



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

Dated: **July 19, 2022**

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY IS 20-61

1. **Project Title:** Pura Vineyards
2. **Permit Number:** Initial Study IS20-61 for the following:
Use Permit UP 20-61
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport, CA 95453
4. **Supervisor District** **District Five (5) – Jessica Pyska**
5. **Contact Person:** Andrew Amelung – Cannabis Program Manager (707) 263-2221
6. **Project Location(s):** 7590 State Hwy 29. Kelseyville, CA 95451
7. **Parcel Numbers & Size** 007-018-02 (60.7 assessed acres),
007-018-04 (59.09 assessed acres),
007-018-11 (115.46 assessed acres),
007-029-04 (19.84 assessed acres),
007-029-05 (59.39 assessed acres).
8. **Project Sponsor's Name/Address:** Pura Vineyards, LLC
6700 Wilkinson Road
Kelseyville, CA 95451d
9. **General Plan Designation:**¹ Rural Lands (RL),
10. **Zoning:** "RL" Rural Land
11. **Flood Zone:** Zone X – Outside the 500 year floodplain
12. **Slope** Varied; appx 70-80% (0-10% slope), 10-20% are (10-20% slope) <1% 20-30% slope
13. **Fire Hazard Severity Zone:** Not in a Wildland Fire Hazard Severity Zone per County GIS).
Calfire– Very High Fire Hazard Severity Zone (VHRZ).

¹ Cultivation would occur on parcels 006-004-07 and 006-009-36.

14. **Waterways:** N/A
15. **Fire District:** Kelseyville Fire Protection District
16. **School District:** Kelseyville Unified School District.

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

Project Location

The applicant, Pura Vineyards, proposes to develop a cannabis cultivation operation (proposed project) located approximately 2.5 miles southeast of the community of Kelseyville, CA at 6700 Kelseyville Road in unincorporated Lake County. Lake County is located within the northcentral portion of the state and is bound by Mendocino and Sonoma Counties to the west, Napa County to the south, Yolo and Colusa counties to the east, and Glenn County to the northeast. **Figure 1: Regional Location Map** shows the proposed project area in relation to the surrounding areas.

The proposed project area includes a total of five assessor parcels (APN) with a total area of 314.48 acres. The APNs and acreage of these individual parcels are as follows: 007-018-02 (60.7 acres), 007-018-04 (59.09 acres), 007-018-11 (115.46 acres) 007-029-04 (19.84 acres), 007-029-05 (59.39 acres). Cultivation is proposed to occur on two of the parcels, 007-029-04, and 007-029-05. The remaining parcels 007-018-02, 007-018-04, 007-018-11 are owned by the project applicant but no cultivation is proposed. These contiguous parcels are included to meet the Lake County Zoning Ordinance requirement of at least 20 acres of uncultivated area for every 1 acre of cultivation. The applicant is proposing 13 (thirteen) A-Type 3 outdoor license types and 2 (two) A-Type 4 nursery licenses. It should be noted that the cultivation site would be accessed via an interior road and driveway that connects to State Highway 29 using APN 007-030-21 (22.44 acres). The applicant has an agreement with the property owner for the access. The gate at the property line would be widened from 14 feet to 20 feet, consistent with the Caltrans request and to accommodate two-way ingress and egress. This improvement is considered a part of the project. The applicant is in the process and will obtain an easement from Caltrans for the improvement.

Figure 2: Project Location Map shows the overall project area (all project parcels) in relation to the local vicinity **Figure 3: Project Site Map** and **Figure 4: Topographic Relief Map**, shows the project parcels and cultivation area boundaries and ancillary uses within the project parcels, and in relation to existing topography. The cultivation sites have minimal relief. The characteristics and existing conditions of the individual project parcels are discussed below.

APN 007-029-04 is located in the central portion of the overall project area. The dominant use in this parcel is vineyard with minor areas consisting of chaparral habitat. This parcel is proposed for use for cultivation and is discussed in additional detail further below.

APN 007- 029-05 is located in the southerly portion of the overall project area. The northerly portion of this area is dominated by vineyard and the southern portion contains chapparal habitat. A portion of the vineyard area is proposed for cultivation and is discussed in additional detail further below.

The parcels that are not proposed to be used for cultivation, are contiguous to the north, but would not be used for cultivation. These parcels are generally undeveloped with native habitats or consist of vineyards also operated by Pura. Vineyards are located within parcels (007-018-04 and 007-018-11) and the orchard is located in the central portion of 007-018-02. These parcels also contain undisturbed and undeveloped areas natural vegetation are dominated by vegetative shrub habitat that is classified as the Holland Type “Northern Mixed Chaparral.” Other surrounding areas contain lesser complexes of gray pine forest, and mixed oak woodland forest. *Figure 3 – Aerial Location Map* shows the overall project area and project parcels overlain on an aerial showing the project site and immediately surrounding vegetation patterns and terrain.

All cultivation and project related activities would only occur within two of the listed parcels (project parcels). This includes APN 007-029-04 (19.84 acres) and APN 007-029-05 (59.39 acres) which total 79.23 acres. Within these parcels the project site would occupy a total of 32.82 acres.

Figure 1: Regional Location Map – See Appendix

Figure 2: Project Vicinity Map – See Appendix

Figure 3: Project Site Map – See Appendix

Figure 4: Topographic Relief Map – See Appendix

The project site includes the cultivation areas, ancillary structures (prefabricated sheds, barn(s), storage containers, and water tanks), within the fenced area. These parcels are outlined in yellow in Figure 3, as noted above.

The total area needed for cultivation and cultivation related activities (prefabricated structures, walkways, space between gardens, parking, etc.) within fences for security and would be approximately 19.29 acres. Cultivation would occur on approximately 14.48 acres. The 14.48 acres are delineated into three cultivation areas (CAs). Each CA include smaller gardens each being less than 10,000 sf for licensing purposes. Cultivation Area 1 (CA1) would occupy 6.17 acres [269,000 square feet (sf)], Cultivation Area 2 (CA2) would occupy 7.16 acres (312,000 sf), and Cultivation Area 3 (CA3) would occupy 5.96 acres (260,000 sf).

Cannabis Cultivation

The proposed cultivation activities would consist of outdoor cultivation and would comply with all applicable County of Lake, and California Department of Cannabis Control (DCC) guidelines. Cultivation would require removal of approximately 15.25 acres of existing vines and other non-native vegetative materials. The removal is needed to create planting beds for the cannabis and create level surfaces for support facilities including prefabricated storage sheds, barns, freezer container, and water tanks. The balance of the 120-acre vineyard would not be disturbed. The proposed project does not propose and would not require the removal of any trees nor would it encroach on any waters of the United States or Waters of the State.

