	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The Proposed Project would not conflict with any local policies protecting biological resources. There are no significant biological resources present on the Project Site and no vegetation removal is proposed aside from the vineyard and remaining orchard trees within the Project Site. There would be no impact. No Impact	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that cover the area of the Project Site. Therefore, the project would not conflict with an established or proposed conservation plan. A technical report for preserving landscape connectivity for the region has been prepared and identifies key areas for preservation of wildlife corridors throughout the region (Mayacamas to Berryessa Connectivity Network; Gray et. al., 2018). This report recognizes that significant undeveloped land in the vicinity of the Project Site allows for a medium to high level of wildlife terrestrial permeability. However, the Project Site is outside of the areas identified as wildlife corridors key to preservation of large-scale wildlife movement. As stated above, there are no riparian habitats or aquatic habitats on the Project Site. Additionally, the Project Site does not facilitate wildlife movement and would not impact wildlife use or access to nearby undeveloped habitat. Conversion of previous orchard habitat into cannabis cultivation and maintenance of existing dirt and gravel roadways would not conflict with the goals of the Mayacamas to Berryessa Connectivity Network. Less Than Significant Impact	1, 2, 3, 4, 6, 8, 10, 11, 36, 37, 38, 39, 40, 41
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			An archaeological record search at the Northwest Information Center (NWIC), Native American Heritage Commission (NAHC) contact program, and a field survey was completed in September and October of 2019 by Alex DeGeorgey, M.A., RPA and is dated November 6, 2019. The NWIC record search found that part of the Proposed Project Site had been previously surveyed but that no cultural resources had been identified. The NAHC determined that there were no listings in the Sacred Lands file for the Proposed Project Site but identified five individuals who might have information regarding resources; all were contacted but no responses were received. The archaeological survey was completed using transects spaced no more than 20 meters apart. Ground surface visibility was very good, as much of the remnant orchard had been removed. Project cultivation and processing areas have been located over 100 feet from any known archaeological site. The presence of prehistoric resources indicates an increased potential for buried resources or human remains that could be uncovered during construction. Additionally, each of the two identified sites (19-47-01 and 19-47-02) may	1, 2, 3, 6, 19, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>include a subsurface component; neither has been assessed for eligibility to the California Register of Historical Resources, and an archaeological testing program would be needed to make that determination. Identification of subsurface deposits, new resources, or human remains are all potentially significant impacts. If any artifacts, archaeological features, or human remains are encountered during grading or excavation, the mitigation measures below shall be implemented. With the mitigation measures incorporated below, all potential environmental impacts would be reduced to less than significant.</p> <p>Less Than Significant with Mitigation Incorporated</p> <p>Mitigation Measures:</p> <p>CR-1: Prior to the initiation of ground-disturbing activities, all construction personnel shall be trained in the protection of cultural resources, the recognition of buried cultural remains, and the notification procedures to be followed upon the discovery of archaeological materials, including Native American burials. The training shall be presented by an archaeologist who meets the Secretary of Interior's Standards for Prehistoric and Historic Archaeology and by a Native American representative and should include recognition of both prehistoric and historic resources. Personnel shall be instructed that unauthorized collection or disturbance of artifacts or other cultural materials is illegal, and that violators will be subject to prosecution under the appropriate laws. Supervisors shall also be briefed on the consequences of intentional or inadvertent damage to cultural resources.</p> <p>CR-2: Prior to beginning of work, the applicant shall ensure that the boundaries of the archaeological sites are clearly described and illustrated in the final design plans. Prior to the commencement of project construction, demolition, grading, preparation, or other ground-disturbing activities, the applicant shall retain a qualified professional archaeologist to work with the construction contractor to place wooden stakes along the mapped limits of any cultural resource situated within 100 feet of construction activities. Site personnel shall be directed to keep all equipment, materials, and activities outside of the exclusion zones. The exclusion zone stakes and flagging will remain in place for the duration of construction activities.</p> <p>CR-3: No construction shall occur within exclusion zones without prior completion of a Phase II archaeological testing and evaluation program designed to determine California Register of Historical Resources eligibility of the site; any follow-on data recovery mitigation shall be completed prior to construction. All testing and construction within the exclusion zones shall be monitored by a team minimally comprised of a Native American monitor and a qualified professional archaeologist.</p> <p>CR-4: Should any cultural resources be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find. The project proponent and lead agency shall be notified immediately, and a qualified professional archaeologist shall be retained to assess the find, recommend and implement mitigation measures, and prepare a report in accordance with current professional standards. Native American consultation shall also be undertaken as part of this mitigation measure.