



## COUNTY OF LAKE

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

Dated: October 12, 2021

# CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-87

1. **Project Title:** Mountain Green Farms, LLC/Cheryl Forberg
2. **Permit Number:** Major Use Permit UP20-74  
Initial Study IS20-87
3. **Lead Agency Name and Address:** County of Lake  
Community Development Department  
Courthouse – 255 North Forbes Street  
Lakeport CA 95453
4. **Contact Person:** Victor Fernandez, Associate Planner  
(707) 263-2221
5. **Project Location(s):** 7661 South State Highway 29, Kelseyville, CA 95451  
Assessor's Parcel Number (APN): 009-022-33
6. **Project Sponsor's Name/Address:** Mountain Green Farms, Cheryl Forberg  
P.O. Box 950  
Kelseyville, CA 95451
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL"- "B5" "SC": Rural Lands – Special Lot Size/Density  
Combining District – Scenic Combining District
9. **Supervisor District:** District 5
10. **Flood Zone:** "D": Areas of undetermined, but possible, flood hazard  
area.
11. **Slope:** The proposed cultivation site is relatively flat however, the  
majority of the site is over 30% slope.
12. **Fire Hazard Severity Zone:** SRA (CALFIRE); Moderate to Very High fire risk
13. **Earthquake Fault Zone:** Earthquake fault lines located on property
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** ±40.34 Total Acres

## 16. Environmental Setting and Existing Conditions

The proposed Mountain Green Farms cannabis project is located at 7661 State Highway 29 in Kelseyville approximately 3.5 miles southeast of the intersection of Highway 29 and Old Lower Lake Road . The property is accessed from an existing dirt driveway off of Highway 29. The property has been utilized for agricultural purposes for years, dating back prior to 1993 to a walnut orchard located near the residence in the northern area of the property. The proposed project is located in the Kelseyville Planning Area and the Red Hills Lake County American Viticultural Area. The parcel lays within the Cole Creek watershed (HUC-12180201160302), which is located in the Thurston Lake Watershed.

An unnamed Class III watercourse and its tributaries flow southwesterly through the southern boundary of the property, over 100 feet from the proposed cultivation areas. There are no other identified surface water bodies on the property, and no stream crossings or diversions on the site. Existing development includes: a permitted residence and septic system, residential accessory structures, an existing well, two (2) existing 10,000-gallon water tanks, and supplies related to agricultural activities.

The proposed project is sited within an approximately 7-acre area of the property that was cleared sometime in late 2017 or early 2018 to create a vineyard (Figure 1). The site has been actively cultivated as a vineyard since this time.



*Figure 1. Google Earth Imagery of Proposed Cultivation Site showing Pre-Existing Vineyard and Disturbed Area.*

**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).**

Mountain Green Farms is seeking approval of a Major Use Permit (UP 20-74), to allow for approximately 64,560 square feet (sq. ft.) of canopy area and a total of 67,080 sq. ft. of cultivation area (Figure 2), as follows:

- *A-Type 3B: "mixed light" license:* Greenhouse cultivation for adult-use cannabis with the use of artificial lighting in the canopy area from 10,001 sq. ft. to 22,000 sq. ft. The applicant proposes 21,000 sq. ft. of mixed-light canopy area in seven (7) 30' x 100' greenhouses.
- *A-Type 3: "outdoor" license:* Outdoor cultivation for adult-use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 sq. ft. to 43,560 sq. ft. (one acre) of canopy area. The applicant proposes the 43,560 sq. ft. of full-sun outdoor canopy area.
- *A-Type 13 Self Distribution license*

The project also proposes:

- A proposed 40' x 60' building for processing (drying, trimming, and packaging) with ADA-compliant restroom
- A proposed 120-sq. ft. shed for fertilizer and pesticide storage
- (4) proposed 2,500-gallon water tanks, one being steel or fiberglass for fire suppression
- (2) existing 10,000-gallon water storage tanks
- A existing on-site well for water use
- 20'-wide access driveway from the realigned Highway 29
- (6) employee parking spaces, including one (1) ADA-compliant parking space
- A proposed loading zone
- Perimeter fence and security cameras



Figure 2. Proposed Project Site Plan (Source: Mountain Green Farms Site Plans)

The proposed cultivation activities would occur in a pre-disturbed area on APN 009-022-33. The 21,000 sq. ft. of mixed-light cultivation would occur in seven (7) 30' x 100' greenhouses constructed from galvanized steel frames with 6-millimeter polyethylene fil coverings for black-out purposes. Artificial lighting for the mixed-light cultivation would occur at a rate of up to 25 watts per sq. ft. and would occur year-round. The acre of outdoor cultivation would occur in full sunlight raised bed with an amended native soil mixture and would not include the use of any artificial lighting.

Immature plants would be either sourced from an off-site, permitted nursery or cultivated onsite in the mixed-light greenhouses. Processing activities, such as drying, trimming, curing, and packaging, would occur in the proposed 40' x 60' processing building. Self-transport distribution activities would also operate out of the 40'x60' processing building and would include approximately one delivery/pickup per day.

The applicant submitted a Water Availability Report prepared by a certified hydrogeologist with EBA Engineering (Please refer to Section X – Hydrology and Water Quality). In reference to the County of Lake's Urgency Ordinance (Ord. 3106) requiring land use applicants to provide enhanced water analysis during a declared drought emergency, the applicant is required to submit the following:

A. A hydrology report that addresses the following:

- Approximate amount of water available for the project's identified water source.
- Approximate recharge rate for the project's identified water source.
- Cumulative impact of water use to surrounding areas due to project.

B. A Drought Management Plan

- Provides a plan depicting how the applicants plan to reduce water use during a declared drought emergency, to ensure both success and decreased impacts to the surrounding areas

The project will be served by an existing permitted groundwater well located on the property. According to the Water Availability Analysis, the well yield was calculated in August 2016, during a limited pumping test performed by Tom Strate Water Systems, to be approximately 20 gallons per minute (GPM). The well yield was more recently calculated in August 2021, during an 8-hour pump test performed by Cal-Tech Pump Well & Water Treatment, to be approximately 18.5 GPM. Prior to initiation of the 8-hour pump test, static water level was measured to be 89 feet below top of casing (TOC). Following the 8-hours of pumping at an average rate of 18.5 GPM, dynamic pumping level was recorded to be 92.5 feet below TOC. The water supply well recovered to 100 percent 5 minutes after pumping ceases.

Power for the proposed cultivation activities would come from a proposed Pacific Gas and Electric (PG&E) service through the future building permit for the processing facility, greenhouses, and security system. A gasoline-powered generator would be kept onsite for use during emergency situations only.

Approximately six (6) employees are proposed to run the activities during peak seasonal activities. Six (6) parking spots, including a ADA-compliant space, would be made available to employees. One (1) delivery/pickup per day is estimated. Hours of operation for the proposed activities would typically be between 8 am and 6 pm daily, with deliveries and pickups restricted to 9 am – 7 pm Monday through Saturday and Sunday from 12 pm to 5 pm. Employees would also have access to the ADA- compliant restroom that is proposed to be installed in the 40'x60' building used for processing (drying, trimming, and packaging).

Fertilizers would be fully organic, including dry fertilizers such as worm castings, chicken manure, and bat guano and liquid fertilizers such as organic compost and MaxSea brand fertilizers. Pesticides would include neem oil, citric acid oil, and sulfur (or similar allowable pesticide under Divisions 6 and 7 of the California Department of Food and Agriculture state code), to be used in limited quantities when necessary. Fertilizers and nutrients would be brought to the site as-needed and stored within secondary containment in the proposed 120-sq. ft. storage shed near the canopy area.

No hazardous waste would be produced from this project. Organic waste, including stems, root balls, and leaves from the cannabis plants, would be placed in a designated composting area within the cultivation area (outside of stream buffers), to be composted and reused in the cultivation process. All non-organic solid waste would be stored in bins with securely fitted lids in the cultivation area until proper disposal at a Lake County Integrated Waste Management facility, likely Eastlake Landfill.

Security for the site would include an access gate, which would remain locked outside of business hours. The gate would be secured with a heavy-duty chain, commercial grade padlock, and a Knox Box to allow 24/7 access to emergency services vehicles in the event of an emergency. Additionally, a 6 ft.-tall chain-link perimeter fence and privacy mesh screen would be constructed around the entire cultivation area and would be mounted with three (3) security cameras, per the Security Plan (Sheet 3 of Site Plans). An additional camera and security infrastructure would be located inside the proposed 40' x 60' processing facility for compliance with the Bureau of Cannabis Control regulations for distribution activities.

### **Construction**

*According to the applicant, the following is in regard to the site preparation and construction of the proposed project:*

- Ground disturbance and structure construction activities would take place over a 5-to-7-week period.
- The proposed cultivation areas are relatively flat and require no grading, according to the applicant.
- The proposed project requires widening of an existing dirt road to 20' in width, to be constructed after Highway 29 is realigned.
- Approximately 130 to 160 truck vehicle trips would be necessary for construction.
- No vegetation is proposed to be removed.
- Water from the existing onsite well would be used to mitigate the generation of dust during construction, at approximately 5,000 gallons per day for construction. According to the Property Management Plan, water from the existing onsite well would be used to mitigate the generation of dust during construction. A total of approximately 175,000-245,000 gallons of water (5,000 gallons per day for 5-7 weeks) is estimated for construction purposes.
- Materials and equipment will only be staged on previously disturbed areas (the site had been previously used for crop production). No areas will be disturbed for the purpose of staging materials or equipment.
- All construction activities, including engine warm-up, would be limited to Monday through Saturday, between the hours of 9:00 a.m. to 7:00 p.m., and Sunday from 12:00 PM to 5:00 PM.

All equipment would be maintained and operated to minimize spillage or leakage of hazardous materials and will be located more than 100 feet from surface water bodies. In an event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Grading is not proposed as part of the project, as the cultivation area is proposed on an existing flat area. According to the Property Management Plan, the following erosion control measures would be followed:

- Installation of straw wattles made from a non-plastic material around the cultivation area;
- Addition of gravel/crushed rock on the access road ;
- Application of native grass seed mixture to exposed or bare areas;
- Frequent visual monitoring inspections during the wet season; and
- Application of erosion control measures as needed to minimize concentrated flow paths.