Cultivation is proposed to occur in three outdoor areas that would be divided into smaller individual areas (approximately 10,000 sf each) for which state licenses would be obtained. In sum, cultivation canopy would be approximately 646,820 sf or 14.84 acres. **Table 1: Cultivation Area Footprint**, shows the three cultivation areas, associated sf, canopy acres, and fenced areas. The characteristics of each CA is described in more detail, further below and are shown graphically on **Figure 5: Cultivation Area Overview** and **Figure 6: Cultivation Area Location View**, on the subsequent pages.

Table 1: Cultivation Area Footprint				
Cultivation Area (CA)	Canopy Area (Square Feet)	Canopy Area (acres)	Fenced Area (Square Feet)	Fenced Area (acres)
CA 1	208,740	4.79	269,000	6.17
CA 2	238,560	5.47	312,000	7.16
CA 3	199,520	4.58	260,000	5.96
Total:	646,820	14.84	841,000	19.29

Cultivation Area 1 – CA 1 would be located in the northerly portion of APN 007-029-04 and adjacent to the northern boundary of CA 2. CA 1 would total approximately 4.79 acres with 208,740 sf of cultivation canopy. CA 1 would contain 21 individual gardens proposed for license numbers (#)1 through #21. Each garden in CA1 would be 9,940 sf (71' x 140'). Total canopy area in CA1 would be 208,740 sf. CA1 would also contain a 994 sf (71' x 14') area used for initial growth of immature plants to be transplanted to the gardens to grow to maturity. CA1 would occur entirely within the existing vineyard.

Cultivation Area 2 – CA 2 would be located within the southerly portion of APN 007-029-04 and the northerly portion of APN 007-029-005. CA 2 would be adjacent to the southern boundary of CA 1. CA 2 would contain 24 individual garden areas proposed for 24 licenses #22 through #45. Each garden in CA2 would be 9,940 sf (71'x 140'). Total canopy area in CA2 would be 238,560 sf. All the gardens would be adjacent to a smaller area, 994 sf (71'x 14') that would be used for initial growth of immature plants to be transplanted to the gardens to grow to maturity. CA 2 would occur entirely within the existing vineyard.

Cultivation Area 3 – CA 3 would be located within the northerly portion of APN 007-029-005 and adjacent to the southern boundary of CA 2. CA 3 would contain 20 individual gardens proposed for licenses #46 through #65. Garden areas for licenses #46 through #57 within the northern portion of CA 3 would be 9,960 sf (60'x160'). The garden areas for licenses #58 through #65 within the southern half of CA 3 would be irregularly shaped to avoid disturbance to nearby areas containing

Figure 5: Cultivation Area Overview – See Appendix

Figure 6: Cultivation Area Location View – See Appendix

chapparral habitat. Garden areas #58 through #65 would be 10,000 sf, and generally rectangular or square with some angled sides. Total canopy area in CA 3 would be 260,000 sf. Adjacent to northern portions gardens #46 through #65 would be smaller areas 960 sf (16' x 60'), and adjacent to the southern portions of gardens #58 through #65 would be irregularly shaped smaller garden areas used for immature plants. These areas would be between approximately 1,000 to 1,100 sf. Immature plants would be tended for later planting to and growth in the garden areas. CA 3 would occur entirely within the existing vineyard.

Immature Plant Gardens – The immature plant gardens would be adjacent to the associated larger gardens CA-1, CA-2, and CA-3. These areas would not be used for flowering plants but would be used to grow immature plants and to cultivate seedlings and/or clone plants. When the plants are large enough, they could be transplanted to the gardens and grow to maturity.

Composting – Composting would occur in three areas at the westerly side of each of CA-1, CA-2, and CA-3. The composting area adjacent to CA 1 would be approximately 9,981 sf, the composting area for CA2 would be approximately 1,000 sf, and the composting area for CA3 would be approximately 900 sf.

Structures

The prefabricated structures needed for operations would include administration, storage, and drying, and would be within the northwesterly portion of APN 007-029-004. The structures would include three barns (one barn would be 30'x40' and two barns would be 40'x60'). The interior of these prefabricated structures would be used for office space, administration, and admin storage for the individual garden areas.

The proposed project also includes two storage sheds (each 20'x20'), freezer containers for product storage and three composting areas, one for each CA1, CA2, and CA3, 10,987 sf, 16,385 sf, and 10,352 sf, respectively. Minor construction activities including clearing and mixing of soils to create the cultivation areas, and leveling of areas to install the support facilities, and prefabricated structures. These are shown in **Table 2: Ancillary Uses**, below.

Table 2: Ancillary Uses		
Use	Area/Size	Purpose
Storage Shed #1	20'x20' – 400 sf	Pesticide and agricultural chemical storage
Storage Shed #2	20'x20' – 400 sf	Pesticide and agricultural chemical storage
Barn #1	30'x40' – 1,200 sf	Office
Barn #2	40'x60' – 2,400 sf	Admin hold and harvest storage (Licenses #1-#38)
Barn #3	40'x60' – 2,400 sf	Admin hold and harvest storage (Licenses #39 – 65)
Freezer Containers	14 total	Material and Product Storage

Access

State Highway 29 (SH-29) is the primary roadway within the vicinity of the proposed project and would provide access to the project site. Access to the project site would be provided through APN 007-030-20 which has frontage on SH-29. The northerly boundary of APN 007-030-20 abuts the southerly boundary of the APN 007-029-06 (also not a project parcel) but which abuts APN 007-029-005 and would be used to access the cultivation areas within this parcel. The applicant has an existing access agreement and easement with the property owner of APN 007-030-20. The internal access road generally trends north to south and intersects SH-29 which. SH-29 provides connectivity to Kelseyville approximately 2.5 mile to the west and Clearlake, approximately 10 miles to the east. The access road is a gated private road on the northerly side of the SH-29 highway. The entry driveway and throat are paved up to and beyond the existing gate and property line. The interior private road is unpaved. The project driveway approach on State Route 29 at postmile 31.74 (Rt) would be improved to meet Caltrans standards for a commercial driveway. The applicant is in the process and will obtain an easement from Caltrans to improve the driveway to a standard 20-foot width for clearance when fully opened. This would facilitate unrestricted ingress and egress of 2-way traffic simultaneously.

Parking would be provided at the westerly site of APN 007-029-04 and would include a total of 43 parking spaces, three of which would be Americans with Disability Act (ADA) compliant. The parking lot would be centrally located in relation to the planting areas and other on-site facilities. The parking lot would be approximately 200 feet from CA #1, and approximately 500 feet from CA#2 and CA #3.