</p> <p>CR-5: Should human remains be uncovered during ground-disturbing activities, all construction shall halt within 50 feet of the find and the County Corner shall be notified immediately and compliance with Section 15064.5 (e) (1) of the CEQA Guidelines and Health and Safety</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Code Section 7050.5 shall be required. If the coroner determines that the remains are Native American, the coroner shall ask the NAHC to identify a Most Likely Descendant, who will work with the construction contractor, agency officials, and a qualified professional archaeologist to determine an appropriate avoidance strategy or other treatment plan. Project-related ground disturbance in the vicinity of the find shall not resume until the process detailed in CEQA Guidelines Section 15064.5 (e) has been completed.</p> <p>CR-6: The Cultural Resources Treatment and Monitoring Agreement entered into between the Middletown Rancheria of Pomo Indians of California and the Hidden Valley Lake Association shall be adhered to in order to formalize procedures for the protection and treatment of Native American cultural resources, as defined by the agreement.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>Any potential impacts related to changes in significance of an archaeological resource on the site can be mitigated to 'less than significant levels' with the inclusion of mitigation measures CR-1 through CR-6.</p> <p>Less Than Significant with Mitigation Incorporated</p>	1, 2, 3, 6, 19, 20
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>Any potential impacts related to the discovery of human remains on the site during site disturbance can be mitigated to 'less than significant levels' with the inclusion of mitigation measures CR-1 through CR-6.</p> <p>Less Than Significant with Mitigation Incorporated</p>	1, 2, 3, 6, 19, 20
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		<p>Construction of the Proposed Project would consume energy primarily from fuel consumed by construction vehicles and equipment. Fossil fuels used for construction vehicles and other equipment would be used during site clearing, grading, and trenching. Fuel consumed during construction would be temporary in nature and would not represent a significant demand on available fuel. There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State.</p> <p>Energy requirements and required equipment (e.g., insulation, water heating systems, light control) would be based on the California Energy Commission's 2019 Building Energy Efficiency Standards. Furthermore, a training would be conducted for all employees to cover areas such as limited electrical usage, keeping doors closed, and other basic methods. These measures would help conserve energy.</p> <p>Further, Mitigation Measure AQ-1 would reduce energy consumption during construction by requiring the contractor to minimize equipment idling time. Additionally, all diesel-fueled construction vehicles would be required to meet the latest emissions standards. These measures would further reduce fuel and energy use during all stages of construction and avoid the wasteful, inefficient, or unnecessary consumption of fuel energy.</p> <p>The existing agricultural building currently receives electrical power from PG&E; the proposed nursery and greenhouses would connect to existing electric lines. Electricity would mainly be required for interior and security lights and would be minimal. Therefore, operation of the Proposed Project would not result in inefficient, wasteful, or unnecessary consumption of energy resources.</p>	1, 2, 3, 4, 6, 9, 24, 34, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The Proposed Project would not conflict with a State or local plan for renewable energy or energy efficiency, and would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. Less Than Significant Impact	1, 2, 3, 4, 6, 9, 24, 34, 35
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> Although the Project Site is located in an area that may be subject to seismic ground shaking in the future, there are no mapped surface faults on the Project Site that would have the potential to rupture. The nearest active Alquist-Priolo fault is an unnamed late quaternary fault in the Konocti Bay fault zone located immediately west of the Project Site. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction</u> Faults exist throughout the County; therefore, there will always be the potential for seismic ground shaking. However, the Project Site does not contain any mapped unstable soils. It is unlikely that ground failure or liquefaction would occur on the Project Site in the future. The Project Site is not labeled as being within an earthquake fault zone based on County GIS data. <u>Landslides</u> Due to low slopes and relatively stable soils on the Project Site, the Proposed Project would not be significantly prone to landslides and would not result in an increased risk of landslides. Less Than Significant Impact	1, 2, 3, 4, 6, 8, 9, 10, 12, 13, 16, 18, 24, 30
b) Result in substantial soil erosion or the loss of topsoil?		X			Soils on the Project Site are classified by the USDA Web Soil Survey as having a low erosion potential. Construction of the Proposed Project would involve minor grading and earth moving activities, as well as construction of project components. Construction activities would result in the temporary disturbance of soil and could expose disturbed areas to potential storm events, which could generate accelerated runoff, localized erosion, and sedimentation. This is a potentially significant impact. Mitigation Measures GEO-1 and GEO-2 would reduce impacts related to erosion and loss of topsoil. Furthermore, as explained in Section X(a) , a Site Management Plan would be prepared by a storm water professional and would provide details for waste discharge requirements and post-construction BMPs. The Site Management Plan would also provide compliance with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance. The Proposed Project would comply with the County Grading Ordinance based on the amount and nature of anticipated earth movement associated with site preparation and vineyard / walnut tree removal proposed. Mitigation Measures: GEO-1: Prior to any ground disturbance, the permittee shall submit erosion control and sediment plans to the County's Water Resource Department and Community Development Department for review and	1, 2, 3, 4, 5, 6, 8, 9, 10, 12, 13, 16, 18, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation. The applicant shall include a detailed description of the relocation or proper disposal of excess soil of said excavation.</p> <p>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.</p> <p>Less Than Significant Impact with Mitigation Measures Incorporated</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>According to the USDA Web Soil Survey of the Project Site, soils on the Project Site include Callayomi-Aiken-Whispering complex. These soils are generally well drained and generally stable. The groundwater table is over 80 inches deep; therefore, there is a low risk of liquefaction at the Project Site. Based on the soil types present, there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the Proposed Project.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 9, 10, 12, 13, 18, 24, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		<p>The soils on the Project Site are generally stable and are not classified as having a high shrink-swell potential. Soils on the Project Site are not highly expansive and the linear extensibility of the soils is low. Therefore, the Proposed Project would not expose people or structures to substantial adverse effects from expansive soil. Impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 9, 10, 12, 13, 18, 24