### **Post - Construction**

- Hours of operation will be 8:00 AM to 6:00 PM
- Up to 6 employees per day would occupy the site
- Trips per day estimated at 4 to 16 Average Daily Trips (ADT)
- On-grid power with P.G.&E. is proposed with an emergency backup generator
- Existing well would be used for irrigation
- Vegetative waste to be composted on site

Paul Skittone and Cheryl Forberg (Dischargers) of Mountain Green Farms, LLC are enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). The site was assigned WDID No. 5S17CC428230. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality.

A Biological Resource Assessment was conducted for the project area by Northwest Biosurvey in July 2017. A Cultural Resource Evaluation was conducted for the project area by Dr. John Parker in February 2017.

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

North: Rural Lands (RL) zoned properties

South: Rural Lands (RL) zoned properties

East: Rural Lands (RL) zoned properties

West: Rural Residential (RR) zoned properties

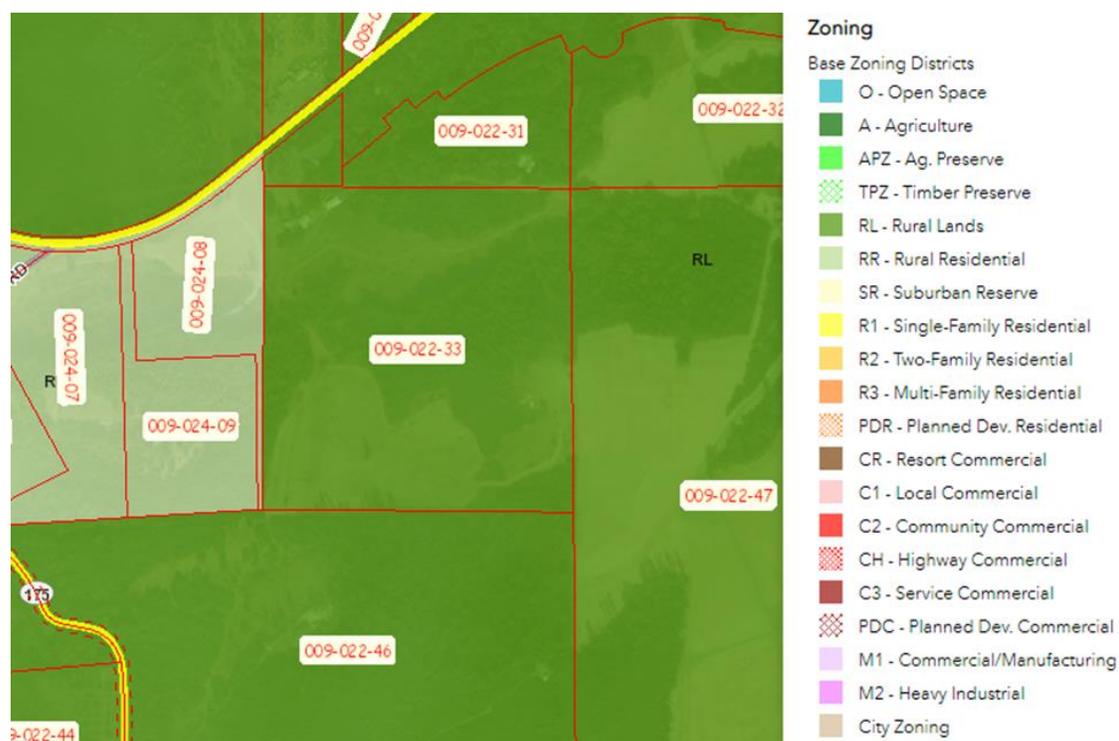


Figure 3. Zoning of Project Parcel (APN 009-022-33) and Surrounding Properties (Source: Lake County Parcel Viewer, 2021)

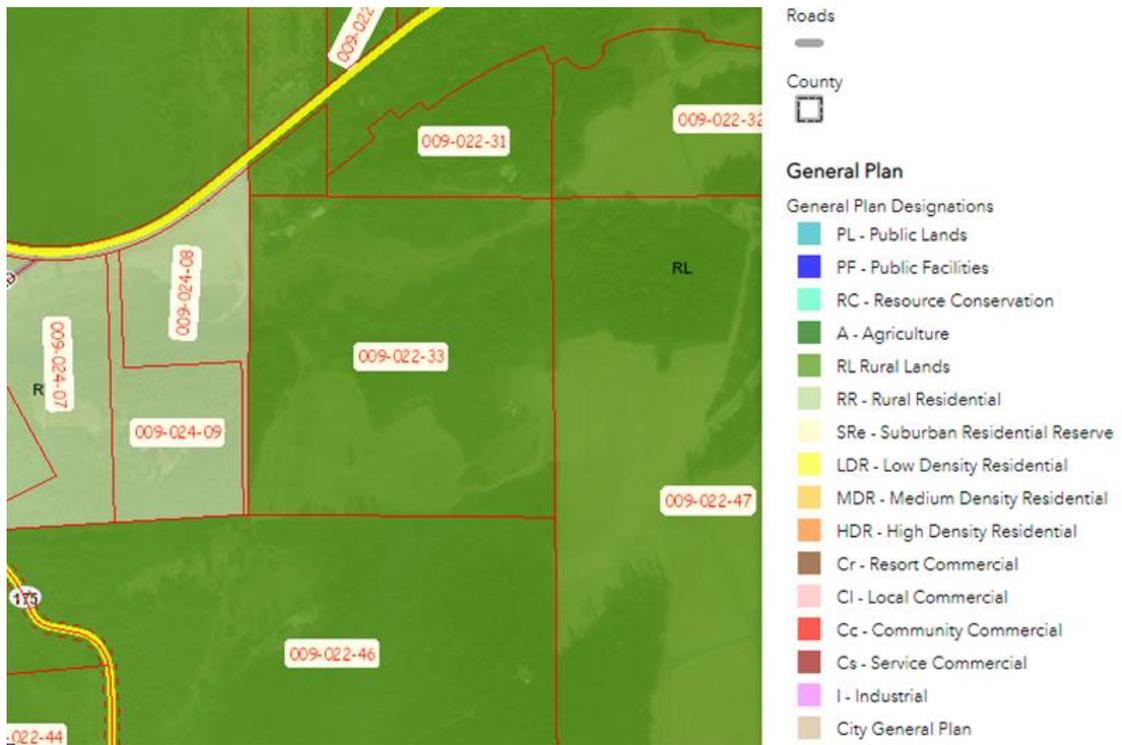


Figure 4: General Plan Designations of Project Parcel (APN 009-022-33) and Surrounding Properties (Source: Lake County Parcel Viewer, 2021)



*Figure 5. Aerial Photo of Project Parcel (APN 009-022-33) (Source: Lake County Parcel Viewer, 2021)*

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

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

California Department of Pesticides Regulations  
 California Department of Public Health  
 California Bureau of Cannabis Control  
 California Department of Consumer Affairs

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

Notification of the project was sent to local tribes on August 11, 2020, through the Assembly Bill 52 consultation process. AB52 Tribal Consultation Notification was sent to: Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley, Robinson Rancheria, Scotts Valley Band of Pomo, Upper Lake Habematolel, and Yocha Dehe. No responses have been received from any of the notified Tribal Agencies as of the date of this document.

**19. ATTACHMENTS**

- A: Site Plans
- B: Property Management Plan
- C: Biological and Botanical Assessment
- D: Hydrology Report
- E: Mitigation Monitoring Reporting Program

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> <b><u>Aesthetics</u></b>           | <input type="checkbox"/> <b><u>Greenhouse Gas Emissions</u></b>                     | <input type="checkbox"/> <b><u>Population / Housing</u></b>                 |
| <input type="checkbox"/> <b><u>Agriculture &amp; Forestry</u></b>      | <input checked="" type="checkbox"/> <b><u>Hazards &amp; Hazardous Materials</u></b> | <input type="checkbox"/> <b><u>Public Services</u></b>                      |
| <input checked="" type="checkbox"/> <b><u>Air Quality</u></b>          | <input checked="" type="checkbox"/> <b><u>Hydrology / Water Quality</u></b>         | <input type="checkbox"/> <b><u>Recreation</u></b>                           |
| <input checked="" type="checkbox"/> <b><u>Biological Resources</u></b> | <input type="checkbox"/> <b><u>Land Use / Planning</u></b>                          | <input type="checkbox"/> <b><u>Transportation</u></b>                       |
| <input checked="" type="checkbox"/> <b><u>Cultural Resources</u></b>   | <input type="checkbox"/> <b><u>Mineral Resources</u></b>                            | <input checked="" type="checkbox"/> <b><u>Tribal Cultural Resources</u></b> |

- Geology / Soils                       Noise                                       Utilities / Service Systems
- Wildfire                                       Energy                                       Mandatory Findings of Significance

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

On the basis of this initial evaluation:

