



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

November 8, 2021

# CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS20-97)

1. **Project Title:** Red Hills RHRP1
2. **Permit Numbers:** Major Use Permit (UP20-81)  
Initial Study (IS20-97)  
Early Activation (EA20-97)
3. **Lead Agency Name and Address:** County of Lake  
Community Development Department  
255 N. Forbes Street  
Lakeport, CA 95453
4. **Contact Person:** Michael Taylor, Assistant Planner (707) 263-2221
5. **Project Parcel Location(s):**  
APN 009-022-54:  
8210 State Highway 175, Kelseyville, California  
  
APN 009-022-55:  
8300 State Highway 175, Kelseyville, California  
  
APN 011-056-01:  
8500 State Highway 175, Kelseyville, California  
  
APN 009-022-56:  
7765 S. State Highway 29, Kelseyville, California  
  
APN 011-055-06:  
8550 State Highway 175, Kelseyville, California
6. **Project Parcel Acreage:**  
APN 009-022-54: 175.7 Acres  
APN 009-022-55: 124.5 Acres  
APN 011-056-01: 201.6 Acres  
APN 009-022-56: 86.2 Acres  
APN 011-055-06: 53.2 Acres  
  
Total Approximate Area: 641.2 Acres
7. **Project Sponsor's Name/Address:** RHRP1, LLC  
44298 N. El Macero Drive

El Macero, CA 95618

**8. Property Owner(s) Name/Address:** The Williams Seamus Porter Family Trust, et al.  
44298 N. El Macero Drive  
El Macero, CA 95618

**9. General Plan Designations:**

APN 009-022-54:  
“RL/A” (Rural Lands/Agriculture)

APN 009-022-55:  
“RL/A” (Rural Lands/Agriculture)

APN 011-056-01:  
“RL/A” (Rural Lands/Agriculture)

APN 009-022-56:  
“RL” (Rural Lands)

APN 011-055-06:  
“A” (Agriculture)

**10. Zoning Districts:**

APN 009-022-54:  
SPLIT, “RL-B5-SC-WW”/”A-SC-WW” (Rural Lands District-Special Lot Size/Density Combining District-Scenic Combining District-Waterway Combining District/Agriculture District-Scenic Combining District-Waterway Combining District)

APN 009-022-55:  
SPLIT, “RL-B5-SC”/”A-SC-WW” (Rural Lands District-Special Lot Size/Density Combining District-Scenic Combining District/Agriculture District-Scenic Combining District-Waterway Combining District)

APN 011-056-01:  
SPLIT, “RL-B5-SC”/”A-SC-WW” (Rural Lands District-Special Lot Size/Density Combining District-Scenic Combining District/Agriculture District-Scenic Combining District-Waterway Combining District)

APN 009-022-56:  
“RL-B5-SC” (Rural Lands District-Special Lot Size/Density Combining District-Scenic Combining District)

APN 011-055-06:  
“A-SC” (Agricultural District-Scenic Combining District)

**11. Planning Area** Cobb Mountain Planning Area

**12. Supervisor District:** District Five (5)

- 13. Slope:** The project parcels have an average cross slope of less than 20%.
- 14. Fire Hazard Severity Zone:** SRA – Very High Fire Severity Zone
- 15. Earthquake Fault Zone:** Portions of all parcels within a fault zone
- 16. Dam Failure Inundation Area:** Not within a Dam Failure Inundation Zone
- 17. Flood Zone:** Flood Zone “D”: Areas in which flood hazards are undetermined, but possible.
- 18. Waste Management:** N/A
- 19. Water Access:** One onsite well (APN 009-022-56) and one offsite well (APN 009-022-83, water easement agreement)
- 20. Fire Protection District:** Kelseyville Fire Protection District/Calfire SRA
- 21. Environmental Setting/Existing Conditions:**

The proposed Red Hills RHRP1 (RHRP1) project is located approximately 12 miles southeast of the City of Lakeport, between State Highway Route 175 (SR175) and State Highway Route 29 (SR29), in the community of Kelseyville, Lake County. RHRP1 is fully located within the existing Bryant Stocking Vineyard Block Development (Block Development). The approved Block Development includes five (5) assessor parcels (APN) 009-022-54, 009-022-55, 011-056-01, 011-055-06 and 009-022-56.

On August 16, 2018 the County of Lake approved a grading permit (GR17-025) and mitigated negative declaration for the Block Development, authorizing the clearing of approximately 280 acres of native vegetation on the five parcels for the purposes of vineyards. The 280 acres approved for clearing are comprised of individual areas or “Blocks” (Blocks A-O). As of the date of this initial study, only a western portion (portions of Blocks F, G, H and I) of the vineyard block development area has been cleared under GR 17-025 for vineyards, no vineyards have been planted to date. The applicant is proposing a new outdoor commercial cannabis operation on the previously cleared portion of the Block Development, Blocks F, G, H and I, which is solely located in APN 009-022-54.

Elevations in the RHRP1 range from approximately 2,040 feet to 2,280 feet above mean sea level. According to the biological assessment the project is situated between Mount Konocti and the Mayacamas Mountains on series of low rolling hills. Two wetland basins are centrally located in the project area are fed by local drainage. In turn, the wetlands drain via McIntire Creek, which flows west to Cole Creek and then through Big Valley to Clear Lake. The vegetation in the area is mainly pine, oaks, willow, chaparral, manzanita, natural grasses, and cattail. Several wildlife species potentially occur on the project site including: bumble bee, frog, pond turtle, martin, porcupine, and bat.

Access to the project area will be from SR175 via a proposed driveway and security gate. SR 175, is a two lane road with a right-of-way of 60 feet, which includes two 12-foot wide travel

lanes and 6-inch to 4-foot wide shoulders. SR175 begins at the junction of SR29, northwest of the project, and ends at the junction with SR 29, to the southeast, in Middletown. The access driveway will be located approximately one mile south of the SR29 junction, off SR175.

Land uses surrounding the project site include residential estates, vineyards, row crops, grazing land, and open space.

**22. 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).**

RHRP1, LLC is requesting approval of a Major Use Permit to allow the operation of an outdoor commercial cannabis cultivation operation (RHRP1) located at 8210 State Highway 175, Kelseyville, California, further described as APN 009-022-54. RHRP1 is located southeast of the city of Lakeport and northwest of the community of Lower Lake and will be established in an already cleared area of the approved Block Development. RHRP1 includes the development of one thirty-six (36) acre cultivation area with an outdoor canopy area of 1,089,000 square feet (25 acres), as depicted on the Proposed Site Plan attachment.

The cannabis cultivation/canopy area(s) will be grown in amended native soil with drip irrigation water systems. Irrigation water will be provided by two groundwater wells. The first well is located at 7815 South State Highway 29, Kelseyville, California, APN 009-022-83, and will serve as the primary water source via a water easement agreement. The second groundwater well located on APN 009-022-56 also known as 8550 State Highway 175, Kelseyville, California will serve as a backup source of water also accessed via the water easement. Only outdoor cannabis cultivation activities will be conducted on project parcel APN 009-022-54.

According to the application packet, the proposed Project includes but is not limited to the following (please refer to the Property Management Plan attachment).

- One thirty-six (36) acre commercial cannabis cultivation area which includes 1,089,000 square feet (25 acres) of cannabis canopy area
- Access driveway and gravel parking area with 50 parking spaces
- One (1) 120 square foot (10' X 12') shed designated for pesticide storage
- One (1) 120 square foot (10' X 12') shed designated for fertilizer storage
- One (1) 64 square foot (8' x 8') cannabis waste storage and compost area
- One (1) 312 square foot (8'9"X 32') portable office trailer designated for office use, security system, and document storage
- One (1) 312 square foot (8'9"X 32') shed designated for employee breakrooms
- Three (3) 60,000 gallon water storage tanks
- Portable Restrooms, including ADA-compliant restroom
- Six foot high wire fence with locking gates enclosing cultivation area
- Motion activated security video and light system

## **ACCESS ROADS**

Ingress and egress is via a proposed access driveway connecting to SR175. The applicant has secured a California Department of Transportation (CalTrans) encroachment permit (Permit No. 0121-6-RC-0090) in March of 2021, for the access driveway, and the CalTrans district has approved the proposed access driveway location. A gravel surface parking lot with area for 50 parking stalls are proposed.