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	<p>Soil types on the Project Site primarily consist of Callayomi-Aiken-Whispering complex, which is a very gravelly loam type typical of areas with low-to-moderate slopes and are well-drained. Loamy soils are typically suitable for on-site wastewater disposal systems. However, no new onsite wastewater disposal system is being proposed; no impact would occur.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 8, 9, 10, 12, 13, 18, 24
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			<p>There are no known paleontological or unique geological features present on the Project Site. There is always the potential, however remote, that previously unknown unique paleontological resources or sites could be encountered during subsurface construction activities. This is a potentially significant impact. In the event that paleontological resources or sites are found, Mitigation Measures CR-1 through CR-6 and GEO-3 would ensure that the Proposed Project would not directly or indirectly destroy a unique paleontological resource or site. After implementation of Mitigation Measures CR-1 through CR-6 and GEO-3, impacts to paleontological resources would be reduced to less than significant.</p> <p>Mitigation Measure:</p>	1, 2, 3, 6, 11

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>GEO-3: In the event of any inadvertent discovery of paleontological resources, all work within a 50-foot radius of the find shall be halted and the County shall be notified. Workers shall avoid altering the materials until a professional paleontologist can evaluate the significance of the find and make recommendations to the County on the measures that shall be implemented to protect the discovered resources.</p> <p>Less Than Significant with Mitigation Measures Incorporated</p>	
<p align="center">VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i></p>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X			<p>Air quality and greenhouse gas (GHG) emissions were estimated for the Proposed Project. Construction of the Proposed Project would emit GHG emissions primarily from the combustion of diesel fuel in heavy equipment. Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Construction of the Proposed Project is estimated to result in 32 metric tons of CO₂ equivalent (MT CO₂e).</p> <p>Consistent with recommendations of other air districts throughout California, and in the absence of a construction-specific significance threshold, this analysis amortizes the total construction emissions over the assumed lifetime of the Proposed Project, and adds those emissions to the operational emissions. Using 30 years as a representative lifetime consistent with recommendations of other air districts throughout California, the Proposed Project would result in total amortized construction emissions of 1 MT CO₂e per year.</p> <p>Operational GHG emissions from build-out of the Proposed Project would result from direct mobile sources, including vehicle trips, as well as indirect GHG emissions sources from electricity use and water usage and conveyance. Operation of the Proposed Project, including amortized construction emissions, would result in 158 MT CO₂e per year. While Lake County has not adopted a threshold of significance for GHG emissions, the nearby Bay Area Air Quality Management District (BAAQMD) has established GHG thresholds that are used by several air districts in Northern California, including a numeric threshold of 1,100 MT CO₂e per year. The County, in its discretion, has deemed that the BAAQMD's GHG thresholds are appropriate to use to evaluate the significance of the Proposed Project's GHG emissions. Compared to the BAAQMD threshold, construction and operation of the Proposed Project would result in a negligible increase in GHG emissions. Therefore, construction and operation of the Proposed Project would not result in a substantial increase in GHG emissions. Impacts associated with construction and operational GHG emissions are considered less than significant. Additionally, incorporation of Mitigation Measure AQ-1 would further minimize GHG emissions from construction activities.</p> <p>Less Than Significant with Mitigation Incorporated</p>	1, 2, 3, 4, 6, 9, 34, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		To date, Lake County has not adopted any specific GHG reduction strategies or climate action plans. The quantitative thresholds developed by BAAQMD were formulated based on AB 32 and California Climate Change Scoping Plan reduction targets. Thus, a project cannot exceed a numeric BAAQMD threshold without also conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (the state Climate Change Scoping Plan). Because the Proposed Project emissions would be below the BAAQMD numeric threshold, the Proposed Project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. Less Than Significant Impact	1, 2, 3, 4, 6, 9, 24, 34, 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 cultivation of commercial cannabis, such as fertilizers, pesticides, cleaning solvents, and gasoline, could be considered hazardous if improperly stored, disposed of, or transported. However, as stated in the Property Management Plan, all fertilizers, pesticides, and other hazardous materials would be properly stored in their manufacturer's original containers and placed within a well-marked hazardous waste storage locker within the agricultural building. Cannabis waste would be mulched or composted; solid waste is not expected from cannabis vegetative material. The Proposed 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, 2, 3, 6, 8, 9, 10, 12, 21