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

Initial Study Prepared By:  
Victor Fernandez, Associate Planner



Date: 10/12/2021

\_\_\_\_\_  
SIGNATURE

Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show

that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>I. AESTHETICS</b> <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The project site is accessed by a private driveway off of a private driveway accessed from Highway 29. There are no scenic vistas on or adjacent to the subject site. The site is located on land in a rural area that is surrounded by densely vegetated hillsides of chamise brush which would act as a natural screen. Due to the rural nature of the site, and because it is visually protected by the natural topography and surrounding vegetation, the cultivation activities would not be visible from public roads. The proposed activities are agricultural in nature and are consistent with the past use of the property as well as the surrounding existing uses. In addition, the applicant is proposing to enclose the cultivation area with a perimeter fence and mesh screening, per the Property Management Plan.</p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 4, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>See Response I(a). The project parcel has a Scenic Corridor (SC) combining zone designation. Agricultural activities are permitted uses within the SC zone.</p> <p>No rock outcroppings, or historic buildings were observed. The site is located along Highway 29, which is not designated as a state scenic highway but is eligible to be designated. Per Google Earth Street View and analysis of site topography, the project would not likely be visible from State Highway 29 (Photo 1). Therefore, a less than significant impact would occur.</p> <div data-bbox="727 1136 1320 1560" style="text-align: center;"> </div> <p><i>Photo 1: Street View of Project Parcel (proposed development located behind hill in the background) (Source: Google Earth, 2021)</i></p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 4, 6, 9, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		See response I. AESTHETICS (b). The site is located in a rural, unincorporated area of Lake County southeast of Kelseyville and is situated in a manner that makes it difficult or impossible to be seen from Highway 29. There is dense underbrush between the road and the cultivation areas, and the terrain further conceals the cultivation areas from the road. The project is consistent with the property zoning and general plan land use designations in the area.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light and/or glare through the mixed-light cultivation and the exterior security lighting. The proposed project consists of outdoor cultivation and mixed-light cultivation as well. The following mitigation measures have been implemented that would reduce the impacts to less than significant:  <b>AES-1: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.</b>  <b>AES-2: Security lighting shall be motion-activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine a light or allow light glare to exceed the boundaries of the lot of records upon which they are placed.</b>  <b>Less than Significant Impact with Mitigation Measure AES-1 and AES-2 added.</b>	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		<p>The property contains farmland classified as “Unique Farmland”, “Grazing Land”, and “Other Land” per the Lake County 2016 Farmland Mapping and Monitoring Program (FMMP) (Figure 6). The Unique Farmland is located in the northern portion of the property and does not overlap the proposed cultivation area in the southern portion of the property. The proposed cultivation area would be located on an existing vineyard on land classified as “Grazing Land” by the FMMP.</p> <p>Additionally, site soils where the cultivation area is proposed to be located are comprised of Bottlerock-Glenview-Arrowhead complex 5 to 30 percent slopes (Map Unit Symbol 117), which is considered “Not Prime Farmland”.</p> <p>As the area proposed for cultivation activities is an existing agricultural use and the cannabis cultivation is a proposed agricultural use, the site is not proposing to convert existing farmland to non-agricultural use.</p> <p>Therefore, this proposed project would not convert Farmland of Statewide Importance to a non-agricultural use.</p> <div data-bbox="782 1108 1247 1514" style="text-align: center;"> </div> <p><i>Figure 7. Farmland Mapping and Monitoring Program designations on the project site</i></p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		<p>The site is not under a Williamson Act Contract.</p> <p>The project site is located within the Lake County Farmland Protection Zone (FPZ) (Figure 7). Section 27.13 (at) of the Lake County Zoning Ordinance, approved December 15, 2020, limits cannabis cultivation in the FPZ to indoor, mixed-light, and greenhouses that are equipped with filtration systems that prevent the movement of odors, pesticides, and other air borne contaminants out of or into the structure. Because the ordinance was recently adopted, applicants are allowed a transition period of up to two (2) years from the effective date of the ordinance or no later than May 21, 2023, to become compliant with the FPZ requirements. The outdoor cultivation area will be required to be transitioned to mixed-light or indoor to be compliant with county code. These standards and requirements have been included as conditions of approval for the proposed project. In addition, Mitigation Measure AQ-7 requires that greenhouses be equipped with air and odor filtration systems.</p> <p>Additionally, the cultivation portion of the site would not interfere with the ability of the owner or neighbors to use the non-cannabis land for more traditional crop production. The site is zoned Rural Land (RL), which is a designated zone for agriculture, including cannabis cultivation.</p>  <p><i>Figure 7. Lake County Farmland Protection Zone</i></p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	<p>The property is zoned Rural Land (RL) and does not contain forest land. Therefore, the proposed project would not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g).</p> <p><b>No Impact.</b></p>	1, 2, 3, 4, 5, 7, 8, 11, 13

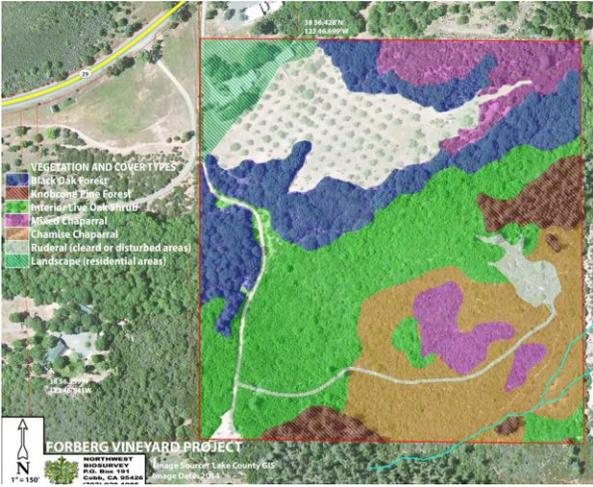
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to II. AGRICULTURE AND FORESTRY RESOURCES Section (c). The project would not result in the loss or conversion of forest land to a non-forest.  <b>No Impact.</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		The project is proposed on an existing vineyard. As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.  <b>Less than Significant Impact.</b>	1, 2, 3, 4, 5, 7, 8, 11, 13
<b>III. AIR QUALITY</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project site is located within the Lake County Air Basin, which is under jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards. According to the USDA Soil Survey and the Ultramafic, ultrabasic, serpentine rock and soils map of Lake County, serpentine soils have not been found within the project area or project vicinity.</p> <p>Since Lake County Air Basin is in attainment for all air pollutants, air quality plans are not required in Lake County.</p> <p>Although the Lake County Air Basin is not required to have an air quality plan, the proposed project has the potential to result in short- and long-term air quality impacts from construction and operation of the proposed project.</p> <p>The applicant developed an Air Quality Management Plan to manage cannabis-related emissions and odors during construction and operation of the proposed project. Construction impacts, which are limited to road improvements, building the processing building, preparing soils for planting and running gasoline and diesel-powered equipment, would be temporary in nature and would occur over approximately a 5-to-7-week period. Ongoing field management is considered operational, not construction activity.</p> <p>According to the Air Quality Management Plan from Green Mountain Farms, operational impacts would include emissions from the gasoline-powered generator, which is proposed to be used only for emergencies, and from dust and fumes from site preparation of the cultivation area and vehicular traffic, including small delivery vehicles that would be contributors during and after site preparation / construction. Odors generated by the plants, particularly during harvest season, would be mitigated through passive means (separation distance), maintenance of native vegetation, and through the ventilation system (carbon filters/air scrubbers) in the processing facility. Implementation of mitigation measures would reduce air quality impacts to less than significant. Dust during site preparation would be limited during periods of high winds (over 15 mph). All visibly dry, disturbed soil and road surfaces would be watered to minimize fugitive dust emissions.</p>	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Dust and fumes may be released as a result of vehicular traffic, including small delivery vehicles. Minor grading is proposed. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant.</p> <p><b>Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-6 incorporated.</b></p> <p><b><u>AQ-1:</u></b> Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions. Or provide proof that a permit is not needed.</p> <p><b><u>AQ-2:</u></b> All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet all Federal, State, and local requirements, including the requirements of the State Air Toxic Control Measures for CI engines. Additionally, all engines must notify LCAQMD prior to beginning construction activities and prior to engine Use.</p> <p><b><u>AQ-3:</u></b> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. 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><b><u>AQ-4:</u></b> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p><b><u>AQ-5:</u></b> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p><b><u>AQ-6:</u></b> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators are only allowed during an emergency (i.e. power outage). On-site construction is likely to occur over a relatively short period of time (estimated 5 to 7 weeks) with no grading, as the site is an existing vineyard. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>impact. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.</p> <p><b>Less Than Significant Impact.</b></p>	
c) Expose sensitive receptors to substantial pollutant concentrations?			X		<p>Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. There are no schools, parks, childcare centers, convalescent homes, or retirement homes located near the project. The nearest off-site residences appears to be located approximately 500 feet from the proposed cultivation area to the south and west. Article 27 of the Lake County Zoning Ordinance requires that the minimum setback requirement for commercial cannabis cultivation be 200 feet from off-site residences. Pesticide application would be only organic, according to the Property Management Plan, and would only be applied during the growing months and applied carefully to individual plants. The cultivation area would be surrounded by a fence and mesh which would help prevent off-site drift of pesticides. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from pesticides. Additionally, no demolition or renovation is proposed that could expose sensitive receptors to asbestos and no serpentine soils are mapped onsite.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			<p>See response III(c). Odors generated by the plants, particularly during harvest season, would be mitigated. The processing building would be outfitted with carbon filters/air scrubbers installed to prevent odors from leaving the premises during all processing phases (see Mitigation Measure AQ-7). Additionally, odors would be mitigated through passive means (separation distance) and maintenance of native vegetation surrounding the site (outside of the defensible space buffer). Implementation of mitigation measures would reduce air quality impacts to less than significant.</p> <p>Lake County has adopted the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. Air emissions modeling performed for this project demonstrates that the project, in both the construction phase and the operational phase, would not generate significant quantities of ozone or particulate matter and does not exceed the project-level thresholds established by BAAQMD.</p> <p>The proposed cultivation would generate minimal amounts of emissions from operation of small gasoline engines (tillers, weed eaters, lawn mowers, etc.) and from vehicular traffic associated with staff communicating and delivery / pickups. Additionally, <b>Mitigation Measures AQ-1 and AQ-6</b> would reduce impacts of dust generation from on-site roads and parking areas.</p> <p><b>Impacts would be Less than Significant with Mitigation Measures AQ-1 through AQ-8 Incorporated.</b></p> <p><b><u>AQ-7:</u> Each greenhouse shall contain an air and odor filtration system. Method of filtration shall be provided to the Lake County Planning Department for review prior to any construction occurring on site.</b></p> <p><b><u>AQ-8:</u> The applicant shall apply water to the ground during any and all site preparation work that is required for the greenhouses and drying building, as well as during any interior driveway improvements to mitigate dust migration.</b></p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
<b>IV. BIOLOGICAL RESOURCES</b> <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>A Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S. (discussed further as “BA”) was prepared by Northwest Biosurvey on July 13, 2017. The BA was prepared to support the development of a vineyard that was created prior to the application for cannabis cultivation. All proposed cultivation would occur within this pre-disturbed area (Figure 1).</p> <p>Sometime in late 2017 or early 2018, an approximate 7-acre area in the southwestern portion of the property was cleared of all vegetation for development of the vineyard. As mentioned previously, the proposed cannabis area is located within the same footprint of the area cleared for vineyard. The Principal Biologist from Northwestern Biosurvey who prepared the original BA, submitted an addendum to the survey titled <i>Verification of Secondary Use of the Biological Resource Assessment Conducted for the Forberg Vineyard Project</i>. The assessment states that the BA originally prepared for the vineyard is applicable to the proposed cannabis</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>cultivation, as the cannabis cultivation is within the same footprint of the BA and that the mitigation measures proposed in the BA are applicable, with minor modifications, to the proposed cannabis cultivation project.</p> <p>The purpose of the BA was to provide information as to whether the proposed vineyard area (which includes the proposed cultivation area) contains sensitive plants, wetlands, or potentially contains sensitive wildlife or wildlife habitat requiring mitigation under CEQA. The BA included research and identification of all sensitive plant and plant communities, wildlife species and wildlife habitats, and a delineation of wetlands/onsite waters.</p> <p><b>Onsite Waters/Wetlands:</b> The proposed project area is within the Cole Creek Watershed. The BA included a wetland delineation in accordance with the Army Corps of Engineers protocol to determine the extent of possible onsite Waters of the US. The delineation resulted in the identification of three ephemeral (Class III) stream segments in the southeastern area of the property (Figure 8). The BA did not find connectivity between site drainage and Waters of the US and therefore concluded that the onsite drainages may not qualify as Waters of the US. No other wet areas or wetlands were delineated onsite. No development is proposed within 100-feet of these stream segments, which is greater than the 50-foot buffer from Class III watercourses required by the State Water Resources Control Board.</p>  <p><i>Figure 8: Map of Possible Waters of the US on APN 009-022-33 (Source: Biological Resource Assessment for Forberg Vineyard Project, Northwestern Biosurvey, 2017)</i></p> <p><b>Wildlife:</b> The BA reviewed relevant databases for special-status wildlife species and assigned a likelihood of habitat presence for each species: 'high', 'moderate', 'poor', or 'no'. The database review concluded that out of the ten (10) queried special-status wildlife species' habitats, nine (9) had 'poor' or 'no' likelihood of onsite habitat and that one</p>	