## **WATER USAGE**

As discussed above the water sources include two groundwater wells. The well that will be used to irrigate the cannabis grow is located on APN 009-022-83. The well located on APN 009-022-56 will be used as a backup water source. Each groundwater well has an estimated yield of 500 gallons per minute (see Table 1, below). Water from the groundwater well that will be used for irrigation will be pumped from the well through PVC piping to three 60,000-gallon water storage tanks. The water storage tanks will be located within the cultivation area west of the canopy area adjacent the proposed parking lot. A drip irrigation system will distribute water from the tanks to the proposed cultivation canopy area. Drip irrigation will be composed of PVC piping covered with straw mulch or similar material, and equipped with shutoff valves on hoses and water pipes. Water application rates will be adjusted based on proposed installed soil moisture meters, weather monitoring data, and daily visual inspections of irrigation systems to immediately repair any leaking or malfunctioning equipment.

**Table 1 – Well Information**

<b>APN</b>	<b>Latitude</b>	<b>Longitude</b>	<b>Estimate Yield</b>
009-022-56	38°56'2.77"N	122°45'28.52"W	500 GPM
009-022-83	38°55'52.53"N	122°45'11.01"W	500 GPM

RHRP1 expects to use approximately 633,000 gallons of groundwater per acre of canopy area each cultivation season. The total expected groundwater use per cultivation season is 16,450,000 gallons of groundwater each year or 50 acre-feet per annum. The cultivation season for the proposed cultivation operation will begin in May and end in November of each year. The anticipated average daily demand/use of groundwater throughout the cultivation season will be approximately 76,900 gallons per day.

## **PESTICIDES/FERTILIZERS & HAZARDOUS MATERIALS**

Chemicals stored and used at/by the RHRP1 include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area (proposed metal shipping/storage container). Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the proposed Pesticides & Agricultural Chemicals Storage Area.

Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite. Personnel will be trained on how to appropriately prepare and apply fertilizers/nutrients before being allowed to use them. When using/preparing fertilizers and other chemicals, personnel will be required to use personal protective equipment (PPE) consistent with the MSDS/SDS recommendations for the product they're using/preparing.

PPE to be used by staff include safety glasses, gloves, dust masks, boots, pants, and long-sleeved shirts.

Best management practices will be preventative, including an integrated ecosystem based approach using techniques such as beneficial insects, beneficial fungi, horticultural oils, intercropping, and the use of pest resistant varieties.

## **SOLID WASTE MANAGEMENT**

The types of solid waste that will be generated from RHRP1 include but are not limited to gardening materials and waste (such as paper, glass, metal, inerts, and mixed residue) and general waste from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation/canopy area(s). At no time will the bins be filled to a point that their lids cannot fit securely. All solid waste from the bins will be deposited truck equipped with a secure fitting tarp, to prevent solid waste from escaping while in transport. The solid waste will be hauled away to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly.

All generated waste materials will be processed and stored in accordance to all Federal, State and local agency requirements.

## **SITE MAINTENANCE & STORM WATER/RUN-OFF CONTROL MEASURES**

When not in use, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately. The site will be mowed and trimmed regularly to ensure safe and sanitary working conditions and minimize pests.

All cultivation areas are located at least 100 feet from the top of bank of any known perennial and/or seasonal waterway. To control runoff, the operations will install runoff control features/Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code around the cultivation areas and roads, and will be maintained for life of the project. The existing access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Personnel will have access to the portable restroom facilities at all times when onsite, and those restroom facilities will be established in a location that is at least 100 feet from any surface water body, and serviced regularly.

## **HOURS OF OPERATION/VEHICLE TRIPS**

Cultivation related activities will occur from 6:00 AM to 11:00 PM, Monday through Sunday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present.

#### Number of Shifts and Employees:

- Normal cultivation season: One (1) shift with up to twenty-five (25) employees.
- Peak cultivation season (harvest): Two (2) shifts with up to fifty (50) employees during peak shifts.

The applicant anticipates approximately 20-100 daily employee vehicle trips, 136 farm labor trips annually, 20 delivery trips annually, 4 to 8 inspection trips annually, and 10 harvest processing trips annually

### **SITE DEVELOPMENT**

Site development activities include the installation of two 120 square foot sheds for fertilizer and pesticide storage, and two 312 square foot portable office trailers for offices, employee breakrooms, security equipment, and document storage. Three (3) 60,000 gallon water storage tanks will be located adjacent the canopy area and will provide water by way of a drip irrigation system. A 64 square foot area will be utilized for cannabis waste storage and compost area.

As discussed above, RHRP1 is contained within the approved Block Development in an already cleared area and does not require clearing or grading. Normal farming operations for the cannabis cultivation will include tilling, bed shaping, mowing, and brush removal for fire management.

Growing medium includes the existing soil and soil amendments such as peat, coco coir, worm castings, compost, ligna peat, pumice, guanos, rock dusts, kelp meal, blood meal, and fish bone meal. Approximately, 5,400 cubic yards of on-site soil will be mixed with the amendments for the first two years, and the following cultivation seasons amended, as determined by representative soil sample analysis, to maintain the desired nutrient and microbial levels. The applicant proposes not to dispose of any growing medium unless contamination occurs.

All site development activities, including engine warm-up, will occur from 7:00 a.m. to 6:00 p.m., Monday through Sunday, and is anticipated to take six to nine months. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. Up to approximately 60 vehicle trips will be necessary to complete all site development activities, including supplies, equipment, and temporary office deliveries, and fencing, security, irrigation installations. Water from the groundwater wells will be used to mitigate the generation of dust during development and operation. The operator must adhere to all noise requirements in the Lake County Code during site development and operation.

[illegible]

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

- The parcels to the **North and South** are zoned “APZ” Agricultural Preserve Zone and “A” Agriculture and are greater than ten (10) acres in size. These parcels are either undeveloped or developed with agricultural uses and residential dwelling/accessory structures.
- The parcels to the **East** are zoned “APZ” Agricultural Preserve Zone; “A” Agriculture, “RR” Rural Residential and “RL” Rural Lands and are greater than five (5) acres in size. These parcels are either undeveloped or developed with agricultural uses and residential dwelling/accessory structures.
- The parcels to the **West** are zoned “APZ” Agricultural Preserve Zone and “A” Agriculture and are greater than ten (10) acres in size. These parcels are either undeveloped or developed with agricultural uses and residential dwelling/accessory structures

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

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

**25. 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 July 12, 2020 for “AB 52” Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Community Development Department did not receive an AB 52 Tribal Consultation for this project nor did we receive controversial comments.

## 26. INITIAL STUDY ATTACHMENTS

- Attachment A-Project Description
- Attachment B-Site Plans
- Attachment C-Written Description
- Attachment D-Property Management Plan
- Attachment E-Mitigation Monitoring & Reporting Program (MMRP)
- Attachment F-Hydrology Report
- Attachment G-Drought Management Plan
- Attachment H-Biological Assessment

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

**Prepared By: Michael Taylor**

**Title: Assistant Planner**

**Signature: Michael Taylor**

**Date: November 8, 2021**

**Mary V. Darby – Community Development Director  
Community Development Department**

## **SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- the significance criteria or threshold, if any, used to evaluate each question; and
  - the mitigation measure identified, if any, to reduce the impact to less than significance

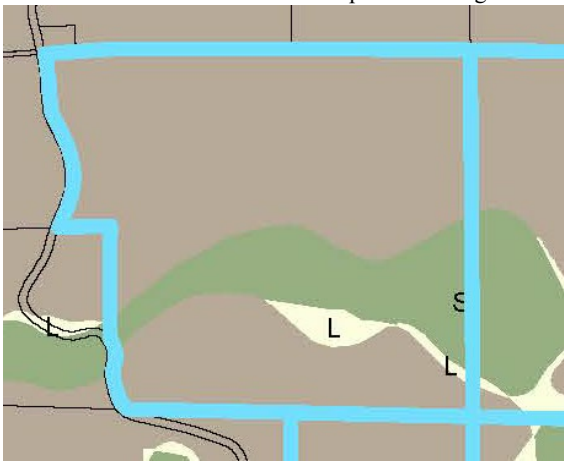
**KEY: 1 = Potentially Significant Impact**