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		All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in their manufacturer's original containers and placed within a well-marked hazardous waste storage locker within the agricultural building. The Project Site is not classified as being within a flood zone or inundation area, nor is it in area mapped as having unstable soils according to the USDA Web Soil Survey. Less Than Significant Impact	1, 2, 3, 6, 8, 9, 10, 12, 13, 21, 27
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 in a rural location and is not located within one-quarter mile of an existing or proposed school. Less Than Significant Impact	1, 2, 3, 6, 8, 9, 10, 12, 13, 21, 27
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 Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board's GeoTracker database. No Impact	1, 2, 3, 25, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Proposed Project is not located within an airport land use plan or within two miles of a public airport or private airstrip. The nearest airport is the Paul Hoberg Airport, over ten miles southeast of the Project Site. No Impact	1, 2, 3
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	Construction of the Proposed Project would occur within the boundary of the Project Site and would not result in lane closures and thus would not affect emergency access or evacuation and would not interfere with an adopted emergency response or evacuation plan. No Impact	1, 2, 3
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 within a Moderate Fire Hazard Severity Zone in a State Responsibility Area and within a Non-Very High Fire Hazard Severity Zone in a State or Federal Responsibility Area. The Project Site does not involve unique slopes or other factors that would exacerbate wildfire risks. The Applicant would 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, 2, 3, 6, 8, 9, 10, 12, 16, 17, 21,
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		No water bodies exist on the Project Site. The closest surface water body is a seasonal waterway approximately 1,500 feet from the southern Project Site boundary. Surface water runoff from the proposed cultivation area generally sheet flows north into Thurston Creek. Most runoff is anticipated to infiltrate into existing soils and infiltration swales would be installed within the 100-ft setback along Seigler Springs Road. Construction of the Proposed Project could potentially violate water quality standards or waste discharge requirements, as construction equipment and materials have the potential to result in accidental discharge of pollutants into water resources. Operation of the Proposed Project could potentially introduce contaminants into water resources from stormwater runoff, as parking lots often contain contaminants such as vehicle oil and gasoline, and pesticides used on the cultivation areas could potentially mix into stormwater runoff. However, the Applicant submitted information through the SWRCB online portal for discharges of waste associated with cannabis cultivation related activities, which certifies that the cannabis cultivation activities associated with the Proposed Project are consistent with the requirements of the <i>State Water Board Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation</i> (Policy) and the <i>General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, Order No WQ-2019-0001-DWQ</i> (General Order). As a result, the SWRCB provided the Applicant a Notice of Applicability (NOA) that the Policy and General Order are applicable to the Project Site and the Applicant was assigned a waste discharge identification (WDID) number (5S17CC423496). The applicant will be required to provide the California Department of Food and Agriculture CalCannabis Cultivation Licensing Division with the NOA as proof of enrollment with the Water Board.	1, 2, 3, 4, 6, 8, 9, 10, 18, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Coverage under the General Order will require the applicant to prepare a Site Management Plan and Nitrogen Management Plan, and provide these documents to the CVRWQCB. The Site Management Plan would be prepared by a storm water professional with a QSP, QSD, and QISP State certifications, and would provide details for waste discharge requirements and post-construction BMPs. The Site Management Plan would also provide compliance with the requirements of Chapter 29 of the Lake County Code, Storm Water Management Ordinance. The Property Management Plan for the Proposed Project reiterates that the Site Management Plan and Nitrogen Management Plan will be prepared and submitted to the CVRWQCB.</p> <p>As part of the General Order coverage, the applicant shall comply with the annual reporting requirement of the Monitoring and Reporting Program (MRP) of the General Order and pay an annual fee to the SWRCB.</p> <p>Potential violations to water quality standards or waste discharge requirements, including actions that could substantially degrade surface or ground water quality, would be mitigated through coverage under the SWRCB General Order which includes a Site Management Plan, Nitrogen Management Plan, and MRP. Furthermore, Mitigation Measure GEO-1 includes submission of erosion control and sediment plans for approval by the County's Water Resource Department and Community Development Department. Therefore, impacts to water quality from the Proposed Project would be less than significant.</p> <p>Less Than Significant Impact</p>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		<p>There is no groundwater 'depletion threshold' established for water usage in Lake County and water consumption due to cannabis cultivation is fairly new. The Project Site is located within the Clear Lake Pleistocene Volcanic Area Groundwater Basin. This basin has not been specifically labeled as overdrafted; however, the neighboring Big Valley Groundwater Basin may be overdrafted during periods of drought.</p> <p>The Proposed Project would obtain water from a groundwater supply well located on an adjacent property. A water supply pump test was conducted, which indicates that sufficient groundwater supplies exist. As described in the Property Management Plan, a flow and totalizer meter would be installed on the production well to measure the amount of water pumped. A separate flow and totalizer meter would be installed at the junction where the pumped water is conveyed to the cannabis cultivation area. The production well would have a continuous water level monitor consisting of a commercial datalogger suspended in the well; the data would be uploaded once a week during the growing season. A record of all data collected would be provided to Lake County annually and made available upon request.</p> <p>The Property Management Plan indicates that the estimated water use for an entire year would be approximately 9 acre-feet for cannabis irrigation and less than 0.4 acre-feet for associated domestic use. This appears to be consistent with similar sized cannabis cultivation water use projections.</p> <p>Because cannabis cultivation activities in the County are fairly new and impacts related to groundwater are not well studied, the unexpected depletion of groundwater supplies would be a potentially significant impact. Implementation of Mitigation Measure HYD-1 would reduce impacts to a less than significant level.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 9, 10, 18, 22, 23, 43