Water

There are two existing water wells within the project area but irrigation water would be provided by only one of the permitted wells on APN 007-029-05. This well would be used for cultivation, which would require approximately 78.72-acre feet per year (af/y) of water. This well was completed in April of 1999 under County well permit number WP2570. (The well has a total depth of 635 feet and at the time it was drilled depth to first water was at 530 feet with a static water level of 500 feet.) This well is located approximately 500 feet south of the southern cultivation area boundary. Water would be piped to the cultivation areas via an above ground water line. Water from the well would be used to fill water tanks. Each cultivation areas would use water from ten 5,000-gallon high density polyethylene (HDPE) tanks. A total of 30 HDPE water tanks would be installed for a total of 150,000 gallons of storage. Each bank of ten tanks would be located adjacent to the westerly side of each of the cultivation area.

The proposed project would irrigate using a drip irrigation system and a fertilizer injector would be used to supply nutrients to planting stations. Where possible, the proposed project would use the existing installed drip irrigation system that is used throughout the vineyard site but would install new lines as needed as well as new meters and controllers to ensure water is used efficiently. A weather or sensor based, self-adjusting irrigation controller that has been certified by the Irrigation Association and has multi-cycle timers, a moisture sensor shutoff, and a controller that can detect problems would be installed. The proposed project would use infrequent deep watering only when the soil is dry and would be done in the late evening or at dawn to reduce evaporation from sun and wind. The project would focus on watering at dawn to maximizes uptake by plants and minimize evaporation. Watering would be minimized in the wind and heat and would be applied at irrigation at rates that would avoid runoff.

Project Operation

The majority of efforts and work related to cultivation and operations of the proposed project would be focused during the growing season. The following summarizes the demands for employees and operations of the proposed project:

- Between 10-20 employees for 22 weeks of the year and up to a maximum of 30 during the peak seasons (August through October)
- Trips per day are conservatively estimated at 30-40 Average Daily Trips (ADT).
- Materials would be stored in metal shipping/storage containers
- No greenhouses are proposed.
- Chemicals, fuel, and fertilizers will be stored in a secured metal shipping/storage container(s).
- On-grid power is proposed.
- Site is on well and would provide portable restrooms
- Vegetative waste to be composted and used on site to the extent feasible.

Site Preparation and Cultivation Methodology

The proposed project would require minimal ground disturbance/grading to prepare the ground surface for placement of the prefabricated structures, install the new access gate, and to create planting areas. All structures needed to support ancillary uses including offices, storage, etc., would use prefabricated sheds, barns, and shipping containers. All prefabricated structures and cultivation areas would be secured with fencing, locks, cameras, alarms, etc., as needed, and all materials would be stored in accordance with County and State requirements.

The soil would be tilled to remove remaining subsurface vegetative materials using typical agricultural machinery and ground preparation. The soils would then be amended/fertilized as needed to encourage

growth of the cannabis plants. Watering of soils would occur during this time to minimize dust and aid in mixing of amendments. The resulting planting beds would be at or below grade and plants would be grown outdoors under full sun. Additional site preparation, would require minor soil removals and leveling to create flat compacted surfaces for placement of prefabricated sheds, barns, storage containers, and water tanks

All cannabis cultivation would use an outdoor growth methodology and would be in full sun. Plants would be grown from seed and/or from clone plants on-site and transplanted to the gardens. The proposed project does not include the use of any hoop houses or greenhouses and would not include any artificial light sources or mixed-light growth strategy.

Cannabis would be harvested after it has matured and would be shipped off-site to a licensed cannabis processing facility. During the off-season the growing areas would be planted with legumes or other nitrogen-fixing plants to maintain soil quality and health, and also maintain ground cover reducing erosion potential. In addition, the project would use no-till practices to reduce soil erosion and maintain soil composition.

The yearly cultivation plan would include an initial March planting. This would depend on weather conditions; availability of seeds and other materials and initial planting may slightly vary from year to year. Plants would be tended and grown over an approximate two-month period and then harvested. After the first harvest the fields would be re-amended, and a second planting would occur, generally anticipated to be within the first two weeks of July but this may vary on weather conditions and availability of materials. These plants would be harvested in the fall depending on the finishing time and flowering period of the particular strain(s).

The following standard measures would be implemented during site preparation for cultivation:

- Materials and equipment needed to prepare the cultivation areas would only be staged on previously disturbed areas including existing parking lots and on-site private roadways.
- No areas would be disturbed for the purpose of staging materials or equipment.
- Cultivation and areas that would require leveling for placement of equipment and containers would be watered, as needed to minimize dust generation during initial installation.
- All construction activities, including engine warm-up, if needed, would be limited to Monday through Friday, between the hours of 8:00 AM to 6:00 PM.
- All equipment both for site preparation and that is needed for operations of the cultivation areas would be maintained and operated to minimize spillage or leakage of hazardous materials.
- All equipment would be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment would occur on an impermeable surface.
- In an event of a spill or leak, the contaminated soil would be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.

Construction Phase

The proposed project would require minor ground disturbance and soil movement to level and prepare the ground surface for the parking area, placement of prefabricated storage/shipping containers, sheds, and barns, and for installation of the thirty, 5,000-gallon water tanks. The parking lot would be remain unpaved, but this area, and the ground surface under the water tank would be supported by gravel. Because the site is relatively flat and level in these areas, construction activity would be generally be limited to ground preparation to create level surfaces and installation of irrigation equipment.

Any soils that require removal and re-compaction would be done in accordance with County grading policies and the California Building Code (CBC). Based on the existing topography, it is anticipated that minimal volumes of material would be removed and/or recompacted to prepare the areas needed for placement of the prefabricated sheds, barn, storage containers, and water tanks. The cultivation areas would be cleared of vegetation and the soil would be prepared to enable planting. No removals in the cultivation areas are proposed and cultivation would occur within the existing contours of the site.

Security

The proposed project includes a security protocol to promote both the safety and security of employees but also to secure cannabis products and on-site equipment. The proposed project includes a security plan to minimize criminal activity, provide for safe and secure working environments, protect private property, and prevent damage to the environment. The security plan would be approved by the Sheriff Department and, pursuant to Lake County Commercial Cannabis Cultivation program, would include fencing, controlled accessed, secured prefabricated structures, security lighting, and alarms.

Physical access would be controlled at a perimeter access point along the access road. In addition, the cultivation areas would be secured with a complete perimeter with lockable (commercial grade) gated entrances/exits with a locked gate(s). Fencing would be 8 feet high and completely encircle the cultivation areas and ancillary uses. All the cultivation areas and associated prefabricated structures would be enclosed by a perimeter fence. Access to the cultivation areas would be provided at three locations. These access points would be controlled by locked gates and security cameras. These areas as well as throughout the site would have security lighting installed.