**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>SECTION I. AESTHETICS</b>						
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?		X			<p>The project parcel is designated in the County of Lake, Zoning Ordinance as a Scenic Combining District. However, the project is located in a rural area of Lake County that is naturally protected by the surrounding landscape along State Highway Route 175 (SR175) and State Highway Route 29 (SR29). Predominant uses in the surrounding area, including large vacant lots, large residential lots, and agriculture. Passing motorist may have limited visibility along SR175 and SR29 and may see minimal lighting during evening and/or night operations. A six foot fence with privacy screen is proposed the cultivation area from public view, and all lighting will be directed downwards, shielded and adhere to all Federal, State and local agency requirements, including all dark-sky requirements.</p> <p><b>To ensure that impacts related to the Aesthetics are minimized, following mitigation measure shall be implemented.</b></p> <p><b>AES -1: 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. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org. An Outdoor Lighting Plan shall be submitted for review and acceptance, or review and revision prior to cultivation.</b></p> <p><b>AES-2: To protect the scenic qualities and promote community character prior to construction, the applicant shall provide a vegetation screening plan, subject to design review by the Community Development Department Director, that protects the views from State Highway Route 175 and State Highway Route 29.</b></p>	1, 2, 3, 4, 5, 6, 7
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>No scenic resources would be disturbed within a state scenic highway. Although SR175 and SR29 is a designated scenic corridor by the Lake County General Plan, neither SR175 nor SR29 is designated by the California Department of Transportation as a state scenic highway.</p> <p>Grading and development can have an adverse effect to a scenic view. The project is located in a rural area of Lake County that is naturally protected by the surrounding landscape along State Highway Route 175 (SR175) and State Highway Route 29 (SR29). Therefore, the site development process is temporary and would have no long term impacts.</p>	1, 2, 3, 4, 5, 6, 7, 8

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		X			<p>The existing visual landscape includes rural agricultural lands including orchards and vineyards. Cannabis plantings at this site would not detract from the rural landscape.</p> <p>On August 16, 2018 the County of Lake approved a grading permit (GR17-025) and mitigated negative declaration, for the vineyard block development, authorizing the clearing of approximately 280 acres of native vegetation on the five parcels for the purposes of vineyards. The 280 acres approved for clearing are comprised of individual areas or “Blocks” (Blocks A-O). The western portion (portions of Blocks F, G, H and I) of the vineyard block development area was cleared for vineyards under GR 17-025, but no vineyards have been planted. The cannabis project is proposed on the already cleared area of Blocks F, G, H and I.</p> <p><b>Less Than Significant with Mitigation Incorporation, Measure AES-1 and AES-2.</b></p>	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>The cultivation of cannabis will occur outdoors and be enclosed within a six (6)-foot tall fence, covered with privacy mesh to screen the cultivation area from public view. There will be minimal lighting used during evening/night time hours. All lighting will be directed downwards and shielded and adhere to all Federal, State and local agency requirements.</p> <p><b>Less Than Significant with Mitigation Incorporation, Measure AES -1.</b></p>	1, 2, 3, 4, 5, 6, 7
<p align="center"><b>SECTION II. AGRICULTURE AND FORESTRY RESOURCES</b></p> <p align="center"><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></p> <p align="center"><b>Would the project:</b></p>						
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>No Prime Farmland or Unique Farmland is designated on the property by the California Important Farmland 2014 Map. Farmland of Statewide Importance, (S) and Farmland of Local Importance (L) is located on the property but that portion of the property is not proposed for development. The proposed cannabis cultivation area of the parcel is designated as</p>  <p align="center">APN: 009-022-54, Cultivation Parcel</p> <p>“Grazing Land” (G, tan color located above S and L designations). The site is not currently used for grazing and the project would not induce changes to existing farmland designation. Additionally, the project is not located within the County of Lake Farmland Protection Zone or associated 1,000 foot buffer.</p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 5, 6, 9, 10, 39

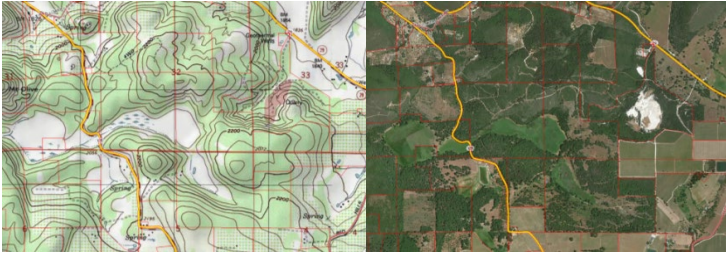
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project parcels have a base zoning designation of Rural Lands (RL) and Agriculture (A). The cultivation of commercial cannabis will not conflict with the existing zoning destinations for agricultural use(s) and/or a Williamson Act Contract. Additionally, the cultivation of commercial cannabis is an allowable use within the above Zoning Designations upon securing a Major Use Permit Pursuant to Article 27, Table B of the Lake County Zoning Ordinance.  <b>No Impact.</b>	1, 2, 3, 5, 6, 9, 10, 11, 39
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project will not conflict with existing zoning for, or cause the 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)). The cultivation of cannabis is an allowable use within the "RL" and "A" zoning districts with approval of a Major Use Permit pursuant to Article 27 (table B) of the Lake County Zoning Ordinance. Additionally, the project will be developed within a cleared area under approved grading permit, GR17-025.  <b>No Impact.</b>	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X		CalFire advised that the proposed project may be located on forestland as defined by the California Forest Practice Act. Specifically, the areas described as blue oak/ponderosa pine and ponderosa pine/black oak may be defined as timberland. Further review by CalFire Staff and the applicant's representative determined that the area did not meet the definition of timberland and does not require a timberland conversion application.  <b>Less than Significant Impact.</b>	1, 2, 3, 5, 6, 7, 39
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 will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural uses or the conversion of forest land to non-forest uses. The project parcels have a base zoning designation of Rural Lands (RL) and Agriculture (A) and is an allowable use Major Use Permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance.  <b>No Impact.</b>	1, 2, 3, 5, 6, 7, 11, 39
<p align="center"><b>SECTION III. AIR QUALITY</b></p> <p align="center"><i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><b>Would the project:</b></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has potential to result in short-term and long-term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, routine maintenance, uncovered soil or compost piles, and vehicle trips on unpaved roads and during project development.</p> <p>Fugitive dust will be controlled by wetting soils with a mobile water tank and hoses, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary but the amount of earth that needs to be moved is not significant enough to trigger a grading permit.</p> <p>Smoke from the burning of brush removed during grading can have a substantial effect on air quality. Lake County Air Quality Management District (LCAQMD) recommends that removed vegetation be chipped and spread for ground cover and erosion control as an alternative to vegetation burning.</p> <p>Cannabis cultivation may generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, trimming, and grading) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the proposed odor control equipment and practices, and the generous setbacks provided from public roads, property lines, and neighboring residences/outdoor activity areas.</p>	1, 2, 3, 5, 6, 9, 12, 13, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>All vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p> <p>The Air Quality Section of the Property Management Plan has identified equipment and activities that may cause odor, contaminants, or other air quality hazards, and measures that operational staff will be required to follow to mitigate and/or minimize the amount of air pollution/ particulates generated from the cultivation operation.</p> <p>Additionally, the operation will have a Community Liaison/Emergency Contact that will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays.</p> <p>RHRP1, LLC will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. Ursa Valley will encourage neighboring residents to contact the Community Liaison/Emergency Contact to resolve any operating problems before contacting County Officials/Staff.</p> <p>When an odor complaint is received, the Community Liaison/Emergency Contact will immediately take action to determine the source of the odor for which the complaint was received (cultivation area or other). Then mitigation methods will be immediately implemented to reduce and/or eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens and/or the installation of air pollution/odor control equipment.</p> <p><b>To ensure impacts related to the Air Quality are minimized, following mitigation measures shall be implemented.</b></p> <p><b><u>Mitigation measures:</u></b></p> <p><b>AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Lake County Community Development Department for review and acceptance or revision at the discretion of the Department Director.</b></p> <p><b>AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</b></p> <p><b>AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</b></p> <p><b>AQ-4: 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 to the Lake County Air Quality Management District.</b></p> <p><b>AQ-5: 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.</b></p> <p><b>AQ-6: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all-weather surfacing to</b></p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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>AQ-7: All areas subject to 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> <p>AQ-8: Vehicles and equipment shall be well-maintained and in compliance with State emission requirements. LCAQMD permits are required for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?		X			See Response to Section III(a). All potential impacts have been reduced to less than Significant Impacts with the incorporation of Mitigation Measures AQ-1 through AQ-8.	1, 2, 3, 4, 12, 39
c) Expose sensitive receptors to substantial pollutant concentrations?		X			See Response to Section III(a). All potential impacts have been reduced to less than Significant Impacts with the incorporation of Mitigation Measures AQ-1 through AQ-8.	1, 2, 3, 4, 7, 12, 39
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			<p>The project parcels are located in a rural area of the County and are protected by the natural topography of the surrounding area. The cultivation area is setback above what is required by the County standards in terms of distances to dwellings and property lines. As a result, passive odor control (separation distance) is adequate for the outdoor cultivation area.</p> <p>As discussed in section (a) above, some odors are anticipated from the commercial cannabis cultivation operation; especially during the flowering phase, which generates volatile compounds (terpenes) that some people find objectionable. However, the cannabis operations have measures in place to help minimize any potential odor impact as described on Section III(a). Additional, Article 27 of the Lake County Zoning Ordinance requires the applicant to submit a comprehensive Property/Project Management Plan to cultivate cannabis. There are multiple sections within the above document, including Air Quality which includes an odor mitigation plan to be enacted should odors become objectionable to neighbors.</p> <p>Therefore, the cultivation of commercial cannabis will not result in other emissions, such as those leading to odors or dust that would adversely impact a substantial number of people and is Less Than Significant with the Incorporated Mitigation, Measures AQ-1 through AQ-8.</p>	1, 2, 3, 4, 7, 12, 39
<b>SECTION 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>As discussed above, on August 16, 2018 the County of Lake approve a grading permit (GR17-025) and mitigated negative declaration, for the vineyard block development, authorizing the clearing of approximately 280 acres of native vegetation on the five parcels for the purposes of vineyards. The 280 acres approved for clearing are comprised of individual areas or "Blocks" (Blocks A-O). As of the date of this initial study, a western portion (portions of Blocks F, G, H and I) of the vineyard block development area has been cleared under GR 17-025, but no vineyards have been planted.</p> <p>Hence, the proposed 36 acre cannabis cultivation project is proposed only on the previously cleared area (portion of Blocks F, G, H and I) of the approved vineyard block development grading permit. The cultivation project footprint is only 12.8 percent of the total vineyard block development area (280 acres).</p> <p>Botanical surveys were conducted in 2015 and 2016 for the vineyard block development by Darcie Mahoney, Consulting Forester. The 2015 botanical survey identified the presence of a species in the <i>Piperia</i> genus, which contains rare plants, in the northeastern portion of APN 011-056-01. The area was flagged as a special treatment area not to be disturbed.</p>	1, 2, 3, 4, 5, 6, 14, 15, 16, 39