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> <ul style="list-style-type: none"> i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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 iv) impede or redirect flood flows? 			X		<p>No surface water resources occur on the Project Site. Grading, impervious surfaces, and earth-moving activities associated with construction of the Proposed Project have the potential to result in erosion, siltation, temporary changes to drainage patterns, and contamination of stormwater. This would be a potentially significant impact. Implementation of Mitigation Measure GEO-1 includes submission of erosion control and sediment plans for approval by the County's Water Resource Department and Community Development Department. As explained in Section X(a) above, the Applicant has gained coverage under the SWRCB General Order which includes a Site Management Plan, Nitrogen Management Plan, and MRP. These plans would include implementation of BMPs during construction to reduce the potential for impacts associated with erosion and exceeding water quality thresholds. Implementation of BMPs such as fiber rolls, hay bales, and silt fencing, and post-construction performance standards would reduce the potential for sediment and stormwater runoff containing pollutants from entering receiving waters. Furthermore, the Proposed Project involves installation of infiltration swales within the 100-ft setback along Seigler Springs Road which would absorb and filter any potential water runoff. Impacts related to alterations in drainage patterns and impervious surfaces due to construction of the Proposed Project would be less than significant with Mitigation Measure GEO-1 and plans required under the General Order.</p> <p>Once operational, the Proposed Project would increase impervious surfaces on the Propose Site through the construction of a 27,201-sf nursery facility and four 22,000-sf greenhouses. This would represent a relatively low amount of impervious surfaces and is not expected to increase the rate of surface runoff. Furthermore, soils on the Project Site are generally well-drained and any runoff is expected to absorb into the cultivation area or be intercepted by the infiltration swales. The proposed outdoor canopy area would not increase the impervious surface area of Project Site and should not increase the volume of runoff from the Project Site. The proposed gravel parking area and improvement of internal dirt/gravel roads would be constructed of dirt and/or gravel and would not interfere with water recharge. All proposed structures and construction activities would occur more than 100 feet from all surface water bodies.</p> <p>Flooding on- or offsite would not substantially increase due to the proposed project, as surface runoff would mainly recharge into the soils and be managed through site design. Grading associated with the Proposed Project is minimal and would not significantly alter drainage patterns or result in changes in elevation.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 9, 10, 18, 24
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>			X		<p>The Proposed Project is located within a Federal Emergency Management Agency (FEMA) Flood Hazard Zone D, defined by FEMA as an "Area of Undetermined Flood Hazard", meaning that no analysis of flood hazards has been conducted. The Project Site is not located within a FEMA defined Special Flood Hazard Area (100-year floodplain). The Project Site is not located within a Special Flood Hazard Area as classified by County GIS data. Furthermore, all chemicals including pesticides, fertilizers and other potentially toxic chemicals would be stored in hazardous waste lockers within the agricultural building in a manner that the chemicals would not be adversely affected in the event of a flood.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 8, 9, 10, 12, 16, 18, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The Lake County Watershed Protection District has adopted the Big Valley Groundwater Management Plan (1999) and the Lake County Groundwater Management Plan (2006). As explained in Section X(b) , there is no threshold in the County for groundwater depletion. However, the Applicant would install a meter on the production well and provide a record of all data collected to the County annually. With implementation of Mitigation Measure HYD-1 , which involves preparation of a groundwater management plan to ensure that the groundwater resources of the County are protected, the Proposed Project would not conflict with or obstruct applicable water quality or sustainable groundwater management plans and the impact would be less than significant. Less Than Significant Impact	1, 2, 3, 4, 6, 8, 9, 10, 18, 22, 23, 24
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	Projects that have the potential to physically divide an established community typically include new freeways and highways, major arterials streets, and railroad lines. The Proposed Project would not physically divide an established community. No impact would occur. No Impact	
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		The Proposed Project is located within the Cobb Mountain Area Plan and designated Agriculture (A), Rural Lands (RL), and Rural Residential (RR) in the Lake County General Plan. The parcels are zoned Agricultural (A) and Rural Lands (RL) District. The Proposed Project is consistent with the existing General Plan and Zoning designation, including Article 27 of the County of Lake Zoning Ordinance, which allows cannabis cultivation in lands Zoned as A and RL. The Project is consistent with the Lake County Cannabis Cultivation Ordinance (Number 3084), which stipulates that type 3 permits cap at one acre of canopy for outdoor and 22,000 sf for indoor or mixed light cannabis cultivation operations. Furthermore, the Project Site is not located in a Commercial Cannabis Cultivation Exclusion Zone, as defined by the County. Less Than Significant Impact	1, 2, 3, 4, 6, 7, 16