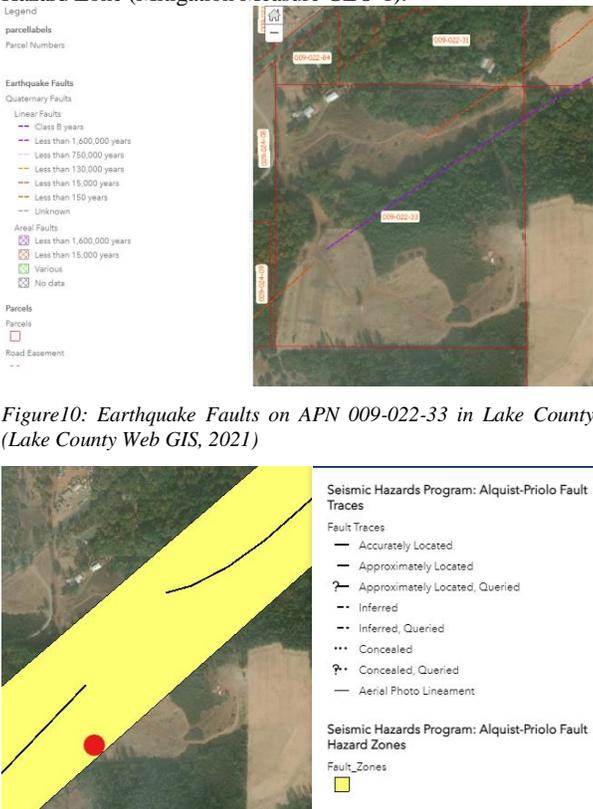
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**																											
					<p>(1) species, the western pond turtle (<i>emys marmorata</i>), had 'moderate' likelihood to have onsite habitat.</p> <p>Western pond turtles utilize year-round waters, such as ponds, lakes, rivers, creeks, marshes, and ditches with abundant vegetation. The Class III watercourses in the southern corner of the property are likely not qualify habitat for western pond turtles due to ephemeral nature of the watercourses. In addition, the proposed cultivation area is located over 100 ft from the onsite watercourses. Other than providing adequate setbacks from the onsite watercourses, the BA provided no more recommendations for mitigation measures for this species.</p> <p><b>Plants:</b> The BA mapped the parcel for plant communities, finding that the 40.35 acre parcel was compromised of seven (7) vegetative communities, including California Black Oak Forest, Knobcone Pine Forest , Interior Live Oak Scrub, Mixed Chaparral, Chamise Chaparral, Ruderal (disturbed), and Landscape (residential)(Table 2, Figure 10).</p> <table border="1" data-bbox="740 831 1313 1077"> <thead> <tr> <th>COVER TYPE</th> <th>ACREA (acres)</th> <th>PERCENT OF TOTAL</th> </tr> </thead> <tbody> <tr> <td>California Black Oak Forest</td> <td>7.143</td> <td>18.06</td> </tr> <tr> <td>Knobcone Pine Forest</td> <td>2.064</td> <td>5.22</td> </tr> <tr> <td>Interior Live Oak Scrub</td> <td>10.964</td> <td>27.73</td> </tr> <tr> <td>Mixed Chaparral</td> <td>3.953</td> <td>10.00</td> </tr> <tr> <td>Chamise Chaparral</td> <td>7.182</td> <td>18.16</td> </tr> <tr> <td>Ruderal (Disturbed Areas)</td> <td>6.427</td> <td>16.25</td> </tr> <tr> <td>Landscape (Residential)</td> <td>1.811</td> <td>4.58</td> </tr> <tr> <td><b>Total</b></td> <td><b>35.544</b></td> <td><b>100.00%</b></td> </tr> </tbody> </table> <p>Table : Vegetation and other Cover Types Present on APN 009-022-33 (Source: Biological Resource Assessment for Forberg Vineyard Project, Northwestern Biosurvey, 2017).</p>  <p>Figure9: Vegetative Communities Map on APN 009-022-33 (Source: Biological Resource Assessment for Forberg Vineyard Project, Northwestern Biosurvey, 2017)</p> <p>The BA reviewed relevant databases for special-status plant species, using the same habitat presence listed above for wildlife. The BA also included two floristic surveys for rare plants on April 27<sup>th</sup> 2017 and July 11<sup>th</sup>, 2017. Of the 25 queried special-status plant species, six (6) species had moderate potential to occur onsite, twelve (12) species had poor or no</p>	COVER TYPE	ACREA (acres)	PERCENT OF TOTAL	California Black Oak Forest	7.143	18.06	Knobcone Pine Forest	2.064	5.22	Interior Live Oak Scrub	10.964	27.73	Mixed Chaparral	3.953	10.00	Chamise Chaparral	7.182	18.16	Ruderal (Disturbed Areas)	6.427	16.25	Landscape (Residential)	1.811	4.58	<b>Total</b>	<b>35.544</b>	<b>100.00%</b>	
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>likelihood to occur onsite, and two (2) species were identified onsite. The two identified onsite sensitive plant species were manzanita (<i>Arctostaphylos manzanita ssp. elegans</i>) and Northern California black walnut (<i>Juglans hindsii</i>).</p> <p>The proposed cannabis cultivation area is located within the area that was cleared in late 2017 or early 2018 during the development of the vineyard, no additional vegetation clearing is proposed as part of this project. Development of the proposed project would have no impact on Konocti manzanita shrubs.</p> <p>Northern California black walnut (<i>Juglans hindsii</i>), CNPS Rank 1B.1, occurs on the property as part of a historic walnut orchard. No impacts to this area of the property (Figure 9).</p> <p>The BA also discussed habitat fragmentation and the potential impact of vineyard development on wildlife corridors. The black oak woodland vegetative community on the property was noted as providing habitat for large and moderate sized wildlife movement. To minimize potential impacts to wildlife, the BA recommended minimizing removal of black oak vegetation and that only necessary fencing should be installed around the vineyard (i.e. avoid fencing of non-agriculture areas). The proposed cannabis project is not planning to impact black oak vegetation and is only proposing to fence the necessary area around the cultivation area. Therefore, impacts to wildlife corridors are not expected from the development of the proposed project.</p> <p>No vegetation removal is proposed as part of the development of the cannabis project. The area proposed for cannabis development is an existing flat vineyard. All development would occur over 100 feet from any surface waters. Therefore, no mitigation measures are proposed and impacts to biological resources are expected to be less than significant.</p> <p><b>Less Than Significant Impact.</b></p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>Refer to Section IV(a). None of the vegetative communities in the BA (refer to Table , Figure9) were identified in the BA as being sensitive natural communities and jurisdictional wetlands were identified onsite. All project activities would be set back from ephemeral watercourses in the southeast area of the parcel by at least 100-feet. This setback is consistent with Article 27 of the Lake County Zoning Ordinance that regulates commercial cannabis cultivation. The applicant has provided a Property Management Plan, which addresses controlled water runoff in a manner that reduces impacts to this stream. No development would occur within the drainage buffers and setbacks and there are no sensitive natural communities within the project area.</p> <p>Erosion control measures to control erosion and sedimentation during construction and operation have been identified in the Property Management Plan. Measures include straw wattles, vegetated swales, and buffer strips.</p> <p>The project is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). Tier 2 dischargers reflect cultivation sites that disturb over one acre and are located on flat slopes outside of riparian setbacks. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials.</p> <p>Impacts would be <b>Less Than Significant with Mitigation Measures BIO-1 Incorporated.</b></p> <p><b><u>BIO-1: All work shall incorporate erosion control measures consistent with Lake County Grading Regulations and the State Water Resources Control Board Order No. WQ 2019-001-DWQ.</u></b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	<p>Refer to Section IV(a) and (b).</p> <p>According to the BA, there are no wetlands and vernal pools or other isolated wetlands in the Study Area.</p> <p>Therefore, project implementation would not directly impact any wetlands.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>Refer to Section IV(a). The BA stated that the black oak woodland vegetative community on the property was noted as providing habitat for large and moderate sized wildlife movement. To minimize potential impacts to wildlife, the BA recommended minimizing removal of black oak vegetation and that only necessary fencing should be installed around the vineyard (i.e. avoid fencing of non-agriculture areas). These fences do not allow animal movement and may act as a local barrier to wildlife movement. The proposed cannabis project is not planning to impact black oak vegetation and is only proposing to fence the necessary area around the cultivation area. Therefore, impacts to wildlife corridors are not expected from the development of the proposed project. Implementation of the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p> <p>Implementation of the project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>Refer to Section IV(a-d). This project does not conflict with any local policies or ordinances protecting biological resources. The project does not propose to remove trees or vegetation.</p> <p>Implementation of the project does not conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		<p>No special conservation plans have been adopted for this site and no impacts are anticipated.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
<b>V. CULTURAL RESOURCES</b> <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resources Assessment was conducted by Dr. John W. Parker, Registered Professional Archaeologist, dated February 7, 2017, prior to the development of the existing vineyard. A record search was conducted at the Sonoma State University office of the California Historical Resource Information System, which indicated that no previous archaeological studies had occurred on the project site. Dr. Parker and his associate conducted a pedestrian survey of the proposed area. Though some areas of dense vegetation and steep slopes were not surveyed, all walkable areas were examined on foot using a transect sweep method with transects spaced 5 to 8 meters apart.</p> <p>Three (3) isolated prehistoric artifacts and five (5) historic features were discovered during the field investigation. The three (3) isolated prehistoric artifacts consisted of chipped obsidian. The five (5) historic features consisted of two (2) small, leveled areas with milled wood, thought to be a representative of historic locations, two (2) Can Dumps, consisting of small clusters of cans dating back to the early 1900s, and one (1) car fender from the early 1930's. None of</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the artifacts or features found were considered to be “significant” cultural resources as defined in the Public Resources Code for the purposes of the California Environmental Quality Act. No prehistoric or historic-era archaeological sites or ethnographic sites were identified during the field survey. The Cultural Resource Evaluation recommended that the proposed project be approved as planned.</p> <p>It is possible, but unlikely, that significant artifacts or human remains could be discovered during project construction. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff’s Department must also be contacted if any human remains are encountered.</p> <p><b>Impacts would be less than significant with the mitigation measures CUL-1 and CUL-2 incorporated:</b></p> <p><b><u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the culturally affiliated Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff’s Department, the culturally affiliated Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</b></p> <p><b><u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</b></p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>See response to Section V (a). The project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.</p> <p><b>Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 incorporated.</b></p>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>See response to Section V(a). The Cultural Study stated that it was unlikely that any significant findings, including human remains, appear likely on this site</p> <p><b>Less than Significant with Mitigation Measure CUL-2 Incorporated.</b></p>	1, 3, 4, 5, 11, 14, 15
<b>VI. ENERGY</b> <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?		X			<p>On-grid power, supplied by PG&amp;E, is the proposed primary energy source for this project. The mixed-light cultivation areas would include artificial lighting of up to 25 watts per square foot of canopy area. Other power sources include the interior lighting and ventilation systems of the processing facility, security system, the well pump, and any outdoor security lighting that might be needed in the future.</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>Less than Significant Impact with Mitigation Measure EN-1 incorporated.</b></p> <p><b>EN-1:</b> The applicant shall provide energy calculations for the proposed project prior to the hearing. Total amperage needs shall be provided within the energy calculations provided. A description of energy use per building may be necessary, as well as engineered energy calculations at the discretion of the Building Official.</p>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		<p>There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance unless the applicant proposes 'indoor cultivation' (not proposed with this application).</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 11, 14, 15
<p><b>VII. GEOLOGY AND SOILS</b> <i>Would the project:</i></p>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>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.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X		<p><b>Earthquake Faults</b> Lake County contains numerous known active faults. There are three (3) mapped linear faults that run through the subject parcel, APN 009-022-33 (Figure below). Two of those linear faults are Alquist-Priolo fault traces and their associated Alquist-Priolo Fault Hazard Zones (Figure 11). A portion of the cultivation area and proposed processing facility is located within the Alquist-Priolo Fault Hazard Zone. Mountain Green Farms would be required to obtain a building permit through Lake County prior to construction of the processing facility and the processing facility would need to conform with the California Building Code to address construction within an Alquist-Priolo Fault Hazard Zone (Mitigation Measure GEO-1).</p>  <p><b>Figure 10: Earthquake Faults on APN 009-022-33 in Lake County (Lake County Web GIS, 2021)</b></p>	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><i>Figure 11: Alquist-Priolo Fault Traces and Hazard Zones on APN 009-022-33, Cultivation area approximated by red dot (Department of Conservation Data Viewer, 2021)</i></p> <p>Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with current California Building Code construction standards. To construct the proposed processing building, the applicant would be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and seismic design requirements.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site’s soil indicates that the soil is stable and not prone to liquefaction.</p> <p><u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, there are no historic landslides in the project footprint the area is considered generally stable.</p> <p><b>Less Than Significant Impact with Mitigation Measure GEO-1 Incorporated.</b></p> <p><b><u>GEO-1: Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.</u></b></p>	