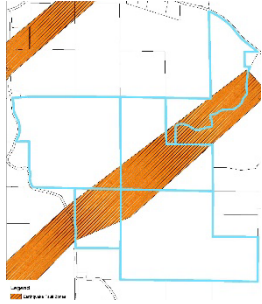
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**																												
					<p>A biological resources survey was prepared by Northwest Biosurvey in March 2018. The biological resources survey study area included the five assessor parcels (APN: 009-022-54, 009-022-55, 011-056-01, 009-022-56, and 011-055-06) which have a total area of approximately 641 acres. The survey identified potential habitat for six species:</p> <table><tr><th>Species</th><th colspan="3">Potential Habitat(s)</th></tr><tr><td>Obscure bumble bee</td><td>wetland</td><td></td><td></td></tr><tr><td>Foothill yellow-legged frog</td><td>McIntire Creek</td><td>wetland</td><td>small pond</td></tr><tr><td>Western pond turtle</td><td>McIntire Creek</td><td>small pond</td><td></td></tr><tr><td>Purple martin</td><td>oak woodlands</td><td>pine forest</td><td></td></tr><tr><td>Porcupine (not CA-rated)</td><td>pine forest</td><td></td><td></td></tr><tr><td>Pallid bat</td><td>oak woodlands</td><td></td><td></td></tr></table> <p>Any construction activity resulting in the loss of wetland habitat in the central basins of the property or resulting in direct impacts to McIntire Creek or the small pond has a potential to result in an incidental take of the obscure bumblebee, Foothill yellow-legged frog, and/or Western pond turtle. However, the proposed vineyard block design has specifically excluded the central wetland basins, McIntire Creek, and the pond. The plan should not be modified in a manner that would impact these resources.</p> <p>Clearing or grading within woodland or forest habitat during the breeding season (February 15 through August 31) has a potential to result in an incidental take of purple martin, raptors, and other migratory birds. Any vegetation clearing or grading within 200 feet of woodland habitat between February 15 and August 31 shall be preceded by a survey for nests for these species as described in Mitigation Measure BIO-1.</p> <p>Removal of trees providing bat habitat during the maternity roosting season (April 1 through September 15) has the potential to result in an incidental take of pallid bats. If work is proposed within woodland habitat during the maternity roosting season (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed by a qualified biologist. The vineyard design excludes development in and surrounding the valley grassland habitat. In addition, preserve areas are indicated in the Species Management Plan in the ponderosa pine/black oak forest habitat to the south of the grassland area and along the southern portion of the property. Approximately 180 acres of ponderosa pine/black oak forest habitat are mapped as preserve areas to mitigate for the removal of approximately 120 acres of that habitat. Within the vineyard block areas and the Species Management Plan preserve areas, the acreage that was previously logged is not considered in these acreage calculations. The vineyard design also incorporates a wildlife movement corridor along McIntire Creek and through the open wetland habitats and adjacent woodlands, and between vineyard blocks northward from the wetland. No modifications should occur in the proposed vineyard development plan or the Species Management Plan that would result in direct impacts to the central basins (Reed Canary Grass Swards), McIntire Creek, and the adjacent band of woodland habitat.</p> <p>Approximately three acres at the northeast corner of the proposed vineyard is identified as blue oak/ponderosa pine forest habitat. No other portion of the parcels contains this habitat, and therefore there is no reserve area established to protect such habitat. In response to an inquiry, Northwest Biosurvey explained that in order of biological resource value, the most valuable woodland is the Oregon white oak in the valley bottom, followed by California black oak and ponderosa pine, and then blue oak. The proposed vineyard preserves all of the Oregon white oak and the preserved woodlands are all California black oak and ponderosa pine. All of the blue oak (which does reduce diversity on the property) will be removed; however, blue oak woodlands are open canopy woodland and savanna with far fewer trees per acre than either of the other two woodlands. Also, blue oak woodland is widespread throughout the county and</p>	Species	Potential Habitat(s)			Obscure bumble bee	wetland			Foothill yellow-legged frog	McIntire Creek	wetland	small pond	Western pond turtle	McIntire Creek	small pond		Purple martin	oak woodlands	pine forest		Porcupine (not CA-rated)	pine forest			Pallid bat	oak woodlands			
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>surrounding area; therefore, losing some of it is less critical than the other two communities.</p> <p>To ensure impacts related to the Biological Resources are minimized, the following mitigation measures shall be implemented.</p> <p><b>BIO-1:</b> Any vegetation clearing or grading within 200 feet of woodland habitat between February 15 and August 31 shall be preceded by a survey for nests of purple martin, raptors, and migratory birds conducted by a qualified biologist. In the event that active nests of these species are found, appropriate breeding season construction buffer shall be established and construction within these buffers should be delayed until after August 31, or until fledging is completed as determined by a qualified biologist. As an alternative, trees approved for removal shall be felled outside of the breeding season.</p> <p><b>BIO-2:</b> If work is proposed within woodland habitat during the maternity roosting season (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed by a qualified biologist for bat roosts or evidence of bat roosting (guano, urine staining, dead bats) within 14 days of the start of project activities or removal of vegetation. If active roosts are discovered, an exclusion buffer shall be established around the active roost by a qualified bat biologist. Removal of trees and ground-disturbing activities should be performed to the extent possible from September 16 through March 31, outside of the maternity roosting season. Following the felling of any tree or snag, the tree or snag shall be allowed to remain on the ground for 24 hours prior to chipping or removal to allow any bats to escape.</p> <p><b>BIO-3:</b> All work in or near any waterways shall incorporate extensive Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment into the waterways. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharge associated with Construction Activities (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP may be required).</p> <p><b>BIO-4:</b> The applicant shall maintain a minimum of a one-hundred (100) foot setback from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land, for the use and storage of fertilizers and pesticides.</p> <p><b>BIO-5:</b> The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.</p> <p><b>BIO-6:</b> The applicant shall preserve and/or avoid existing vegetation not otherwise specified for removal, including native tree species.</p> <p><b>BIO-7:</b> The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool, and/or river is prohibited. The applicant shall not engage in any unlawful or unpermitted drawing of surface water.</p> <p><b>BIO-8:</b> A formal delineation of jurisdictional waters shall be performed before construction work, or ground disturbance is performed within 50 feet of any wetland or channel.</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			An unnamed seasonal creek, identified on the United States Geological Survey (USGS) topography map as McIntire Creek, is located on the property. The proposed cultivation area will avoid the creek and the nearby wetland area. Removal of riparian vegetation is not proposed as part of this project. See Section IV (c) for further discussion.  <b>See Response to Section IV(a): Less than Significant Impact with the incorporation of mitigation measures BIO-1 through BIO-8.</b>	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			The USGS topography map identifies a wetland on the property. Aerial photos and the vegetation map in the botanical surveys indicate that the low-lying valley to the north of the seasonal creek (identified on the USGS topography map as McIntire Creek) remains wet enough to maintain a Valley Grassland habitat.  The cannabis cultivation project, as discussed above, will be located in a previously cleared area of the approved vineyard block development which was designed to avoid Valley Grassland habitat, therefore, the project will have no impact.    Additionally, the project will not have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.  All cultivation of commercial cannabis will not occur greater than 100 feet away from any known wetland and/or Waters of the US.  <b>Less than Significant Impact with the incorporation of mitigation measures BIO-1 through BIO-8 in Section IV(a) above.</b>	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
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			Grading of native vegetation and the presence of fencing has the potential to inhibit the ability of wildlife to migrate throughout their range. According to the biological resources survey for the vineyard block development the project was designed so that wildlife corridors will remain undeveloped.  <b>BIO-9: Use of fencing shall be restricted to the cannabis cultivation area operation. No fencing shall be constructed along roadways or property boundaries. All fencing that is placed around the cannabis cultivation area shall have gates at either end of the cultivation area to allow trapped wildlife to escape.</b>	1, 2, 3, 5, 6, 14, 15, 16, 39
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The proposed operation does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. According to the cannabis project, no vegetation will be removed as the project will be developed within a previously cleared area of the approved vineyard block development. All vegetation will be routinely maintained in accordance with all Federal, State and local agency requirements, including Chapter 13 of the Lake County Code.  <b>Less than Significant Impact.</b>	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		There are no Habitat Conservation Plans associated with this property. No live trees would need to be removed for the development of this project as the cannabis cultivation project will be developed in a previously cleared area.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 39
<b>SECTION 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>On July 12, 2021, a request for review for the cannabis cultivation, Major Use Permit (UP20-81) was emailed to the Northwest Information Center (NWIC) for review and determination if this project could adversely affect cultural resources. On July 28, 2021, NWIC responded in an email and letter. Per the letter previous studies were referenced by NWIC and proposed recommendations as follows:</p> <p><u>Previous Studies</u></p> <ul style="list-style-type: none"> <li>Study # 394 (Fredrickson 1976), Study # 1652 (Parker 1979), Study # 20749 (Gerry et al 1998) and Study # 27157 (Haney et al 2002) include the proposed project parcel at varying levels of coverage, and did not identify any cultural resources within the proposed project area.</li> <li>Study # 49529 (Alshuth et al. 2016), covering the entirety for the prior proposed development on the parcel, identified one or more cultural resources on the project parcel, but none within the proposed project area (see recommendation below).</li> </ul> <p><u>Recommendations</u></p> <ul style="list-style-type: none"> <li>The proposed project area contains no archaeological resources. The proposed project parcel does contain known archaeological resources. If the proposed project is modified to include new areas of operation or cultivation, it is recommended that a qualified professional assess the status of the resources and provide project specific recommendations.</li> <li>Based on the findings from Study # 49529 (Alshuth et al. 2016), the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further field study for archaeological resources is recommended at this time.</li> <li>We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values.</li> <li>Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.</li> </ul> <p><b>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing 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 local overseeing 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>	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>CUL-2:</b> 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 local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p><b>CULT-3:</b> In the event of an unanticipated discovery of cultural resources during the implantation of the project, all work must be halted within 100 feet (30 meters) of the find and qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed.</p> <p><b>CUL-4:</b> The County Coroner shall be notified of the find immediately upon discovery of any human remains. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD must complete an inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p> <p><b>CUL-5:</b> In the unlikely event that undiscovered cultural material is encountered elsewhere on the project, work near the find should stop and these should be evaluated for significance by a qualified archaeologist and either preserved or mitigated as outlined in CEQA (sec.21083.2 [b] or 15126.4c).</p> <p><b>Less than Significant Impact with Mitigation measures CUL-1 through CUL-5 added.</b></p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>There are no known changes to archaeological resources based on the cannabis cultivation development proposal because the development will be located in area of the vineyard block development that has been already cleared under an the approved GR17-025. However, in the event that any archaeological, paleontological, or cultural materials be discovered during continued site development, mitigation measures shall apply.</p> <p><b>Less than Significant Impact with mitigation measures CUL-1 through CUL-5 added.</b></p>	1, 2, 3, 5, 6, 39
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>There would be minimal ground distance during the development of the commercial operations, including but not limited to construction of supporting infrastructure (fencing, sheds, piping, water tanks, access driveway, drive way apron, parking area, and irrigation system). The disturbance of human remains is not anticipated. However, there is potential for accidental discovery during ground disturbance activities.</p> <p><b>Less than Significant Impact with mitigation measures CUL-1 through CUL-5 added.</b></p>	1, 2, 3, 5, 6, 39
<p align="center"><b>SECTION VI. ENERGY</b> <i>Would the project:</i></p>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		<p>The proposed energy usage for this operation is minimal. Energy use may include but is not limited to the security system, well pumps, security lighting, and other lighting and/or power needs as necessary. The proposed use would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project development or operations. Additionally, the applicant will adhere to all Federal, State and local agency requirements regarding energy use.</p> <p><b>Less than Significant Impact.</b></p>	1, 2, 3, 5, 6, 39
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	<p>The proposed cultivation operations would not conflict with or obstruct an energy plan. The proposed use would adhere to all Federal, State and local agency requirements.</p>	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					No Impact.	
SECTION VII. GEOLOGY AND SOILS <i>Would the project:</i>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>			X		<p><u>Earthquake Faults</u></p> <p>An Earthquake Fault Zone, as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, is mapped through the project area. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes.</p>  <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure</u></p> <p>Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. Risks related to ground shaking, ground failure, and liquefaction would not be increased as a result of this project.</p> <p><u>Landslides</u></p> <p>According to the Landslide Hazard Identification Map No. 16 prepared by the California Department of Conservation, Division of Mines and Geology, the proposed cannabis cultivation area is considered generally stable with little landslide risk.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 5, 6, 9, 17, 18, 19, 20, 39
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>Grading activities associated cannabis cultivation development have the potential to result in substantial erosion and loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A., the soil in the proposed cannabis cultivation area consists of Bottlerock-Glenview-Arrowhead complex with 5-30% slopes (soil unit 117). The soil consists of loam with varying degrees of sand and gravel and is very deep and well-drained. The permeability is moderately slow. Runoff is rapid to rapid and the hazard of erosion is moderate.</p> <p>Compliance with mitigation measures and permit conditions of approval requiring proper installation and ongoing maintenance of erosion control and sedimentation prevention measures would reduce potential environmental impacts to a less than significant level.</p> <p><b>Therefore, to ensure impacts related to the Geology and Soils are minimized, the following mitigation measures shall be implemented:</b></p> <p><b>GEO-1:</b> The project design shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance and the proposed Erosion Control Plans to prevent or reduce discharge of all cannabis cultivation installations or post-installation pollutants and hazardous materials offsite. BMPs may include the placement of straw,</p>	1, 2, 3, 5, 6, 9, 39