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 Lake County Aggregate Resource Management Plan does not identify a source of minerals at the Project Site. No Impact	1, 2, 3, 16, 28, 29
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 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, 16, 28, 29
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		X			Construction of the Proposed Project may result in short-term increases in the ambient noise environment. Operational activities may result in a slight increase in the ambient noise environment (e.g. truck trips, air filtration system). The Proposed Project shall adhere to all requirements and standards outlined in the Lake County Zoning Ordinance Section 21-41.11:	1, 2, 3, 4, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
general plan or noise ordinance, or applicable standards of other agencies?					<p>NOI-1: The 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 at the property lines</p> <p>NOI-2: 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.</p> <p>NOI-3: The maximum one-hour equivalent sound pressure received by a receiving property or receptor (dwelling, hospital, school, library, or nursing home) 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 measured at the property lines.</p> <p>Less Than Significant Impact with mitigation measures added</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The Proposed Project is not expected to create unusual groundborne vibration due to construction and the low level of truck traffic during construction and deliveries would create a minimal amount of groundborne vibration. The Proposed Project would be required to adhere to all local requirements related to construction and noise levels.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6
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	<p>The Proposed Project is not located within an airport land use plan or within two miles of a public airport or private airstrip.</p> <p>No Impact</p>	
<p align="center">XIV. POPULATION AND HOUSING <i>Would the project:</i></p>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	<p>The Proposed Project does not involve the construction of homes or facilities that would directly or indirectly induce unplanned population growth.</p> <p>No Impact</p>	1, 2, 3, 6, 16
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No people or housing would be displaced as a result of the Propose Project.</p> <p>No Impact</p>	1, 2, 3, 6, 16
<p align="center">XV. PUBLIC SERVICES <i>Would the project:</i></p>						
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			X		<p>The Proposed Project does not involve housing or other uses that would necessitate the need for new or altered government facilities. The Proposed Project includes use of a fire suppression water tank and a detailed security plan. Therefore, incidents regarding fire or police protection would be reduced. Adding new development and workers to a relatively remote area could potentially result in the need for police or fire services. However, this would represent an</p>	1, 2, 3

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					insignificant increase in demand and is not expected to result in unacceptable service ratios or response times. Impacts to fire or police protection, schools, parks or other public facilities are not anticipated. Less Than Significant Impact	
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 Proposed Project does not include components that would have any significant impacts on existing parks or other recreational facilities. No Impact	
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	The Proposed Project does not include recreational facilities and would not require the construction or expansion of recreation facilities. No Impact	
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		Access to the Proposed Project would be provided by State Route 29 (SR-29) and State Route 175 (SR-175) to Seigler Springs Road. Construction of the Proposed Project would temporarily result in a negligible increase in traffic volumes in the vicinity of the Project Site. Vehicular trips from construction would consist of worker trips and deliveries of equipment and materials to and from the Project Site. The temporary increase in trips due to construction of the Proposed Project would not cause a significant change to roadway level of service. There would be a less-than-significant impact. Operation of the Proposed Project would generate limited traffic from infrequent deliveries and employee trips. Regular employee trips would result in approximately 6 trips per day, and peak operations during fall harvest would result in approximately 20 employee trips per day. Therefore, operation of the Proposed Project would not constitute a substantial increase in traffic, and would not cause a significant change to roadway level of service. There would be a less-than-significant impact. Less Than Significant Impact	1, 2, 3, 6
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The Office of Planning and Research (OPR) Technical Advisory contains screening thresholds for land use projects and suggests lead agencies may screen out vehicle miles travelled (VMT) impacts using project size, maps, and transit availability. For small land use projects, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, and projects that generate or attract fewer than 110 trips per day generally, may be assumed to cause a less-than significant impact.	1, 2, 3, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					As described above, operation of the Proposed Project would generate a maximum of 20 trips per day. Therefore, as the number of additional trips generated by the Proposed Project is below the 110-trip screening threshold for VMT impacts contained in the OPR Technical Advisory, the Proposed Project can be assumed to cause a less-than-significant transportation impact related to vehicle miles traveled. Less Than Significant Impact	
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 Proposed Project does not include modification to the existing roadways or design features that would increase hazards. No Impact	1, 2, 3, 6