Although the cultivation areas are located within the interior of the cultivation parcels and would be minimally visible from public roadways, if at all, as needed cultivation areas would be screened by topographic barriers, vegetation or solid (opaque) fences, etc.

The proposed project would include a security alarm and camera system and security lighting. The security alarm would include digital video surveillance systems with a minimum camera resolution of 1280 x 720 pixels. The video surveillance system would run continuously and be ensured to clearly record images of the area under surveillance in color. The video surveillance would be remotely accessible and have integrated cameras at doorways/points of entry and clearly identify are persons entering the associated areas. All areas where cannabis goods are handled would be under the required security plan. Security and nighttime lighting would be provided at points of entry and as needed to illuminate onsite storage areas, points of access, and prefabricated structure entrances. Lighting would be on timers and motion detectors as needed and directed downward and shielded to prevent spill light and glare.

Waste and Waste Disposal

Waste production and disposal would be minimized through recycling and composting. All recyclable items would be separated and properly recycled. The proposed project also would minimize solid waste generation, including working with vendors to minimize packaging. All non-recyclable waste would be kept in containers and collected and transferred to a larger dumpster and emptied weekly by a certified waste hauler. Solid waste would be collected daily or as needed in the designated waste location and will be self-hauled to the designated final disposition location on a weekly basis or as needed.

Portable toilets and handwashing stations would be rented and maintained by the operators from a licensed provider. Portable toilets would be serviced regularly by the licensed provider.

Cannabis Waste

All vegetative waste including cannabis waste generation would be minimized through composting. Green waste materials would be collected and prepared for composting or directly transported to one of the three compost piles. Once composting is complete, the materials would be used as an amendment to existing soil. Any cannabis waste not able to be composted would be destroyed as to not resemble cannabis material and disposed of as green waste at a licensed facility.

Growing Medium Management

The project proposes to grow cannabis in the natural but amended soil to minimize imported and exported soil. As feasible, growing medium waste would be fertilized and reused for future growing seasons to minimize off-site disposed of unusable soils. Growing medium would only be purchased as needed and at necessary amounts to lower the amount of waste created by over consumption. Growing medium would be supplemented from the compost piles discussed above.

During the winter season beginning October 15th, the spoils piles would be covered with visqueen tarp and lined with straw wattles to prevent their transport to any surface waters or county storm water systems. Permanent waste disposal methods consist of compacting the growing medium in to a natural contour with the existing land and seeding the area with native vegetation to form a natural buffer and provide native habitat.

Utilities

Electrical utilities would be provided by on grid power from Pacific Gas & Electric Company (PG&E). Water would be provided by on the-site well and wastewater would be generated by the ADA compliant portable toilets and disposed of by the provider. No utility extensions or new utility facilities are proposed.

Approvals

Lake County Ordinance 3084 Amended Chapter 21, Article 27, of the Lake County Code. According to the ordinance, the total acres within the project property (314.48) is sufficient to support the new 65 outdoor cultivation licenses, which requires 20 acres per one-acre license.

The applicant is not within an “exclusion overlay district” (Lake County, 2020) that would preclude the cultivation of cannabis. The applicant registered on April 21, 2021, with the State Water Resources Control Board (SWRCB) under the Cannabis General Order Application Number 427010. The applicant was issued waste discharge identification (WDID) 5S17CC427010. Accordingly, the applicant will be required to and would comply with the Central Valley Regional Water Quality Control Board CVRWQCB, and the North Coast Region Water Quality Control Board (NCRWQCB) orders, regulations, and procedures as appropriate.

The applicant is requesting approval of a Major Use Permit from Lake County (County) for the proposed project.

Requested Approvals- The proposed project is expected to require the following approvals:

- Use Permit;
- Adoption of a Development/Operating Agreement,
- Cannabis Cultivation Licenses; and
- Caltrans encroachment permit

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

West

The area to the west of the overall project area is largely undeveloped and consists of very low-density rural development. The off-site area to the north of project parcel 017-018-02 also contains a portion of the orchard that is within the overall project area. The landscape and vegetative covers are similar to the project area containing both agriculture and undeveloped native habitat. Both the General Plan and County Zoning Map show these areas as Rural Lands.

North

The area to the north of the project area is largely undeveloped and consists of a low-density rural lands and undeveloped areas. The parcels immediately north of the project area are dominated by orchard uses with the balance of the landscape and vegetative cover being similar to the project area consisting of native habitats. The General Plan shows these areas as Rural Lands. The County Zoning Map shows these areas as Rural Lands and Agricultural Preserve Zone.

East

The area to the east of the project area is mostly undeveloped and consists of landscape and vegetative covers are similar to the project area. The parcel immediately west has been cleared of native vegetation and contains a man-made pond. No other nearby parcels are developed. Both the General Plan and County Zoning Map show these areas as Rural Lands.

South

The area to the south of the project area is largely undeveloped and consists of a low-density rural lands and undeveloped areas. SR-29 is located approximately 0.25 miles south of the southern property boundary. The landscape and vegetative covers are similar to the project area. Both the General Plan and County Zoning Map show these areas as Rural Lands.

Figure 7: Project Site and Surrounding General Plan Designations and **Figure 8: Project Site and Surrounding Zoning Designations** show the zoning and land use designations for the project parcels and for the surrounding properties. The project properties are designated a Rural Land. The General Plan and Zoning designations of these properties includes the following:

General Plan:

RL - Rural Land - The purpose of rural land is to allow rural development in areas that are primarily in their natural state, although some agricultural production, especially vineyards, can occur on these lands. The category is appropriate for areas that are remote, or characterized by steep topography, fire hazards, and limited access. Typical uses permitted by right include, but are not limited to, animal raising, crop production, single family residences, game preserves and fisheries.

Zoning:

RL - Rural Lands The zoning defines RL s undeveloped lands that are remote and often characterized by steep topography, fire hazards, and limited.

APZ – Agricultural Preserve Zone- The purposed of the APZ is to provide zoning for lands in agriculture preserve and for the conservation and protection of land capable of producing agricultural products.

Hazards

The California Waterboards Geotracker website was evaluated and there were no listed hazardous materials sites located within the proeject area. Department of Toxic Substances Control (DTSC) were evaluated, and there are no listed hazardous materials sites located within the project area (Waterboards, 2021 and DTSC, 2021). Neither the overall proeject site or project site (cultivation area) are listed on the CORTESE list pursuant to pursuant to Government Code Section 65962.5.