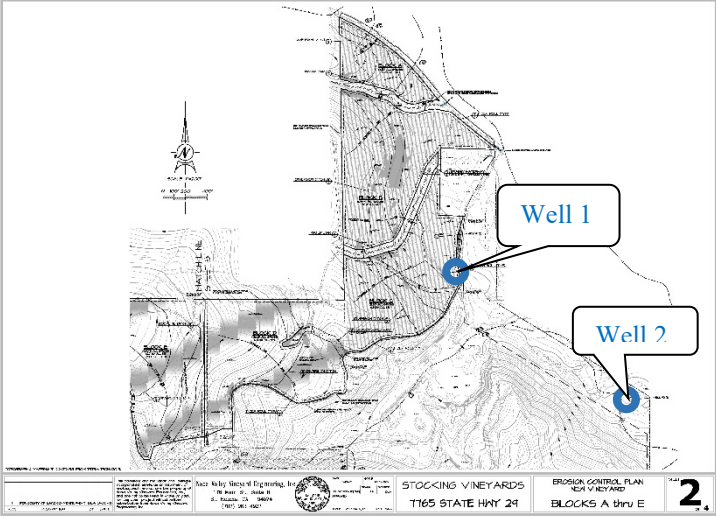
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding 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 cannabis cultivation installation.</p> <p><b>GEO-2:</b> The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repaired when necessary.</p> <p><b>GEO-3:</b> 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><b>GEO-4:</b> 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><b>GEO-5:</b> 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> <p><b>GEO-6:</b> 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.</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X			<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "generally stable" and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. However, improper earthwork resulting in erosion has the potential to induce localized subsidence or earth movement. Proper grading and cannabis cultivation installation and ongoing maintenance of erosion control and sedimentation prevention measures would reduce potential environmental impacts to a less than significant level.</p> <p><b>Implementation of Mitigation Measure GEO-1 and GEO-6 as described in Section VI (b) will reduce potential impacts to less than significant.</b></p>	1, 2, 3, 5, 6, 9, 20; 39
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		<p>According to the soil survey of Lake County, California prepared by the U.S.D.A, the soils discussed above in Section has a shrink-swell potential of "low to moderate". Therefore, the commercial operation will have minimal to no substantial direct or indirect risks to life or property. The applicant will adhere to all Federal, State and local agency requirements, including Chapter 29 and 30 of the Lake County Code.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 5, 6, 9, 39
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>No septic tanks are proposed or needed for the project.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 5, 6, 9, 21