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>Major grading is not proposed to prepare the site for cultivation. The applicant would need to import soil for the cultivation activity; however, this would not have any effect on the potential erosion or the loss of topsoil. The proposed processing building would require grading and the applicant would need to obtain a grading and building permit from the Lake County Community Development Department prior to construction.</p> <p>In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials.</p> <p><b>Impacts would be Less Than Significant with Mitigation Measures BIO-4 and GEO-2 through GEO-5 Incorporated.</b></p> <p><b><u>GEO-2: Prior to any ground disturbance for building construction, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management</u></b></p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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.</p> <p>GEO-3: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development 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>GEO-4: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p> <p>GEO-5: If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<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?</p>			X		<p>The project site is not identified as containing landslides or other unstable geologic conditions. The proposed cultivation sites are located within area cleared and in areas with less than 20 percent slopes (Figure 12). There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the proposed project.</p>  <p>Figure 2. Percent Slope Across the Project Parcels (Lake County Parcel Viewer, 2021)</p> <p><b>Less Than Significant Impact.</b></p>	<p>1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>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?</p>			X		<p>The Uniform Building Code is a set of rules that specify standards for structures. Structures proposed are greenhouses, storage shed, and a processing facility with an ADA bathroom.</p> <p>Expansive soils possess a “shrink-swell” characteristic. Shrink-swell is the cyclic change in volume (expansion and contraction) that occurs in fine-grained clay sediments from the process of wetting and drying. Structural damage may occur over a long period of time due to expansive soils, usually the result of inadequate soil and foundation engineering or the placement of structures directly on expansive soils.</p> <p>Cultivation activities proposed in tge application would occur on one type of soil: Bottlerock-Glenview-Arrowhead complex 5 to 30 percent slopes (Map Unit Symbol 117), according to the Soil Survey of Lake County and the USDA Web Soil Survey website (Figure 13).</p> <p>Soil Type 117 is comprised of very gravelly loam, very gravelly sandy clay and clay loam, gravelly loam, clay loam, and bedrock and would have a moderate shrink-swell potential due to the gravel in the composition.</p> <p>Any new construction requiring a building permit, such as the proposed processing building, would be subject to the Uniform Building Code and California Building Code for foundation design to meet the requirements associated with expansive soils, if they are found to exist with a site-specific study.</p>  <p><i>Figure 3. Soil Types (Lake County Parcel Viewer, 2021)</i></p> <p><b>Less Than Significant Impact with Mitigation Measures <u>GEO-1</u> through <u>GEO-6</u> incorporated.</b></p> <p><b><u>GEO-6:</u> Prior to operation, all structure(s) used for commercial cultivation shall meet accessibility and CalFire standard. Please contact the Lake County Community Development Department’s Building Division for more information.</b></p>	<p>1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		<p>The proposed project would be served by a proposed ADA-compliant restroom within the proposed processing facility. The restroom would rely on a proposed new onsite wastewater. Treatment septic system.</p> <p>State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. Prior to applying for a permit, Lake County Division of Environmental Health requires a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements.</p> <p>The proposed system would be located in an area of Type 117 soils. According to the USDA Soil Survey, this soil has a moderately low to high infiltration rate that could support a septic system.</p> <p>Therefore, the Proposed Project would not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater. In addition, the system would be reviewed and approved by the County Division of Environmental Health.</p> <p><b>Less Than Significant Impact.</b></p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		<p>The project site does not contain any known unique geologic feature or paleontological resources. Disturbance of these resources is not anticipated.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 11, 14, 15
<b>VIII. GREENHOUSE GAS EMISSIONS</b> <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		<p>The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions.</p> <p>The primary GHGs that are of concern for development projects include Carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O occur naturally, and through human activity. Emissions of CO<sub>2</sub> are largely by-products of fossil fuel combustion and CH<sub>4</sub> results from off-gassing associated with agricultural practices and landfills. CO<sub>2</sub> is the most common GHG emitted by human activities.</p> <p>In general, greenhouse gas emissions come from construction activities (vehicles) and from post-construction activities (energy to run mixed-light cultivation and the processing</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>building and employee/delivery vehicles). Construction activities on this site would be minimal, due to the existing flat condition of the proposed site area, which is currently a vineyard. Construction would occur over a 5 to 7 week period and approximately 130 to 160 trips would be needed to complete construction activities over that period. Post-construction, average daily employee trips are anticipated to be between 4 and 16, with up to one (1) delivery/pickup trip per day, which is approximately the equivalent of a new single-family dwelling, according to the Property Management Plan, which averages 9.55 average daily trips.</p> <p>Energy would be required to power the 21,000 sq. ft. of mixed-light cultivation of up to 25 watts per square foot as well as the processing facility (with ventilation/odor control system) and security system. The proposed power for this project is P.G.&amp; E., which would be brought to the cultivation area through the building permit process with Lake County.</p> <p>The California Department of Food and Agriculture regulations for commercial cannabis operations include renewable energy requirement beginning January 1, 2023, which require all indoor and mixed-light cultivators a greater than 6 watts per square foot of canopy area to ensure that electrical power related to commercial cannabis activities meets the average greenhouse gas emissions intensity required by their local utility provider. As such, Mountain Green Farms would be required to ensure that the electrical power used to power the 21,000 square foot of mixed-light cultivation meets the average greenhouse gas emissions intensity as required by P.G.&amp;E.</p>	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		<p><b>Less than Significant Impact.</b></p> <p>Lake County has not adopted any specific GHG reduction strategies or climate action plans. Therefore, this project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.</p> <p>As mentioned above, the applicant would be required to meet the CDFA requirement to ensure that electrical power used to power the mixed-light cultivation meet average greenhouse gas emissions intensities as required by P.G.&amp;E.</p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>Materials associated with the proposed Cultivation of Commercial Cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals would be stored and locked in a secured building on site. Pesticides would include neem oil, citric acid oil, and sulfur (or similar allowable pesticide under Divisions 6 and 7 of the California Department of Food and Agriculture state code), to be used in limited quantities when necessary. Fertilizers and nutrients would be brought to the site as-needed and stored within secondary containment in the proposed 120-s q. ft. storage shed near the canopy area, located over 100 feet away from watercourses. Should bulk soil amendments need to be</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>stockpiled, they would be covered with a tarp and secured with ropes and weights. The project would comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>Additionally, to utilize pesticides for agricultural purposes, the applicant would be required to obtain an Operator Identification Number (OIN) from the California Department of Pesticide Regulation (Mitigation Measure HAZ-8).</p> <p>Any petroleum products brought to the site, such as gasoline or diesel to fuel construction equipment, would be stored in the storage shed and in State of California-approved containers. All pesticides, fertilizers, or petroleum products would be stored a minimum of 100 feet from all potential sensitive areas and watercourses.</p> <p>Cannabis waste, as appropriate, would be chipped and spread on site; burning cannabis waste is prohibited in Lake County.</p> <p>A spill containment and cleanup kit would be kept on site in the unlikely event of a spill. All employees would be trained to properly use all cultivation equipment, including pesticides. Proposed site activities would not generate hazardous waste.</p> <p>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported and disposed of consistent with applicable local, state, and federal regulations.</p> <p><b>Impacts would be than Significant with Mitigation Measures HAZ-1 and HAZ-2:</b></p> <p><b><u>HAZ-1:</u></b> All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p><b><u>HAZ-2:</u></b> The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X			<p>Refer to Section IX (a).</p> <p>The pesticides and fertilizers proposed would be stored in a secure shed. The site preparation would require some construction equipment and would last for about 5 to 7 weeks. All equipment staging would occur on previously disturbed areas on the site. As stated above, a spill kit would be kept on site in the unlikely event of a spill. All equipment would be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, State, and Federal regulations</p> <p><b>Less than Significant Impact with Mitigation Measures HAZ-1 through HAZ-8 Incorporated.</b></p> <p><b><u>HAZ-3:</u></b> Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.</p> <p><b><u>HAZ-4:</u></b> Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.</p> <p><b><u>HAZ-5:</u></b> The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.</p> <p><b><u>HAZ-6:</u></b> All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.</p> <p><b><u>HAZ-7:</u></b> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.</p> <p><b><u>HAZ-8:</u></b> The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.</p>	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	<p>The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:</p> <ul style="list-style-type: none"> <li>• State Water Resources Control Board (SWRCB) GeoTracker database</li> <li>• Department of Toxic Substances Control EnviroStor database</li> <li>• SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.</li> </ul> <p>The project site is not listed in any of these databases as a site containing hazardous materials as described above. The nearest mapped site is a Leaking Underground Storage Tank (LUST) Cleanup Site, located approximately 1.7 miles east of the project site.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	<p>The project would not impair or interfere with an adopted emergency response or evacuation plan. There would only be 6 employees traveling to the site. If emergency vehicles needed to get by, these vehicles would be required to immediately pull over safely along the shoulder of State highway 29. During evacuations, all persons at the project site would be required to follow emergency responses instructions for evacuations.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			<p>The site is mapped as being a very high fire risk and moderate fire risk, however the project would not further heighten fire risks on the site. The area proposed for cultivation was cleared for development of a vineyard and has operated as a vineyard for at least the past two years. The project would utilize vegetation management to maintain defensible space around the cultivation area. Additionally, the project proposes a 2,500 gallon water tank to be used for fire suppression purposes.</p> <p>The applicant would adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space required for any new buildings that require a building permit. All proposed construction is required to be built consistent with current county and State of California Building Code construction standards. To construct the proposed processing</p>	1, 3, 4, 5, 20, 35, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>building, the applicant would be required to obtain a building permit with Lake County to demonstrate conformance with local and state building codes and fire safety requirements.</p> <p>Additionally, Mitigation Measure WILDFIRE-1 will require the applicant to comply with Public Resources Code 4290/4291 that includes fire safe requirements. Refer to Section XX, Wildfire, for additional details.</p> <p><b>Less Than Significant Impact with Mitigation Measure WILDFIRE-1 incorporated.</b></p>	
<p><b>X. HYDROLOGY AND WATER QUALITY</b>  <i>Would the project:</i></p>						
<p>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>			<p>X</p>		<p>The proposed project is located in the Kelseyville Planning Area. The proposed project area is within the Cole Creek watershed (HUC-12180201160310). An unnamed Class III watercourse and its tributaries flow southwesterly through the southern boundary of the property, over 100 feet from the proposed cultivation areas. No development is proposed within 100-feet of this waterbody, and there are no other identified surface water bodies on the property. Cole Creek is not listed on the California Clean Water Act Section 303(d) List.</p> <p>The Property Management Plan submitted with the application materials address runoff, and certain BMPs during and after construction to reduce impacts associated with water quality.</p> <p>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of pollutants.</p> <p>In addition, the project is enrolled with the State Water Resources Control Board (SWRCB) for Tier 2, Low Risk coverage under Order No. WQ 2019-001-DWQ (General Order). Tier 2 dischargers reflect cultivation sites that disturb over one acre and are located on flat slopes outside of riparian setbacks. The General Order requires the preparation of a Site Management Plan (SMP) and a Nitrogen Management Plan (NMP). The purpose of the SMP is to identify Best Practicable Treatment or Control (BPTC) measures that the site intends to follow for erosion control purposes and to prevent stormwater pollution. The purpose of the NMP is to identify how nitrogen is stored, used, and applied to crops in a way that is protective to water quality. The SMP and NMP are required prior to commencing cultivation activities and were submitted with the application materials.</p> <p>The proposed project has been designed to maintain riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. Additionally, straw wattles would be staked around the cultivation area to provide an additional buffer between the cultivation area and surface waters.</p> <p>The proposed project would be served by a new onsite wastewater treatment septic system. The new septic system must adhere to all federal, state, and local regulations regarding wastewater treatment and water usage requirements.</p> <p>State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. A permit from Lake County is required to install a new septic system. Prior to applying for a permit, Lake</p>	<p>1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>County Division of Environmental Health requires a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements.</p> <p><b>Less Than Significant Impact with Mitigation Measure HYD-1 incorporated.</b></p> <p><b><u>HYD-1:</u> Before this permit having any force or effect, the permittee(s) shall adhere to the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and/or potable water requirements. The permittee shall contact the Lake County Division of Environmental Health for details.</b></p>	