d) Result in inadequate emergency access?				X	Construction of the Proposed Project would occur within the Project Site boundary and would not result in lane closures and thus would not affect emergency access or evacuation. No Impact	1, 2, 3, 6
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			The site has not demonstrated any characteristics that would make it eligible for listing in the California Register of Historical Resources or as a locally significant site as defined in PRC Section 5020.1(k). Mitigation measures CR-1 through CR-6 were added to reduce any Tribal-Cultural related artifacts that might be unearthed during site disturbance. Less Than Significant with Mitigation Incorporated (MMs CR-1 through CR-6)	1, 2, 3, 6, 19, 20
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			The Archaeological Study undertaken for this project yielded some evidence of historic tribal usage, however no significant artifacts were discovered. The applicant is or has already entered into a Monitoring Agreement with the culturally affiliated tribe (Middletown Rancheria), and tribal monitor(s) will be on site during any site disturbance per this Agreement. Further, mitigation measures have been added to help ensure the respectful treatment of any artifacts or human remains that may be discovered during site disturbance. Less Than Significant with Mitigation Incorporated (MMs CR-1 through CR-6)	1, 2, 3, 6, 19, 20
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		Water would be taken exclusively from an existing agricultural supply well located on an adjacent parcel east of the Project Site under the same ownership as the cultivation property. Minor trenching would occur for the installation of irrigation water lines and electrical communication lines for security. The existing agricultural building currently receives electrical power from PG&E; the proposed nursery and greenhouses would connect to existing on-grid electric lines. The construction of new or expanded utility lines within the Project Site has been addressed throughout this Initial Study and where appropriate, impacts pertaining to water in particular have been reduced to less than significant levels	1, 3, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					through mitigation measures. The Proposed Project would not require expanded stormwater drainage, wastewater treatment, or natural gas. No offsite utility improvements would be needed to serve the Proposed Project. The Applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less Than Significant Impact	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		A Water Well Pump Test was completed by Environmental Pollution Solutions on January 10, 2020. The test results indicated that the well should readily provide sufficient water for the Proposed Project (capable of producing 180 gallons per minute) and recommended that the Applicant install water storage to provide at least a few days buffer in the event of drought. The Proposed Project involves construction of a 300,000-gallon agricultural water storage tank for fire suppression and water management. Water may be supplied by a licensed retail water supplier, as defined in Section 13575 of the California Water Code on an emergency basis if needed. If this occurs, the County would be notified within seven days. Soil moisture probes and evapotranspiration calculators would be used to determine minimal water required for cultivation. Drip irrigation would be used with timers and daily monitoring for cannabis plants to conserve water. Less Than Significant Impact	1, 3, 6
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The Proposed Project does not require wastewater treatment. An ADA portable toilet is proposed and would be available to employees working on site. Less Than Significant Impact	6
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		Weekly waste collection would be required with a three cubic yard bin service through C&S Waste Solutions/Lake County Waste Solutions, which utilizes the Lake County Transfer Station for disposal. Organic wastes would be composted on site whenever possible and used as soil amendments - solid waste is not expected from cannabis vegetative material. The amount of solid waste expected to be generated by the Proposed Project is minimal and negligible in the context of the capacity of the landfill. The Proposed Project would continue to comply with all local, state and regulations regarding solid waste. Less Than Significant Impact	1, 3, 6, 31
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The proposed project will not burn cannabis waste. Vegetative waste will be chipped and composted on site. Non-vegetative waste would be removed weekly and taken to the Lake County Waste Solutions dump site located in Clear Lake, which according to the Director of the facility has adequate capacity for an additional four to five years. Less Than Significant Impact	1, 3, 6, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p align="center">XX. WILDFIRE</p> <p align="center"><i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The 2018 Lake County Emergency Operations Plan establishes multi-agency and multi-jurisdictional coordination during emergency operations within the County. Construction of the Proposed Project would occur within the Project Site boundaries and would not result in lane closures and thus would not affect emergency access or evacuation. The Proposed Project would adhere to all Federal, State and local fire requirements/regulations, including Chapter 13, Article VIII (Hazardous Vegetation/Combustible Material Abatement), of the Lake County Code, and would not conflict with the County Emergency Operations Plan.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 6, 12, 16, 17, 18, 24, 44
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		<p>The Project Site is located within a Moderate Fire Hazard Severity Zone and a Non-Very High Fire Hazard Severity Zone in a State Responsibility Area. Furthermore, the Project Site and vicinity is classified as a Wildland Fire Hazard Area based on County GIS data. However, there are no unique elements that would exacerbate wildfire risk compared to similar Project Sites. The Project Site does not involve unique slopes or other factors that would exacerbate wildfire risks; slopes within the Project Site are generally under ten percent. Although the Project Site would not exacerbate the risk of wildfire, introducing increased human activity naturally has the potential to increase fire risk. However, the Applicant would 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. Therefore, wildfire risk would not be exacerbated and the potential to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire is less than significant.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 6, 12, 16, 17, 18, 24