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			Disturbance of paleontological resources or unique geologic features is not anticipated, but mitigation measures are in place to assure that in the event any artifacts are found.  <b>All potential impacts have been reduced to less than significant with the incorporation of mitigation measures CUL-1 and CUL-5.</b>	1, 2, 3, 5, 6, 39
<b>SECTION 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		In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (routine construction/maintenance, vehicle trips, etc.). The operation would not generate a significant number of vehicle trips. The project parcels are located more than three (3) miles away from State Highway 20 and are located in a rural area of the County that has been continuously used for agricultural purposes. According to the applicant the operation will have approximately? occur from 6:00 AM to 11:00 PM, Monday through Sunday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present. The operations intend on employing the following ( <i>Number of Shift and Employees</i> ):  <ul style="list-style-type: none"> <li>• <i>Non-Harvest Season:</i> One (1) shifts with up to twenty-five (25) employees during peak shift.</li> <li>• <i>Harvest Season:</i> Two (2) shifts with up to fifty (50) employees during peak shift.</li> </ul> Based on the number of employee and over all trips necessary to run the operations, the applicant anticipates to generate the following: <ul style="list-style-type: none"> <li>• 50 employee trips (2/acre) per day during the cultivation season</li> <li>• 2 deliveries per week during the cultivation season</li> <li>• Approximately +/- 2 miscellaneous trips per week.</li> </ul> Therefore, based on the anticipated trips for the proposed use the levels of greenhouse gasses emitted are not anticipated to be excessive and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 12, 39
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have established thresholds of significant for greenhouse gases.  <b>Refer to response in Section VIII(a). Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 12, 39
<b>SECTION 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			Materials associated with the operation, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment. All hazards and hazardous materials will be stored in accordance to all Federal, State and local agency requirements. Routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.  According to the <i>Property Management Plan</i> , all pesticides and fertilizers would be stored in their original package in the designated structures, and would only be used in strict accordance with the product label requirements including, but not limited to directions pertaining to application/use, storage and disposal of the fertilizer product. No fertilizers or pesticides will be used within 100 feet of any spring, stream, lake, vernal pool or wetland.	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>To ensure impacts related to the Hazards and Hazardous Materials are minimized, the following mitigation measures shall be implemented.</p> <p><b>HAZ-1:</b> All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</p> <p><b>HAZ-2:</b> The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p><b>HAZ-3:</b> Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</p> <p><b>HAZ-4:</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> <p><b>HAZ-5:</b> The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p> <p><b>HAZ-6:</b> The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p><b>HAZ-7:</b> 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>	
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>All chemical, pesticides and fertilizers used for the operations shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p><b><u>Chemicals Storage and Effluent</u></b></p> <p>All chemicals stored and used at/by authorized personnel include but are not limited to fertilizers/nutrients, pesticides, and petroleum products</p>	1, 2, 3, 5, 6, 23; 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>(Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile and healthy work environment.</p> <p>All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area (existing metal carport). Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the existing onsite wooden garage. Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation.</p> <p>All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.</p> <p>Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard. 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>Less than Significant Impact.</b></p>	
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>Local schools are more than three air-miles away from the project area.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6, 7
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 project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board.</p> <p><b>No Impact.</b></p>	1, 2, 3, 4, 5, 6, 24, 25, 39
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, 2, 3, 4, 5, 6, 26, 38, 39
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. The project has been reviewed by the County Roads Department, Sheriff's Department as well as Local Fire Protection District/CalFire for consistency with access and safety standards. The County did not receive any adverse comments. Additionally, the operation shall adhere to and continue to adhere to all federal, state and local agency requirements, including applicable 4290/4291 requirements.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 4, 5, 6, 22, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			<p>The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area. Equipment and vehicles have the potential to ignite wildland fires during activities. The applicant shall adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space. Said requirements will be maintained for life of the operation.</p> <p><b>HAZ-8: The permit holder shall operate in full compliance with fire safety rules and regulations and instruct all project workers that the project involves working within and adjacent to flammable vegetation. All activities shall be performed in a safe and prudent manner with regards to fire prevention. Brush shall be cut and removed and grass shall be mowed in staging areas.</b></p> <p><b>HAZ-9: Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.</b></p>	1, 2, 3, 4, 5, 6, 22, 27, 28, 38, 39
<b>SECTION X. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			<p>According to the biological assessment the cannabis cultivation project is situated between Mount Konocti and the Mayacamas Mountains on series of low rolling hills. Two wetland basins are centrally located in the project area are fed by local drainage. In turn, the wetlands drain via McIntire Creek, which flows west to Cole Creek and then through Big Valley to Clear Lake.</p> <p>The proposed cultivation operation is enrolled in the State Water Resources Control Board's General Order for Cannabis Cultivation Activities (Order No. WQ-2017-0023-DWQ), since January 25, 2018 (WDID 5S17CC400108).</p> <p>Site Management and Nitrogen Management Plans will be developed (on a regular basis) for the operation, and submitted to the Central Valley Regional Water Quality Control Board (CVRWQCB) for review, prior to planting. Each year, prior to March 1<sup>st</sup>, an Annual Monitoring Report will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. RHRP1, LLC will maintain compliance with the Cannabis General Order for the protection of water resources for life of the project.</p> <p>The operation will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p> <p>However, to ensure impacts related to the Hydrology and Water Quality are minimized, the following mitigation measures shall be implemented, including Mitigation Measures from BIO-1 through BIO- 9; GEO-1 through GEO-3 and HAZ-1 through HAZ 9.</p> <p><b>HYD-1: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.</b></p> <p><b>HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</b></p>	1, 2, 3, 5, 6, 29, 30, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<b>HYD-3: The production wells shall be equipped with meters, to measure the amount of water pumped, as well as continuous water level monitors. The applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually. The methodology of the monitoring program shall be described.</b>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		<p>Withdrawal of groundwater for irrigation for the proposed cannabis cultivation has potential to decrease the quantity of groundwater in the vicinity. The planned source of irrigation for the proposed vineyard is two existing wells via a water easement.</p>  <p>RHRP1, LLC expects to use approximately 633,000 gallons of groundwater per acre of canopy area each cultivation season. The total expected groundwater use per cultivation season is 16,450,000 gallons of groundwater each year or 50 acre-feet per annum. The cultivation season for the proposed cultivation operation will begin in May and end in November of each year. The anticipated average daily demand/use of groundwater throughout the cultivation season will be approximately 76,900 gallons per day. This would be 28 percent of the of the average annual groundwater recharge</p> <p>In comparison the previously proposed and approved vineyard block development vineyard Water Demand and Water Availability Analysis prepared by Napa Valley Vineyard Engineering, Inc. in May 2018 the expected total average vineyard water usage is approximately 87.1 acre-feet per year or approximately 49 percent of the subject properties' average annual groundwater recharge.</p> <p>Per the Napa Valley Vineyard Engineering, Water Demand and Water Availability Analysis, the volcanic soils are estimated to hold approximately 90 percent of rainfall in topsoil available for surface vegetation. Over the acreage of all of the project parcels, the average 32 inches of rainfall is estimated to contribute approximately 178 acre-feet to the groundwater supply annually. It was estimated in the analysis that the 2013-2014 rainfall of only about 17 inches contributed approximately 92 acre-feet to groundwater. The analysis concluded that using groundwater to support the proposed project will not diminish the underlying aquifer. No additional water supplies from outside the identified parcels are required. Water conservation and optimal viticulture practices will reduce potential cumulative groundwater impacts.</p> <p>In the Report of Findings-Hydrology Report, prepared by Chico Environmental Science &amp; Planning, dated August 4, 2021, prepared for RHRP1, LLC cannabis cultivation development, the average annual rainfall for the project area parcels is approximately 32 inches, and the total annual rainfall the parcels will receive is approximately 1,777-acre feet. Assuming a ten percent annual groundwater recharge, the parcels will add approximately 178-acre feet of groundwater</p>	1, 2, 3, 5, 6, 31, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>annual to the Clear Lake Pleistocene Volcanic Area Groundwater Basin. Chico Environment concluded that the groundwater wells proposed to supply water for the cannabis cultivation is within groundwater rights and has sufficient water quantity for seasonal irrigation to support the 25-acre cannabis cultivation.</p> <p>A drought management plan was also prepared for the cannabis cultivation by Hummer Consulting Engineering, dated September 16, 2021. The report identifies ongoing water monitoring and conservation measures that RHRP1, LLC proposes to implement to reduce the overall use of water. The water conservation and monitoring measures are as follows:</p> <ul style="list-style-type: none"> <li>• No surface water diversion</li> <li>• Selection of plant varieties suitable for the climate of the region</li> <li>• The use of drip irrigation (instead of spray irrigation)</li> <li>• Cover drip lines with straw mulch or similar to reduce evaporation</li> <li>• Water application rates adjusted from soil moisture meters and weather monitoring data</li> <li>• Shutoff valves on hoses and water pipes</li> <li>• Daily visual inspections of irrigation systems</li> <li>• Immediate repair of leaking or malfunctioning equipment</li> <li>• Water level monitoring and amount of water pumped</li> <li>• Seasonal monitoring provides information on groundwater elevation trends</li> <li>• Water level monitoring during extraction for pump rates and water storage needs</li> </ul> <p>Additionally, during times of drought emergency or water scarcity, RHRP1, LLC proposes may implement the following measure:</p> <ul style="list-style-type: none"> <li>• Install additional water storage</li> <li>• Install moisture meters</li> <li>• Cover the soil and drip lines to reduce evaporation</li> <li>• Irrigate in early morning hours or before sunset</li> <li>• Cover the plants with shaded mesh during peak summer heat</li> <li>• Use growing medium that retains water</li> </ul> <p>In the event that the well cannot supply water:</p> <ul style="list-style-type: none"> <li>• Reduce the amount of cultivation or season length</li> <li>• Divert water from one well to the other if significant drawdown or loss of capacity</li> <li>• Install additional storage</li> <li>• Develop alternate legal water source that meets County Codes and Ordinances</li> </ul> <p>The operation would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. According to the hydrology report, drought management plan, and property management plan the operation has been designed to minimize adverse impacts on surface and groundwater resources and to help ensure that onsite water resources and management is in full compliance with applicable local, county and state regulations. All employees are required to follow the procedures outlined in this property management plan.</p> <p><b>See Response to Sections VII and X(a). Less Than Significant Impact with BIO-1 through, BIO-9; GEO-1 through GEO-4; HAZ-1 through HAZ-9 and HYD-1 through HYD-3.</b></p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:</p> <p>i) result in substantial erosion or siltation on-site or off-site;</p> <p>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</p> <p>iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off; or</p> <p>iv) impede or redirect flood flows?</p>		X			<p>An unnamed seasonal creek, identified on the United States Geological Survey (USGS) topography map as McIntire Creek, is located on the property. The proposed cannabis cultivation location avoids the creek and the nearby wetland area. There is no proposed alteration of a stream or waterway associated with this project. However, vegetation clearing and grading activities have the potential to result in substantial alteration of drainage patterns through the deposition of eroded materials offsite.</p> <p>Grading permit conditions requiring proper installation and ongoing maintenance of erosion control and sedimentation prevention measures in conjunction with the Lake County Grading Ordinance would reduce potential environmental impacts to less than significant levels.</p> <p>The use of fertilizers and pesticides has the potential to contaminate surface and groundwater.</p> <p>The applicant will implement Best Management Practices (BMPs) in accordance with chapter 29 and 30 of the Lake County Code, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. These measures shall be maintained for life of the project.</p> <p><b>Less Than Significant Impact with Mitigations BIO-1 through BIO-9; GEO-1 through GEO-3; HAZ-1 through HAZ-9 and HYD-1 through HYD-3.</b></p>	1, 2, 3, 5, 6, 7, 15, 17, 29, 30, 39