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>		<p>X</p>			<p>The project site does not have a municipal water supply service and would rely on well water. The proposed project would use water from an existing, onsite, permitted, metered well. The meter measures the total gallons pumped and can be used to determine the discharge rate.</p> <p>The project appears to be located in the Big Valley Groundwater Management Plan Area in the Lake County Groundwater Management Plan (GMP). The Big Valley Basin is the source of water supply for Kelseyville and is the largest agricultural area in Lake County. The agricultural demand on groundwater in the Basin is approximately 2,369 acre-feet for an average year. Basin Management Objectives outlined in the GMP for Big Valley primarily focus on increased monitoring and information gathering, in addition to maintaining groundwater levels to assure an adequate irrigation and domestic water supply in the area.</p> <p>The applicant submitted a Water Availability Report prepared by a certified hydrogeologist with EBA Engineering. In reference to the County of Lake's Urgency Ordinance (Ord. 3106) requiring land use applicants to provide enhanced water analysis during a declared drought emergency, the applicant is required to submit a hydrology report that addresses the following:</p> <ul style="list-style-type: none"> <li>• Approximate amount of water available for the project's identified water source.</li> <li>• Approximate recharge rate for the project's identified water source.</li> <li>• Cumulative impact of water use to surrounding areas due to project.</li> </ul> <p>The project will be served by an existing well located on the property. According to the Water Availability Analysis, the well yield was calculated in August 2016, during a limited pumping test performed by Tom Strate Water Systems, to be approximately 20 gallons per minute (GPM). The well yield was more recently calculated in August 2021, during an 8-hour pump test performed by Cal-Tech Pump Well &amp; Water Treatment, to be approximately 18.5 GPM. Prior to initiation of the 8-hour pump test, static water level was measured to be 89 feet below top of casing (TOC). Following the 8-hours of pumping at an average rate of 18.5 GPM, dynamic pumping level was recorded to be 92.5 feet below TOC. The water supply well recovered to 100 percent 5 minutes after pumping ceases.</p>	<p>1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b><u>Cumulative Impact Area Groundwater Recharge Analysis</u></b>  An estimate of groundwater recharge potential for the entirety of the Cumulative Impact Area (CIA) was also developed under the proposed future use scenario. The estimate of groundwater recharge potential for the CIA was performed using consistent procedures and methodologies. It should be noted that for vineyard within the CIA, crop evapotranspiration was calculated in general accordance with methodologies described in the California Crop and Soil Evapotranspiration (ETc) for Water Balances and Irrigation Scheduling/Design (CDWR, 2003). A vineyard crop density of 60 percent cover was assumed. The reference crop evapotranspiration value for this crop type, density, and region is 27.23 inches per year during typical years, and 25.67 inches per year during dry/drought years. The evapotranspiration demand is provided by the evapotranspiration from effective precipitation in addition to evapotranspiration from applied water. As such, the amount of applied water for the vineyard (assumed to be 0.5 AF/yr per AC of vineyard) was subtracted from the reference crop evapotranspiration value (CDWR, 2003) to yield a unit crop evapotranspiration value due to effective precipitation alone (unit ETc). Note the unit ETc equates to the volume of precipitation across the project site parcels that will be lost by evapotranspiration and not available for groundwater recharge. ETa for proposed vineyard was calculated by multiplying the unit ETc by the associated acreage of vineyard. These calculations for vineyard ETa were performed during average precipitation years as well as during drought years. Summary tables of the resulting groundwater recharge calculations is provided in Table 8 and Table 9 on the following page.</p> <p><b><u>Maximum Daily Demand, Pumping Duration, and Recovery Data</u></b>  Maximum Daily Demand (MDD) for the on-site well was calculated to be 11,528 gallons per day (GPD). The 11,528 GPD was estimated by dividing the water use estimate by the applicant for the growing season for the proposed cannabis cultivation project (1,106,731 gallons) by the number of days in an accepted cannabis growing season (96 days). Based on a well yield of 18.5 GPM, the MDD would correlate to approximately 623 minutes (approximately 10 hours) of pumping per day. The pump test conducted in August 2021 demonstrated that after pumping approximately 8,880 gallons over 480 minutes, the well recovered to 100 percent after 5 minutes. The available data suggests Forberg Well 1 is capable of reaching 100 percent daily recovery under a MDD scenario. However, it is important to note that the pump test duration (480 minutes) was less than under a MDD scenario (623 minutes). Accordingly, any conclusions or assessment on well recovery under a MDD scenario assume that the August 2021 pump test and recovery data are generally representative of long-term pumping conditions.</p> <p><b><u>Conclusions</u></b>  The following presents the main conclusions drawn from this Study:</p> <ul style="list-style-type: none"> <li>• Water demand for the proposed cannabis cultivation is estimated to be 3.40 Acre-Feet/Year (AF/yr). Based on the existing water demand of 0.75 AF/yr for residential purposes, this corresponds to a total future site water usage of approximately 4.15 AF/yr.</li> </ul>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> <li>• The total estimated volume of groundwater n storage within the CIA equates to approximately 4,492 AF/yr. Based on the water demand for the proposed outdoor cannabis cultivation of 3.40 AF/yr, this incremental increase represents less than one percent of the groundwater estimated to be in storage within the CIA. Overall, the combined on-site and off-site water use (future and existing) of approximately 108 AF/yr for the entirety of the CIA also equates to less than three percent of the estimated groundwater in storage.</li> <li>• EBA Engineering estimated average groundwater recharge by assuming a recurrence interval of the assumed drought condition of once every five years. Results of these calculations indicate a project site-specific average groundwater recharge potential of approximately 15.5 AF/yr. The future project site water demand of 4.15 AF/yr (existing and future use) represents approximately only 26.8 percent of this volume. Additionally, a positive water budget exists under the future use scenario in average precipitation years and the assumed drought scenario (groundwater recharge calculations of 19.3 and 0.53 AF/yr, respectively).</li> <li>• The maximum daily demand for the well was calculated to be 11,528 Gallons-Per-Day. Based on a well yield of 18.5 Gallons per Minute, the maximum daily demand would correlate to 623 minutes of pumping per day. Based on review of the August 2021 pump test data. The well recovered to 100 percent of original static water level after 5 minutes. The available data suggests the well is capable of reaching 100 percent daily recovery under a Maximum Daily Demand scenario (623 minutes). It should be noted that the static water level and well yield in the well has remained generally consistent from the date of the limited pump test in August 2016 to the most recent 8-hour pump test in August 2021 (during a drought).</li> <li>• Results of the distance drawdown modeling performed using the August 2021 pumping test data suggest a radius of influence of approximately 140 feet. Based on the distance from the project site well to the nearest off-site well (approximately 500 feet), the pumping regiment under the maximum daily demand scenario appears unlikely to result in appreciable drawdown in off-site water supply wells.</li> <li>• The urgency ordinance approved by the Lake County Board of Supervisors on July 27<sup>th</sup>, 2021 (Ordinance No.</li> <li>• The urgency ordinance approved by the Lake County Board of Supervisors on July 27<sup>th</sup>, 2021 (Ordinance No.106) requires applicants to provide a plan depicting how the applicants plan to reduce water used during a declared drought emergency. The proposed cannabis cultivation operation of approximately 1 acre outdoor cannabis and approximately 22,000 square feet of mixed light cannabis cultivation will have an estimated annual water usage of 3.40 AF or 1,106,731 gallons. In response to current and future drought declarations, proposed water usage for the project site has been reduced. Proposed water usage for the project site has been reduced by the cessation of proposed</li> </ul>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>improvements (i.e., 27 acres of vineyard, a winery, and a tasting room).</p> <p>Therefore, the proposed cannabis development is consistent with local plans and would likely not impede sustainable management of the local groundwater basin.</p> <p><b>Less than significant with mitigation measure HYD-1 and HYD-2 added.</b></p> <p><b>HYD-2: The production well shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</b></p>	
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> <li>i) Result in substantial erosion or siltation on- or off-site;</li> <li>ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</li> <li>iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;</li> <li>iv) Impede or redirect flood flows?</li> </ul>			X		<p>The proposed cultivation would be located an existing flat area currently used for vineyards. The cultivation would require no grading, only tilling and preparation for planting in the ground, and would maintain riparian buffers and grading setbacks of 100 feet. Construction of the proposed processing building would require grading outside of riparian buffers and grading setbacks of 100 feet. No development would occur within the drainage buffers and setbacks. The proposed project has been designed to maintain existing flow paths.</p> <p>(i) As discussed in Section (a) above, construction activities and operation of the proposed project would not result in substantial erosion or siltation, with compliance with the erosion control plan and SWRCB Cannabis General Order.</p> <p>(ii)&amp;(iii) Of the total 67,080 sq. ft. of cultivation area, approximately 23,520 sq. ft. (.54 acres) would be impermeable surface, including 21,000 sq. ft. of mixed-light cultivation in greenhouses, 2,400 sq. ft. of processing facility, and 120 sq. ft. of fertilizer shed. The proposed impermeable area of 0.54 acres would represent 1.3% of the 40.34-acre parcel. Thus, the proposed project is not likely to increase the rate or amount of surface runoff or create or contribute to runoff water which would exceed the capacity of an existing drainage system.</p> <p>(iv) The proposed cultivation area is within a FEMA Zone D, areas of possible but undetermined flood hazards. The project is located on a flat ridge that would not impede or redirect flood flows.</p> <p>If development activities will occur on over one (1) acre of new disturbance, the project will require coverage under a <u>Construction General Permit for Storm Water Management</u>, including a <u>Storm water Pollution Prevention Plan (SWPPP)</u>.</p> <p><b>Less than significant Impact.</b></p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>			X		<p>The cultivation site is not located in a flood plain, a tsunami or seiche zone.</p> <p><b>Less than Significant.</b></p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		See response to X (c)(d) above.  <b>Less than Significant.</b>	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
<b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i>						
a) Physically divide an established community?			X		The proposed project site would not physically divide an established community. The proposed project is accessed by an existing private driveway off of Highway 29. The proposal will not consist of new development that will act as a barrier to an established community. The project parcel is an existing lot in a rural area. The nearest community growth boundary is approximately 2.52 miles northeast from the cultivation site.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 6, 35
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan and Kelseyville Area Plan and the Lake County Zoning Ordinance.  <b>Less than Significant.</b>	1, 3, 4, 5, 20, 21, 22, 27, 28
<b>XII. MINERAL RESOURCES</b> <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify the project area as a Quarry Resource Area. There is an existing Quarry, S Bar S (Mine ID No. 91-17-0003), located approximately 1 mile southeast of the proposed project area that is identified in the Lake County Aggregate Resource Management Plan (1992) and the California Department of Conservation (2020_). The proposed project has no impact on this existing quarry and is not identified in a location of having an important source of aggregate.  <b>No Impact.</b>	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Kelseyville Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.  <b>No Impact.</b>	1, 3, 4, 5, 26
<b>XIII. NOISE</b> <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance,		X			Noise related to outdoor cannabis cultivation typically occurs either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages.	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
or applicable standards of other agencies?					<p>This project would have some noise related to site preparation (hours of construction are limited through standard conditions of approval). There may be a need for an emergency backup generator, however generator usage would be limited to power outages.</p> <p>Although the property size would help to muffle noises heard by neighboring properties, mitigation measures are needed to further limit the potential sources of noise.</p> <p><b>NOI-1:</b> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p><b>NOI -2:</b> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p><b>NOI-3:</b> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p> <p><b>Less than Significant with Mitigation Measures NOI-1 through NOI-3 added.</b></p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create significant groundborne vibration due to construction or to post-construction facility operation. There would be some grading required for the container pads and greenhouses, however earth movement is not expected to generate groundborne vibration or noise levels. The low-level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration.</p> <p><b>Less Than Significant Impact.</b></p>	1, 3, 4, 5, 13
<b>XIV. POPULATION AND HOUSING</b> <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	<p>The project is anticipated to induce population growth to the area through employment, however, it is not expected to be substantial the increased employment will be approximately six (6) employees hired locally.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No housing will be displaced as a result of the project. The site only includes an existing single family, and does not propose the construction of employee housing. Employees will commute to this site. Therefore, no future displacements could occur.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XV. PUBLIC SERVICES</b> <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		<p>The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. No new roads are proposed.</p> <p>The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access.</p> <p>Construction and operation of the proposed project may result in accidents or crime emergency incidents that would require police services. Construction activities would be temporary and limited to scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature. The Lake County Sheriff's Department, Lakeport Police Department and other law enforcement agencies were notified of the proposed project.</p> <p>There would not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
<b>XVI. RECREATION</b> <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	<p>The project would generate business income, an increase in local employment opportunities, and increase public fee and tax revenue which may result in slight increases in population growth, which could lead to increased use of park and recreation facilities. However, the increased use of park and recreation, would occur over a large area and in multiple sites and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities. The project would not have any impacts on existing parks or other recreational facilities.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	<p>This project will not necessitate the construction or expansion of any recreational facilities due to the project size and not adding new residents to the communities. Employees would use the existing facilities in their communities.</p> <p><b>No Impact.</b></p>	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVII. TRANSPORTATION</b> <i>Would the project:</i>						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		<p>According to the application submitted, the project site is accessed by one (1) private driveway directly off of Highway 29. The driveway is proposed to be widened to 20-ft and graveled to meet CalFire Standards. There would be a loop turnaround at the southern cultivation site. Proposed turnouts would be located no more than 400 feet apart.</p> <p>There are no known pedestrian or bicycle facilities on Highway 29 in the vicinity of the project. Highway 29 is a two-lane highway with narrow shoulders unsuitable for pedestrian or bicycle traffic (Photo 2).</p>  <p><i>Photo 2: Highway 29 near the project site (Source: Google Earth, 2021)</i></p> <p><b>Less than Significant Impact</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		<p>State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project’s vehicle miles traveled (VMT), as follows:</p> <p><i>“Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.”</i></p> <p>The estimated trips per day are 4 to 16 during operation and 2 to 4 during construction (130 to 160 total during the 5-to-7-week construction period).</p> <p>To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. The proposed project would not generate or attract more than 100 trips per day; therefore, it is not expected for the project to have a potentially significant level of VMT, therefore, impacts related to CEQA Guidelines section 15064.3. subdivision (b) would be less than significant.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