The overall project area and project site contains lands mapped by the California Department of Forestry and Fire Protection as being within a Very High Fire Hazards Severity Zone (VHFHSZ). The cultivation area would occur within the area used for a vinyard and would not occur within the chapparal communities which are more prone to wildfire (Calfire 2021). The Calfire Map shows cultivation in Very High Fire Hazard Severity Zone. Some of site is in southerly portion of 007-029-05 is in Moderate and westerly portion of 007-018-02 is in moderate. The County GIS also maps the proeject site within fire hazard zone.

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District
 Lake County Department of Public Works
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 South Lake County Fire Protection District (CalFire)
 Central Valley Water Resource Control
 California Department of Forestry & Fire Protection (CalFire)
 California Department of Food and Agriculture
 California Department of Pesticides Regulations
 California Department of Public Health
 California Department of Consumers Affairs

Figure 7: Project Site and Surrounding General Plan Designations – See Appendix

Figure 8: Project Site and Surrounding Zoning Designations – See Appendix

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

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

All 11 Tribes located in Lake County were notified of this proposal on July 14, 2020. No tribal comments were received as the result of the AB 52 notice that was sent out to the tribes at the time of this writing.

19. Attachments:

- A. Property Management Plan
- B. Site Plans
- C. Biological Resources Assessment
- D. Drought Management Plan
- E. Hydrology Report
- F. Mitigation Monitoring and Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:	Initial Study Reviewed By:
Brad Stoneman, Senior Planner – Kimley-Horn	LACO Associates; Lake County CDD Staff
	 7/25/2022 SIGNATURE Date:


SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

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

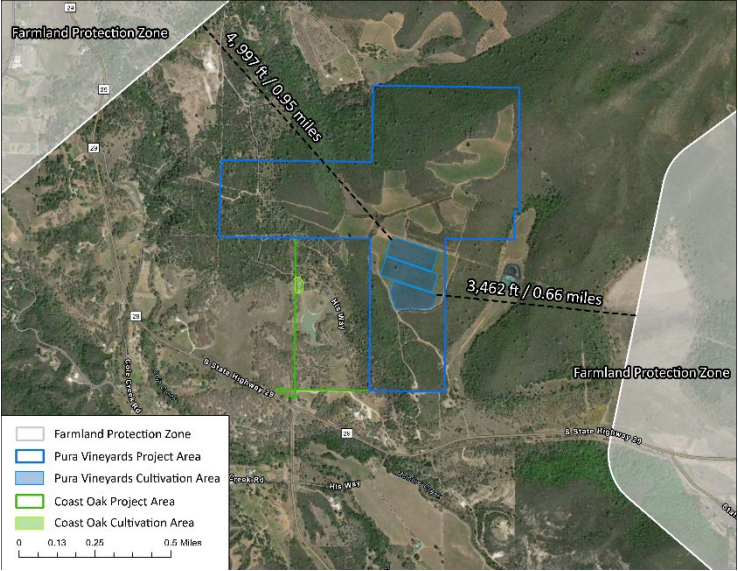
KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS						
<i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>State Highway 29 (SH-29) is the primary roadway within the vicinity of the proposed project. SH-29 is designated as scenic corridor by the Lake County General Plan, and as an eligible state scenic highway between postmile 13.0 and 52.5 and provides access to the project site at postmile 31.74. The roadway is not an officially designated state scenic highway. Access to the project site is provided through APN 007-030-20 and APN 007-029-06, which are not part of the overall project property but does provide access via an interior driveway to the project site. The gated access from parcel 007-030-30 would be widened to 20 feet after obtaining an encroachment permit from Caltrans. This improvement would not result in any substantial changes to visual quality or block any views. The proposed project would occur within APN 007-029-04 and 007-029-05, approximately 0.40-mile north of SH-29. Predominant uses in the surrounding area, including large vacant lots, large lots with single residential units, and agricultural operations. Due to the distance and intervening topography and vegetation, the cultivation areas would not be visible from the SH-29.</p> <p>The proposed cultivation area would be located on gently sloping and flat terrain that is currently occupied by vineyards and surrounded by chapparral vegetation. Project activities would be limited to 15.25 acres of the existing 20-acre vineyard and would be enclosed by a 8-foot tall fence with privacy screening. Privacy screening would be provided as needed for both security and in to screen views of cultivation areas.</p> <p>Composting would occur immediately west of the cultivation areas and prefabricated structures needed for ancillary operations (administration, storage, drying, etc.) would be located immediately northwest of the CA-1. The prefabricated structures would be located approximately 0.6 miles from SH-29 and due to distance and intervening topography and vegetation, these structures, as well as the cultivation areas, would be blocked from view from the roadway and adjoining properties.</p> <p>Therefore, while the proposed cultivation activities would change the visual characteristics of the site, the proposed project would not substantially impact views or result in conflicts with the scenic combining area regulations due to intervening distances and vegetation, topographic variations, and limited views from off-site areas. Additionally, the proposed project is agricultural in nature and would be similar in this regard to existing uses. Thus, the proposed project would not cause a substantial adverse visual impact to a scenic vista and impacts in this regard would be less than significant. No mitigation would be required.</p> <p>Less Than Significant Impact</p>	1, 2, 4, 6, 7, 8.
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>The proposed project is approximately 0.40-mile north of SH-29 which is an eligible state scenic highway. The project vicinity is primarily undeveloped, with limited agricultural uses and existing ancillary structures. Due to the distance from the roadway, intervening vegetation, topographic features, and overall change in elevation, project activities on the project site would not affect views of or from the eligible highway.</p> <p>The proposed cultivation activities would occur on an existing vineyard site that was previously cleared of trees and native vegetation. There are no existing buildings within the project site. The project site is generally flat and does not contain rock outcroppings. Project implementation would not require further removal of trees and would not have the potential to impact historic buildings that do non-exist on the site. The driveway improvements would result in minimal visual changes to the existing access and would occur after the issuance of a Caltrans encroachment permit. None of the listed resources would be affected. The proposed project would result in any significant visual changes</p>	1, 2, 4, 6, 7, 8.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					as viewed from SH-29. Impacts would be less than significant, and mitigation is not required. Less Than Significant Impact	