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	<p>The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are generally stable; therefore, is minimal potential to induce mudflows.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6, 7, 9, 24, 32, 39
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	<p>The project would not conflict with or obstruct any water quality or management plans.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6, 29, 39
<p align="center"><b>SECTION XI. LAND USE AND PLANNING</b> <i>Would the project:</i></p>						
a) Physically divide an established community?				X	<p>The project site is located in a rural area of the County, where the average parcel size is greater than twenty-five (25) acres in size and developed with agricultural uses, single-family dwellings and accessory structures. Therefore, the project will not physically divide an established community.</p> <p><b>No Impact.</b></p>	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		<p>The project parcels have a general plan designation of Rural Lands and Agriculture, and similarly a base zoning designation of Rural Lands and Agriculture. Outdoor commercial cannabis cultivation is an allowable use in within the above zoning designations upon securing a Major Use Permit Pursuant to Article 27, Table B of the Lake County Zoning Ordinance.</p> <p>Upon issuance of the Minor/Major Use Permit, pursuant to Article 27, Table B of the Lake County Zoning Ordinance and with the incorporated mitigation measures and conditions of approval (including obtaining and maintaining all necessary Federal, State and local agency permits), the project will not conflict with any land use plan or policy intended for avoiding or mitigating an environmental effect(s). Additionally, the California Department of Food &amp; Agriculture (CDFA) is responsible for licensing and regulating cannabis cultivation and enforcements as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), including regulations related to the cultivation of cannabis. The applicant is required to obtain a license(s) from the CDFA prior to legal cultivation occurring, including all additional Federal, State and local agency permits/license.</p>	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact.	
SECTION XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	Project site is not identified by the Lake County Aggregate Resource Management Plan as a mineral resource site therefore, would not 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.  <b>No Impact.</b>	1, 3, 4, 5, 6, 33, 39
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	Project site is not identified by the Lake County Aggregate Resource Management Plan as a mineral resource site therefore, would not 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.  <b>No Impact.</b>	1, 2, 3, 5, 6, 33, 39
Section XIII. NOISE <i>Would the project:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels may be expected during project development, and routine maintenance of the project parcels. Mitigation measures will decrease these noise levels to an acceptable level. There may be minimal noise during routine operations of the proposed use. However, the proposed use shall adhere to all Federal, State and local agency noise standards and requirements.  <b>To ensure impacts related to the Noise are minimized, the following mitigation measures shall be implemented.</b>  <b>NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00 a.m. and 7:00 p.m., and Saturdays from 12:00 p.m. to 5:00 p.m. 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.</b>  <b>NOI -2: Maximum non-construction related sound levels shall not exceed levels of 55 dBA between the hours of 7:00a.m. to 7:00 p.m. and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</b>  <b>NOI-3: Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.</b>	1, 2, 3, 5, 6, 39
b) Generation of excessive ground borne vibration or ground borne noise levels?			X		The project is not expected to create unusual ground borne vibration due to site development or operation. The low-level truck traffic would create a minimal amount of ground borne vibration.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 39
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The project is not located within an airport land use plan or within two (2) miles of a public airport.  <b>No Impact.</b>	1, 2, 3, 5, 6, 26, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project is not anticipated to induce population growth.  <b>No Impact.</b>	1, 2, 3, 5, 6, 39
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The operation will not displace a substantial number(s) of existing people or housing, necessitating the construction of replacement housing elsewhere.  <b>No Impact.</b>	1, 2, 3, 5, 6, 39
SECTION XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.  <b>No Impact.</b>	1, 2, 3, 5, 6, 39
SECTION XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	This project would not impact the use of recreational facilities.  <b>No Impact.</b>	1, 2, 3, 5, 6, 39
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities.  <b>No Impact.</b>	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>SECTION XVII. TRANSPORTATION</b> <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		Access to the proposed project site is from SR175. The proposed project would result in negligible increases in traffic. A temporary increase in traffic trips due to the grading and planting activity and the transportation of related materials would occur. However, the increase in traffic is expected to be slight and not result in significant transportation-related impacts. It is expected that the proposed cannabis cultivation would start producing in year one. At that time, production is projected at approximately 4 tons per acre. If the grapes are transported in bins having a capacity of approximately 5 tons, it is anticipated that approximately 200 trips would be required to transport the grapes off-site for processing annually. This traffic would be limited to the harvest season and would not have a substantial adverse effect on traffic.  <b>Less Than Significant Impact.</b>	1, 2, 3, 4, 5, 6, 34, 35, 38, 39
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The proposed operation would not conflict or be inconsistent with CEQA Guidelines Section 1506430 subdivision (b) as Lake County is a Rural County and is it not uncommon for one to travel 20 + plus for each trip.  <b>Less Than Significant Impact.</b>	1, 2, 3, 4, 5, 6, 34, 35, 39
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The project does not include changes to the existing roadways and would not increase hazards at the project site due to the existing road serving the site, including the low projected trips that would be generated by this project. The applicant will obtain all the necessary Federal, State and local agency permits for any work that occurs with the right-of-way.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 23, 34, 35, 39
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. The project was reviewed by the Lake County Department of Public Works, the California Department of Transportation, Lake County Sheriff's Department and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. The applicant will obtain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way.  <b>No Impact.</b>	1, 2, 3, 4, 5, 6, 23, 34, 35, 39
<b>SECTION 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			<b>Refer to response to Section V (Cultural Resources). Less Than Significant Impact with Incorporated Mitigation, Measures CULT-1 through CULT-5.</b>	1, 2, 3, 5, 6, 39
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			<b>Refer to response to Section V (Cultural Resources). Less Than Significant Impact with Incorporated Mitigation Measures, CULT-1 through CULT-5.</b>	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X	Not applicable. Wastewater treatment facilities are not a part of the proposed project.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 21, 39
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 response to Section X, (b) (c).  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 21, 39
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	Wastewater treatment facilities are not a part of the proposed project. The project would not require the construction of new storm water facilities or the expansion of existing facilities. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.  <b>No Impact.</b>	1, 2, 3, 5, 6, 21, 39
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The Local Lake County landfill(s) has sufficient capacity to accommodate the project's solid waste disposal needs. According to the Property Management Plan – Waste Management Plan has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of the operations manager(s).  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 36, 37, 39
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		Packaging material brought onsite will be reduced through bulk purchasing of farming operation material and prioritized the purchasing of material in reusable, eco-friendly, compostable and recyclable packaging; reuse and recycle materials as much as possible to divert waste from landfills. Solid waste will be stored in secure closable bins and hauled away by staff to Lake County Waste Management Facility in a secure truck.  All vegetative waste will be composted onsite, including all soil from any ground disturbance (if necessary). All other waste, will be handled in accordance with all Federal, State and local agency requirements and brought to a proper facility that is able to process such waste.  <b>Less Than Significant Impact.</b>	1, 2, 3, 5, 6, 36, 37, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p align="center"><b>SECTION XX. WILDFIRE</b></p> <p align="center"><i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The project would not impair an adopted emergency response or evacuation plan as the project parcel is accessed via a private access driveway off of SR175, which is a CalTrans maintained road.</p> <p>The property is located within the State Responsibility Area (SRA) and is in a Very High Fire Hazard Severity Zone. The site has an average cross slope of less than 17% and has a high fuel hazard but the cultivation area has been previously disturbed and is clear of vegetation. The SRA regulations (if applicable) will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur.</p> <p>The property shall maintain fire breaks around all structures, shall adhere to all necessary Federal, State and local agency requirements.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X			<p>The immediate area contains dense vegetation and tree coverage including Manzanita and other fast burning fuels. However, the cultivation area has been previously disturbed and is clear of vegetation. The proposed cultivation activity may exacerbate wildfire risks and expose persons to pollutant concentrations in the event of a wildfire in the area. As stated above, the applicant will adhere to all Federal, State and local fire requirements/regulations, including Chapter 13 of the Lake County Code.</p> <p><b>WLDF-1: Prior to this use permit having any force or effect, the applicant shall comply with Public Resources Code 4290 and 4291 Fire Safe Requirements.</b></p> <p><b>WLDF-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>WLDF-3: Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30%.</b></p> <p><b>WLDF-4: Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.</b></p>	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
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 cultivation sites have been previously disturbed and has/will be routinely maintained to ensure all Federal, State and local agency requirements are being satisfied, including Chapter 13 of the Lake County code to reduce any potential fire risk. The cultivation area may further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site.</p> <p><b>Please refer to Section XX, (b) above for Less Than Significant Impact with Mitigations WLDF-1 through WLDF-4.</b></p>	1, 2, 3, 5, 6, 38, 39
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		<p>The risk of flooding, landslides, slope instability, or drainage changes will not be increased due to this project based on the existing development and proposed development combined with the direction of slope, and the lack of slope in the cultivation areas as the project is not located within a known flood zone. The applicant will adhere to all Federal, State and local agency requirements.</p> <p><b>Less Than Significant Impact.</b></p>	1, 2, 3, 5, 6, 20, 29, 32, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>SECTION 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			The project proposes the cultivation of commercial cannabis within a previously disturbed area with minimal to no vegetation removal and/or ground disturbance. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. With incorporation of Mitigation Measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment, or add to any wildfire risk.  <b>Less Than Significant Impact with Mitigation Measures Incorporated.</b>	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			All potentially significant impacts have been identified related to, Aesthetics, Air Quality, Biology, Geology, Noise, and Hydrology and Water Quality, and Cultural/Tribal Resources. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.  <b>Less Than Significant Impact with Mitigation Measures 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 particular, risks associated with, Aesthetics, Air Quality, Biology, Geology, Noise Hydrology and Water Quality and Tribal/Cultural Resources, and have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels.  <b>Less Than Significant Impact with Mitigation Measures Incorporated.</b>	ALL