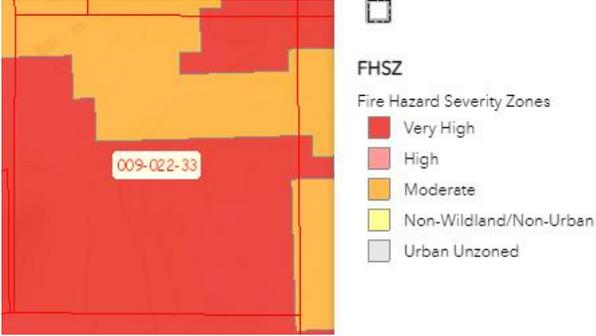
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	<p>The project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).</p> <p><b>No Impact.</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X			<p>The proposed project itself does not propose any road alignments to public roads, however, the California Department of Transportation is in process of realigning Highway 29 in the area where existing site access is located (Figure 14).</p>  <p><i>Figure 1: Highway 29 Realignment (Source: California Department of Transportation Referral Comment from October 5, 2020)</i></p> <p>Per the October 5, 2020 referral comment from the California Department of Transportation, access to the property will need to be coordinated with District 1 Design &amp; Construction for the duration of the 29 Expressway construction. A condition of approval will be provided requiring the applicant to work with the California Department of Transportation to ensure construction schedules align and that the project meets the requirements of CalTrans once highway realignment is complete.</p> <p>As the project itself does not propose any changes to road alignment or other features, and the applicant would work with the California Department of Transportation to ensure seamless construction schedules, the project does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?		X			<p>The proposed project would not alter the physical configuration of the existing roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal roadways would meet CalFire requirements for vehicle access. Furthermore, as noted above under impact discussion (a), increased project-related operational traffic would be minimal. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities.</p> <p><b>Less than Significant Impact.</b></p>	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>						
<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			See Response to Section V (a).  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			Please see response to Section V(a) (Cultural Resources).  Notification of the project was sent to local tribes on August 11, 2020. No referral response have been received as of the date of this document.  <b>Impacts would be Less than Significant with Mitigation Measures CUL-1 and CUL-2 Incorporated.</b>	1, 3, 4, 5, 11, 14, 15
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>						
<i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The proposed project would be served by an existing onsite irrigation well rated at 18.5 gallons per minute. A new wastewater treatment system is proposed. State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. A permit from Lake County is required to install a new septic system. Prior to applying for a permit, Lake County Division of Environmental Health requires a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements. This has been included as Mitigation Measure HYD-1. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.  Maximum Daily Demand (MDD) for the on-site well was calculated to be 11,528 gallons per day (GPD). The 11,528 GPD was estimated by dividing the water use estimate by the applicant for the growing season for the proposed cannabis cultivation project (1,106,731 gallons) by the number of days in an accepted cannabis growing season (96 days). Based on a well yield of 18.5 GPM, the MDD would correlate to approximately 623 minutes (approximately 10 hours) of pumping per day. The pump test conducted in August 2021 demonstrated that after pumping approximately 8,880 gallons over 480 minutes, the well recovered to 100 percent after 5 minutes. The available data suggests Forberg Well 1 is capable of reaching 100 percent daily recovery under a MDD scenario. However, it is important to note that the pump test duration (480 minutes) was less than under a MDD scenario (623 minutes). Accordingly, any conclusions or assessment on well recovery under a MDD	1, 3, 4, 5, 29, 32, 33, 34, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					scenario assume that the August 2021 pump test and recovery data are generally representative of long-term pumping conditions.  <b>Less than Significant Impact.</b>	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		Refer to section X (b).  According to the Water Use/Water Availability Study, the existing well can sustainably produce the water required to meet the proposed projects water demand.  The applicant is prohibited from trucking in water other than a one-time emergency delivery and only with written permission from the Community Development Department Director or designee.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		The site is not connected to a wastewater treatment provider. Staff would use a private ADA restroom in the proposed processing building. The processing facility would be constructed through a building permit with Lake County. Therefore, a less than significant impact would occur.  <b>Less Than Significant Impact.</b>	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		According to the Property Management Plan, the site would generate approximately 1000 lbs. of organic waste annually. The site would also generate solid waste. All recyclable waste would be collected separately from non-recyclable waste. All waste and recycling would be hauled to the Lake County Transfer and Recycling Facility where it would be sorted and deposited at the Eastlake Sanitary Landfill (Landfill). The Landfill is well below its current capacity of 6,050,000 cubic yards, with 2,859,962 cubic yards (47%) remaining capacity. In addition, the Lake County Public Services Department is proposing an expansion of the Landfill to extend the landfill's life to about the year 2046; increasing the landfill footprint from 35 acres to 56.6 acres. Therefore, the Landfill would have sufficient capacity accommodate the solid waste generated by the project.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The applicant would chip and spread the cannabis waste on site, and the estimated total amount of solid waste from this project would be approximately 1,000 pounds annually.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 29, 32, 33, 34, 36