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The project site would not be visible from residential units on neighboring lots or from public roadways due to intervening distances, existing vegetation, and gently sloping, flat terrain. The access improvement would be visible but is a minor modification and would not substantially degrade the visual quality. The proposed cultivation would replace a portion of the existing vineyard and would be consistent with remaining agricultural uses on the balance of the project site and would not require construction of new structures that would be visible from surrounding properties or roadways. The cultivation site would be surrounded by an 8-foot-tall screening fence to limit views from surrounding areas. Accordingly, project implementation would result in minimal changes to the visual characteristics of the site and due to topographic variation would be minimally as viewed from off parcel areas. Thus, the positioning of the cultivation areas and use of visual screening elements would diminish the project's potential to degrade the visual character or quality of public views of the site. The project has been designed to reduce visual changes to the landscape and would not substantially conflict with regulations pertaining to visual quality. Impacts in this regard would be less than significant and no mitigation is required. Less Than Significant Impact	1, 2, 4, 6, 7, 8.
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The proposed project only includes outdoor cultivation and would not require supplemental lighting to support cannabis growth. The project includes motion-sensor-operated security lighting surrounding the cultivation areas. Security lights would only be used as needed to satisfy security requirements and would be shielded and directed on to the project site to limit spill-over and glare to adjacent parcels. Artificial lighting would be shielded between sunset and sunrise. All lighting equipment would comply with the recommendations of darksky.org and the provisions of County Zoning Ordinance Section 21.48. The project would comply with all a standard condition of approval regarding lighting for cannabis cultivation licenses issued by Lake County. Compliance with the established regulatory framework would result in a less than significant impact concerning lighting and glare within the project area. Impacts would be less than significant, and no mitigation is required. To ensure that impacts related to the Aesthetics are minimized, following mitigation measure shall be implemented. MM 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. Less than Significant Impact with Mitigation.	1, 2, 3, 4, 5, 6.
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland			X		The project site was designated by the California Department of Conservation (CDOC) as Unique Farmland in 2016. Unique farmland is defined by CDOC as "farmland of lesser quality soils used for the production of the state's	1, 2, 3, 4, 6, 10, 11, 12.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					 <p>leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date” (CDOC, 2016).</p> <p>The inserted diagram above shows the project site, and cultivation area within the project property overlaying the CDOC Important Farmland Map showing areas of unique farmland. All project parcels are owned by the applicant and the applicant is in the process of acquiring the adjacent to property to the west. This property has existing mixed-light cultivation and an outdoor cannabis grow in the area designated as unique farmland. No additional cultivation is proposed within the project property and the applicant does not plan to use any of the remaining vineyards. The remaining vineyards are planned to remain in grape production and would not be affected by project operations. The areas immediately surrounding the project property contain native vegetation but are classified as grazing land. There are no other vineyards or other farmland mapped on contiguous parcels. The nearest active vineyards outside the project property are located approximately 0.5 miles to the north and west. These properties are not contiguous with large tracts of designated farmland and are largely surrounded by grazing land and land classified as “other land.” and would not be susceptible to offsite impacts of cannabis cultivation due to distance and intervening topographic features. Further, County Code Section 18-64-refers to cannabis products as an agricultural product stating, “cannabis product means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible-product or topical product.”</p> <p>Conversion of farmland typically refers to development of a property resulting the loss of the potential future use for agriculture. The areas of the proposed project used for cultivation would not include the installation of substantial hardscape that would preclude future use for agricultural crops. All prefabricated structures needed to support ancillary uses including offices, storage, could be removed. It should be noted, these would be in an area that do not contain vines. A memo detailing project consistency with applicable County Ordinance 3101, is attached as Appendix (J) Thus, the proposed project would not result in an unauthorized conversion leading to a loss of farmland. A less than significant impact would occur, and mitigation is not required.</p> <p>Less than Significant Impact</p>	