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>The Proposed Project is not located in a Very High Fire Hazard Severity Zone. The applicant is proposing the use of a 300,000 gallon fire-ready water tank for emergency fire suppression on or near the site. Infrastructure associated with the Proposed Project, such as installation of the nursery and greenhouses, would be constructed and located within the Project Site boundary. New off-site electrical distribution lines would not be necessary to serve the Proposed Project. The installation and/or maintenance of infrastructure associated with the Proposed Project does not involve any unique elements that would exacerbate fire risk. All improvements shall adhere to all Federal, State and local agencies requirements.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 6, 12, 16, 17, 18, 24
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		<p>The Proposed Project is not located on an unstable geologic unit or soil and does not have a high risk of landslides or liquefaction. The Project Site is relatively flat and the minimal grading associated with the Proposed Project would not significantly alter drainage patterns. Therefore, the Proposed Project would not 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. No impact would occur.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 6, 12, 16, 17, 18, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			As discussed in the previous sections, the Proposed Project could potentially have significant environmental effects with respect to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, GHG Emissions, Noise and Tribal Cultural Resources. However, the impacts of the Proposed Project would be reduced to a less than significant level with the implementation of the mitigation measures identified in the sections. Less Than Significant with Mitigation Measures Incorporated	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			Cumulative impacts with respect to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, GHG Emissions, Noise and Tribal Cultural Resources have been considered within the analysis of each resource area. When appropriate, mitigation measures have been provided to reduce all potential impacts to a less-than-significant level. Less Than Significant with Mitigation Measures Incorporated	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The potential direct environmental effects of the Proposed Project with respect to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, GHG Emissions, Noise and Tribal Cultural Resources have been considered within the discussion of each environmental resource area in the previous sections. When appropriate, mitigation measures have been provided to reduce all potential impacts to a less-than-significant level. Less Than Significant with Mitigation Measures Incorporated	ALL

* Impact Categories defined by CEQA

****Sources List**

1. Lake County General Plan, 2008
2. Lake County Zoning Ordinance
3. Cobb Mountain Area Plan
4. Lake County Cannabis Cultivation Ordinance
5. Lake County Air Quality Management District
6. DiCesare (now Pasta Farms LLC) Project UP Application – Early Activation and associated Amendments
7. County of Lake. GIS Portal. Commercial Cannabis Cultivation Exclusion Zones. Available online at: <http://gispublic.co.lake.ca.us/portal/home/>.
8. State Water Resources Control Board Order WQ 2019-0001-DWQ (General Order). General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities. Available online at:

- https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf
9. State Water Resources Control Board Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation (Policy). Available online at:
https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/policy/final_cannabis_policy_with_attach_a.pdf
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 11. Biological Assessment for 10750 Siegler Springs Road, Kelseyville, CA. Prepared for Environmental Pollution Solutions LLC. Wiemeyer Ecological Sciences. January 16, 2020.
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<https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>
 18. USDA Natural Resources Conservation Service Web Soil Survey.
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
 19. Archaeological Survey Report – Commercial Cannabis Cultivation 10750 Seigler Springs Road, Kelseyville, CA. APNs 115-004-050, 115-004-080, and 115-004-101. Alex DeGeorgey, M.A., RPA. November 6, 2019.
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 21. Lake County Natural Hazard database
 22. Integrated Regional Water Management Plan – County of Lake.
 23. Lake County Groundwater Management Plan – Lake County Watershed Protection District. March 31, 2006.
 24. Lake County Grading Ordinance
 25. California Department of Toxic Substances Control EnviroStor:
<https://www.envirostor.dtsc.ca.gov/public/>
 26. State Water Resources Control Board GeoTracker. <https://geotracker.waterboards.ca.gov/>
 27. California Department of Conservation Fault Activity Map of California.
<https://maps.conservation.ca.gov/cgs/fam/>
 28. Lake County Aggregate Resources Management Plan Map Book
<http://www.lakecountyca.gov/Assets/Departments/CDD/Aggregate+Resources+Management/Aggregate+Resources+Management+Map+Book.pdf>
 29. County of Lake General Plan: Open Space, Conservation, and Recreation Element
[http://www.lakecountyca.gov/Assets/Departments/CDD/2008+General+Plan+Final+Version/2008+General+Plan+Docs/Chapter+9+-+Open+Space\\$!2c+Conservation\\$!2c+and+Recreation.pdf](http://www.lakecountyca.gov/Assets/Departments/CDD/2008+General+Plan+Final+Version/2008+General+Plan+Docs/Chapter+9+-+Open+Space$!2c+Conservation$!2c+and+Recreation.pdf)
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36. Gray et. al., 2018. Building Landscape Connectivity for Climate Adaptation: Mayacamas to Berryessa Connectivity Network (M2B). Available online at: <https://conservationcorridor.org/cpb/M2B-Final-Report.pdf>. Accessed February 2021.
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43. Water Resources – Groundwater Management. County of Lake. Available online at: http://www.lakecountycalifornia.gov/Government/Directory/WaterResources/Programs/Projects/Groundwater_Management.htm
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