\* Impact Categories defined by CEQA

**\*\*Source List**

1. Lake County General Plan
2. Lake County Code/Zoning Ordinance
3. Cobb Mountain Area Plan
4. County of Lake Major Use Permit Application and Supplemental Materials
5. RHRP1, LLC. Application Packet, including their Property Management Plan and Site Plans
6. An Historical Resources Survey for the Stocking Vineyards Project, Lake County, California, Tom Origer and Associates, November 17, 2016
7. U.S.G.S. Topographic Maps
8. California Department of Transportation:  
[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)
9. U.S.D.A. Lake County Soil Survey
10. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
11. Lake County Department of Agriculture
12. Lake County Air Quality Management District
13. Lake County Serpentine Soil Mapping
14. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
15. U.S. Fish and Wildlife Service National Wetlands Inventory

16. (a) Biological Resource Assessment for the Bryant Stocking Vineyard Project, Northwest Biosurvey, March 14, 2018  
 (b) 2015 Botanical Survey for the Bryant Stocking Ranch, Darcie Mahoney, June 15, 2015  
 (c) 2015 Botanical Survey for the Bryant Stocking Ranch, Darcie Mahoney, June 23, 2016
17. Lake County Grading Ordinance, adopted 2007
18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
20. 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
21. Lake County Health Services Department
22. Lake County Emergency Management Plan
23. Lake County Hazardous Waste Management Plan, adopted 1989
24. Lake County Natural Hazard database
25. Hazardous Waste and Substances Sites List: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
26. Lake County Airport Land Use Compatibility Plan, adopted 1992
27. California Department of Forestry and Fire Protection - Fire Hazard Mapping
28. Local Fire Protection District
29. National Pollution Discharge Elimination System (NPDES)
30. Central Valley Regional Water Quality Control Board
31. (a) Lake County Water Resources Department  
 (b) State Water Resources Control Board
32. FEMA Flood Hazard Maps
33. Lake County Aggregate Resource Management Plan
34. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
35. California Department of Transportation (CALTRANS)
36. CalRecycle Solid Waste Information System  
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
37. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
38. Lake County Hazard Mitigation Plan, adopted February 2018
39. Agency Comments
40. (a) Site Visit September 8, 2021  
 (b) Site Visit August 17, 2017 (Bryant Stocking Vineyard project grading permit, GR17-025)
41. (a) Hydrology Report  
 (b) Drought Management Plan
42. Lake County Special Districts