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 proposed project would not conflict with existing zoning and is not under Williamson Act contract. The proposed project includes the cultivation of cannabis and would not result in a permanent conversion of agricultural land. Accordingly, the proposed project would not interfere with site or any other area from being used for agricultural production or staying under or entering into a Williamson Act Contract. Impacts would not occur, and mitigation is not required. Less than Significant Impact	1, 2, 3, 4, 6, 10, 11.
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 proposed project would not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g) or public resources code section 12220(g). The overall project property contains areas with trees and native vegetation, but the areas needed for cultivation activities would not require, nor does it propose the removal of any trees or timber. In addition, there are no Timber Preserve-zone properties located on or near this site. Thus, the proposed project would not interfere with or preclude any other area for being used for timber production. Impacts would not occur and no mitigation is required. No Impact	1, 2, 3, 4, 6, 12, 13.
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	Please see response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. No Impact	1, 2, 3, 4, 6, 12, 13.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		<p>The project proposes the cultivation of cannabis on land that is being used as vineyard. The cultivation of cannabis would not result in a conversion of these areas to a non-agricultural use. The project would include installation of prefabricated structures needed to support cannabis production but could be removed without permanent loss for agriculture. These would be used for storage of materials, farming equipment, and drying and trimming of the cannabis. The proposed project would not result in a conversion of any timber land, forest land, or other such uses.</p>  <p>In addition, as shown above, the proposed cultivation area is not contiguous with any off-site area used for agricultural production and is not connected to a large tract of other farmland and the project is not within or adjacent to a Farmland Protection Zone. A memo detailing project consistency with applicable County Ordinance 3101, is attached as Appendix (J). Thus, the proposed project would not result in, nor would it induce the conversion of farmland to non-agricultural use. Impacts would be less than significant, and mitigation is not required.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 10, 11, 12, 13.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		<p>The Federal Clean Air Act governs air quality in the United States. In addition to being subject to federal requirements, air quality in California is also governed by more stringent regulations under the California Clean Air Act. At the Federal level, the United States Environmental Protection Agency (USEPA) administers the Clean Air Act (CAA). The California Clean Air Act is administered by the California Air Resources Board (CARB) at the State level and by the Air Quality Management Districts at the regional and local levels. Federal and state ambient air quality standards have been set to protect public health and the climate. "Attainment" status for a pollutant means that the Air District meets the standard set by the U.S. Environmental Protection Agency (Federal) or California Environmental Protection Agency (state). Continuous air monitoring ensures that these standards are met and maintained. The Lake County Air Quality Management District (LCAQMD) regulates air quality at the regional level.</p> <p>The project site is located within the Lake County Air Basin, which is under the jurisdiction of the LCAQMD. A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long-term quantitative thresholds for pollutants or exceed a state or federal ambient air quality standard for any criteria pollutant. The LCAQMD is a full attainment district for all criteria pollutants and has not adopted specific emissions thresholds for project analysis. Accordingly, LCAQMD recommends that Bay Area Air Quality Management District (BAAQMD) emissions thresholds be used as guidance. While these thresholds are not enforceable within LCAQMD, they allow for conservative analysis of potential project impacts during construction and operation.</p> <p>LCAQMD does not have any attainment plans because it is in attainment of all criteria pollutants. As shown in the discussion below, construction and operation of the proposed project would not exceed any established BAAQMD thresholds. The project would comply with LCAQMD rules and regulations. Therefore, implementation of the proposed project would not obstruct implementation of an air quality plan and impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 14, 15.
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		<p>Short-Term Construction Emissions</p> <p>Construction-generated emissions are short-term and temporary, lasting only as long as construction activities occur, but have the potential to represent a significant air quality impact. Project implementation would not require demolition of existing structures or extensive ground disturbance and grading. Based on the existing topography, it is anticipated that minimal volumes of material would be removed and/or recompacted to prepare the areas needed for placement of the prefabricated sheds, barn, storage containers, and water tanks. Project construction would result in temporary emissions, as well as from motor vehicle exhaust associated with construction equipment and the movement of equipment across unpaved surfaces, worker trips, etc.</p> <p>Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities. In addition, dust, fumes, and diesel exhaust may be released as a result of excavating and grading activities during project development. Truck traffic on dirt roads may create fugitive dust and impact air quality.</p> <p>In regard to site preparation, fugitive dust would 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. Ground disturbance to prepare locations for prefabricated structures would be minimal and watered to minimize dust. No emissions from burning of removed vegetation would occur as the project would conform to the. Lake County Air</p>	1, 3, 4, 5, 14, 15.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**																													
					<p>Quality Management District (LCAQMD) recommendation that removed vegetation be chipped and spread for ground cover and erosion control.</p> <p>The emissions listed above were modeled using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 which calculates construction emissions during the various phases of proposed project construction, including site preparation, building construction, paving, and architectural coating. Daily regional construction emissions are estimated by assuming construction occurs at the earliest feasible date (i.e., a conservative estimate of construction activities) and applying off-road, fugitive dust, and on-road emissions factors in CalEEMod. It was assumed construction would begin in mid-2021 and be completed end of 2022. It should also be noted that project construction emission estimates related to building construction are conservative given that the closest building type to the buildings proposed by the project in CalEEMod is a warehouse. A warehouse would have more related construction emissions than the prefabricated buildings proposed by the project, resulting in a conservative project emission estimate. Regardless, emission thresholds and estimated construction emissions are shown in <i>Table 3: Significance Thresholds and Construction Emissions</i> and would not exceed BAAQMD construction thresholds. Therefore, construction impacts would be less than significant. Additionally, the proposed Project would implement standard conditions AQ-1 through AQ-7 listed below to further reduce construction-related air quality impacts to less than significant.</p> <p>Table 3: Significance Thresholds and Construction Emissions</p> <table><tr><th rowspan="2">Construction Year</th><th colspan="4">Pollutant (maximum pounds per day)¹</th></tr><tr><th>Reactive Organic Gases (ROG)</th><th>Nitrogen Oxide (NO_x)</th><th>Coarse Particulate Matter (PM₁₀)</th><th>Fine Particulate Matter (PM_{2.5})</th></tr><tr><td>2021</td><td>4.74</td><td>47.80</td><td>9.99</td><td>6.19</td></tr><tr><td>2022</td><td>13.93</td><td>16.22</td><td>0.99</td><td>0.81</td></tr><tr><td><i>Significance Threshold^{1,2}</i></td><td>54</td><td>54</td><td>82</td><td>54</td></tr><tr><td>Exceed Threshold?</td><td>No</td><td>No</td><td>No</td><td>No</td></tr></table> <p>1. Emissions were calculated using CalEEMod. 2. Bay Area Air Quality Management District, California Environmental Quality Act Air Quality Guidelines, updated May 2017. The LCAQMD is a full attainment district for all criteria pollutants and has not adopted specific emissions thresholds for project analysis. The LCAQMD recommends that BAAQMD emissions thresholds be used as guidance. While these thresholds are not enforceable within LCAQMD, they allow for conservative analysis of potential project impacts during construction and operation. Source: Refer to the CalEEMod outputs provided in Attachment C.</p> <p>Long-Term Operational Emissions</p> <p>Operational emissions were calculated using CalEEMod version 2016.3.2. The basic modeling parameters assumed the proposed project would include 6,800 square feet of unrefrigerated warehouses (storage sheds and barn), 4,500 square feet of refrigerated warehouse (freezer containers), 43 parking spaces, and 15 acres of outdoor cultivation (modeled as ‘City Park’). Outdoor cultivation would not require use of artificial lighting or other equipment that would use energy resources. The proposed project would generate an average of 40 vehicle trips daily. The model includes one backup generator and up to four tractors used for agricultural uses. Operating emissions and thresholds of significance are shown below in <i>Table 4: Significance Thresholds and Operational Emissions</i>.</p> <p>Table 4: Significance Thresholds and Operational Emissions</p>	Construction Year	Pollutant (maximum pounds per day) ¹				Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})	2021	4.74	47.80	9.99	6.19	2022	13.93	16.22	0.99	0.81	<i>Significance Threshold^{1,2}</i>	54	54	82	54	Exceed Threshold?	No	No	No	No	
Construction Year	Pollutant (maximum pounds per day) ¹																																		
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Exceed Threshold?	No	No	No	No																															