<b>IMPACT CATEGORIES*</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>All determinations need explanation. Reference to documentation, sources, notes and correspondence.</b>	<b>Source Number**</b>
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County uses a standard condition of approval regarding compliance with all Federal, State and Local management for solid waste. The cultivator would be required to chip and spread any vegetative waste on-site.  <b>Less than Significant Impact.</b>	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XX. WILDFIRE</b> <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Impair an adopted emergency response plan or emergency evacuation plan?		X			<p>The project site is located in the CalFire State Responsibility Area (SRA) within the Kelseyville Fire Protection District and is subject to all state fire safe related codes. The parcel is classified as having both Moderate and Very High Fire Hazard Severity Zones (Figure 2). The cultivation area located in Very High Fire Hazard Severity Zone.</p>  <p><i>Figure 2: Fire Hazard Severity Zones on APN 009-022-33 (Source: Lake County WebGIS)</i></p> <p>Per Lake County’s Fire History mapper, no fire has occurred on the site since 1920, when fires started to be tracked.</p> <p>Access to the property is a private driveway off of Highway 29. Improvements to the private driveway are proposed to meet PRC 4290 and 4291 CalFire Standards, including widening the road to 20’ and including a 60’-long hammerhead turnaround at the road terminus (See Site Plans). The road would be graveled/crushed rock with a surface engineered for 75,000 lb. capacity. Should this site need to evacuate, Highway 29 would be the evacuation route.</p> <p>Like much of Lake County, this area is prone to wildfire. This site is no more prone to excessive fire risk than other sites in Lake County. The applicant will adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.</p> <p>Per the Applicant’s Property Management Plan, wildfire prevention techniques would include maintaining the vegetation surrounding the cultivation area, ensuring that gas and diesel-powered equipment is stored indoors and turned off when not in use, and ensuring that two personnel are onsite at all times during the use of equipment which has the potential to cause fire. Additionally, the applicant also proposes to install and maintain a 2,500-gallon fire suppression tank made out of steel or fiberglass (not plastic).</p> <p>Approval of this permit would not further exacerbate the risk of wildfire, nor would it interfere with emergency evacuation should this be necessary.</p> <p><b>Less than Significant Impact with mitigation measure WILDFIRE-1, and GEO-5 and GEO-6 incorporated:</b></p> <p><b><u>WILDFIRE-1:</u> Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.</b></p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		<p>Refer to Section XX (a). Additionally, the cultivation area is on an existing flat vineyard. The project proposes to clear and maintain defensible space around the cultivation area to help reduce fire risk. The site driveway allows for fire access. Approval of this project would not increase the fire risk in this area with the following mitigations:</p> <p><b>WILDFIRE-2: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.</b></p> <p><b>WILDFIRE-3: Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30%.</b></p> <p><b>WILDFIRE-4: Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.</b></p> <p><b>Less than Significant Impact with mitigation measure WILDFIRE-1 through WILDFIRE-4 incorporated.</b></p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>The site is served by Highway 29, a paved County maintained road. The private driveway is accessed from State Highway 29. The driveway is proposed to be upgraded to a 20-foot width and 6-in compacted gravel. A turnaround at the cultivation area is proposed for emergency vehicle access. No other infrastructural improvements appear to be necessary for this project.</p> <p>The applicant shall adhere to the State of California's Public Resources Code, Division 4, and all sections on 4290 and 4291 shall apply to this application/construction. This shall include, but is not limited to property line setbacks for structures that are a minimum of 30 feet, addressing, on site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from road), parking, fuels reduction including a minimum of 100 feet of defensible space. If this property will meet the criteria to be, or will be a CUPA reporting facility/entity to Lake County Environmental Health, it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around said structure.</p> <p><b>Less than Significant.</b></p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		The site is generally flat near the cultivation area; there is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project.  <b>Less than Significant Impact.</b>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			Per impact discussions the above, the potential of the proposed project to substantially degrade the environment is less than significant with incorporated mitigation measures. As described in this Initial Study, the proposed project has the potential for impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. However, these impacts would be avoided or reduced to a less-than-significant level with the incorporation of avoidance and mitigation measures discussed in each impact section. Additionally, in terms of biological resources the project has been identified to not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.  <b>Impacts would be Less than Significant with Mitigation Incorporated.</b>	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. However, implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.  <b>Impacts would be Less than Significant with Mitigation Incorporated.</b>	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards & Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.  <b>Impacts would be Less than Significant with Mitigation Incorporated.</b>	All

\* Impact Categories defined by CEQA

**\*\*Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Kelseyville Area Plan
5. Mountain Green Farms Cannabis Cultivation Application/ Property Management Plan – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program, ([http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm))
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S. for the Forberg Vineyard Project Kelseyville, Lake County, California, prepared by Northwest Biosurvey on July 13, 2017.

14. Cultural Resource Evaluation of 7661 S. Hwy 29, Kelseyville, Ca, prepared by Dr. John Parker, February 7, 2017.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District
38. Site Visit by Victor Fernandez – October 01, 2020
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. Hazardous Waste and Substances Sites List, [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
41. Department of Pesticide Regulation Operator Identification Number Requirements
42. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order ([https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2019/wqo2019\\_0001\\_dwq.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf))
43. Lake County Groundwater Management Plan, March 31<sup>st</sup>, 2006.  
<http://www.lakecountyca.gov/Assets/Departments/WaterResources/IRWMP/Lake+County+Groundwater+Managment+Plan.pdf>