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**																																																																							
					<table border="1"> <thead> <tr> <th data-bbox="643 201 760 369" rowspan="3">Emission Source</th><th data-bbox="760 201 846 369" rowspan="3">Reactive Organic Gases (ROG)</th><th data-bbox="846 201 932 369" rowspan="3">Nitrogen Oxide (NO_x)</th><th colspan="4" data-bbox="932 201 1373 222">Pollutant (maximum pounds per day)</th></tr> <tr> <th colspan="2" data-bbox="932 222 1049 243">Exhaust</th><th colspan="2" data-bbox="1049 222 1373 243">Fugitive Dust</th></tr> <tr> <th data-bbox="932 243 1049 369">Coarse Particulate Matter (PM₁₀)</th><th data-bbox="1049 243 1166 369">Fine Particulate Matter (PM_{2.5})</th><th data-bbox="1166 243 1282 369">Coarse Particulate Matter (PM₁₀)</th><th data-bbox="1282 243 1373 369">Fine Particulate Matter (PM_{2.5})</th></tr> </thead> <tbody> <tr> <td data-bbox="643 369 760 422">Area</td><td data-bbox="760 369 846 422">0.32</td><td data-bbox="846 369 932 422">0.00006</td><td data-bbox="932 369 1049 422">0.00003</td><td data-bbox="1049 369 1166 422">0.00003</td><td data-bbox="1166 369 1282 422">--</td><td data-bbox="1282 369 1373 422">--</td></tr> <tr> <td data-bbox="643 422 760 453">Energy</td><td data-bbox="760 422 846 453">0.0</td><td data-bbox="846 422 932 453">0.0</td><td data-bbox="932 422 1049 453">0.0</td><td data-bbox="1049 422 1166 453">0.0</td><td data-bbox="1166 422 1282 453">--</td><td data-bbox="1282 422 1373 453">--</td></tr> <tr> <td data-bbox="643 453 760 485">Mobile</td><td data-bbox="760 453 846 485">0.20</td><td data-bbox="846 453 932 485">0.58</td><td data-bbox="932 453 1049 485">0.0057</td><td data-bbox="1049 453 1166 485">0.0054</td><td data-bbox="1166 453 1282 485">0.35</td><td data-bbox="1282 453 1373 485">0.09</td></tr> <tr> <td data-bbox="643 485 760 516">Off-road</td><td data-bbox="760 485 846 516">0.33</td><td data-bbox="846 485 932 516">3.35</td><td data-bbox="932 485 1049 516">0.18</td><td data-bbox="1049 485 1166 516">0.17</td><td data-bbox="1166 485 1282 516">--</td><td data-bbox="1282 485 1373 516">--</td></tr> <tr> <td data-bbox="643 516 760 548">Stationary</td><td data-bbox="760 516 846 548">1.23</td><td data-bbox="846 516 932 548">5.50</td><td data-bbox="932 516 1049 548">0.18</td><td data-bbox="1049 516 1166 548">0.18</td><td data-bbox="1166 516 1282 548">--</td><td data-bbox="1282 516 1373 548">--</td></tr> <tr> <td data-bbox="643 548 760 642">Total Project Emissions</td><td data-bbox="760 548 846 642">2.08</td><td data-bbox="846 548 932 642">9.43</td><td data-bbox="932 548 1049 642">0.37</td><td data-bbox="1049 548 1166 642">0.36</td><td data-bbox="1166 548 1282 642">0.35</td><td data-bbox="1282 548 1373 642">0.09</td></tr> <tr> <td data-bbox="643 642 760 695"><i>Significance Threshold</i></td><td data-bbox="760 642 846 695">54</td><td data-bbox="846 642 932 695">54</td><td data-bbox="932 642 1049 695">82</td><td data-bbox="1049 642 1166 695">54</td><td data-bbox="1166 642 1282 695">N/A</td><td data-bbox="1282 642 1373 695">N/A</td></tr> <tr> <td data-bbox="643 695 760 747">Exceed Threshold?</td><td data-bbox="760 695 846 747">No</td><td data-bbox="846 695 932 747">No</td><td data-bbox="932 695 1049 747">No</td><td data-bbox="1049 695 1166 747">No</td><td data-bbox="1166 695 1282 747">No</td><td data-bbox="1282 695 1373 747">No</td></tr> </tbody> </table> <p data-bbox="656 758 1373 873"> Source: Attachment A 1. Emissions were calculated using CalEEMod. 2. Bay Area Air Quality Management District, California Environmental Quality Act Air Quality Guidelines, 2017. Use of the BAAQMD thresholds are recommended by LCAQMD as guidance. </p> <p data-bbox="643 884 1373 1052"> As shown in <i>Table 4</i>, project emissions would not exceed significance thresholds. The project would incrementally generate air quality emissions; however, they are not anticipated to have a significant impact on the environment. The project will not likely result in any long-term air quality impacts. Project implementation would not conflict with any applicable plan, policy or regulation of an agency. </p> <p data-bbox="643 1062 1373 1146"> Additionally, the proposed Project would implement standard conditions AQ-8 through AQ-12 listed below to further reduce operational air quality impacts to less than significant. </p> <p data-bbox="643 1157 1373 1325"> MM AQ-1: Work practices shall minimize vehicular and fugitive dust during site development and management by use of water or other acceptable dust palliatives on the access roads and project area to ensure that dust does not leave the property causing a nuisance to surrounding parcels and highway traffic. Access to project areas shall be limited to authorized vehicles. </p> <p data-bbox="643 1335 1373 1503"> MM AQ-2: The permit holder shall avoid earth disturbances during windy conditions. In the event that substantive complaints are received regarding fugitive dust, work at the site shall halt until a dust mitigation plan is submitted to and approved by the Lake County Air Quality Management Control District (LCAQMD). Contact LCAQMD at (707) 263-7000 for more information. </p> <p data-bbox="643 1514 1373 1650"> MM AQ-3: Vehicles and equipment shall be well maintained, in good running order and in compliance with State emission requirements. A complete list of all equipment utilized at the site with potential to emit air contaminants should be submitted to the LCAQMD including generators, diesel powered pumps, off-road equipment, etc. </p> <p data-bbox="643 1661 1373 1797"> MM AQ-4: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions. </p> <p data-bbox="643 1808 1373 1940"> MM AQ-5: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to </p>	Emission Source	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Pollutant (maximum pounds per day)				Exhaust		Fugitive Dust		Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})	Area	0.32	0.00006	0.00003	0.00003	--	--	Energy	0.0	0.0	0.0	0.0	--	--	Mobile	0.20	0.58	0.0057	0.0054	0.35	0.09	Off-road	0.33	3.35	0.18	0.17	--	--	Stationary	1.23	5.50	0.18	0.18	--	--	Total Project Emissions	2.08	9.43	0.37	0.36	0.35	0.09	<i>Significance Threshold</i>	54	54	82	54	N/A	N/A	Exceed Threshold?	No	No	No	No	No	No	
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p>MM AQ-6: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>MM AQ-7: The applicant shall have the primary parking area surfaced with grave, or an equivalent all-weather surfacing that will not degrade with use such that a substantial increase in fugitive dust generation occurs. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>MM AQ-8: Prohibition of Open Burning of Cannabis Material. The applicant and individual license holders shall be prohibited from open burning of cannabis materials as part of project operations.</p> <p>Less than Significant Impact with Mitigation</p>	
c) Expose sensitive receptors to substantial pollutant concentrations?			X		<p>Toxic Air Contaminants (TACs) Sensitive land uses are generally defined as locations where people reside or where the presence of air emissions could adversely affect the use of the land. Typical sensitive receptors include residents, schoolchildren, hospital patients, and the elderly. The nearest sensitive receptor is a residence located approximately 1,080 feet west of the proposed project site. However, the proposed project would not produce concentrations of TAC. Therefore, the proposed project will not create a significant hazard to surrounding residence and other sensitive receptors through exposure to substantial pollutant concentrations such as particulate matter during construction activities and/or other toxic air contaminants.</p> <p>Carbon Monoxide Hotspots Typically, substantial pollutant concentrations of CO are associated with mobile sources (e.g., vehicle idling time). Localized concentrations of CO are associated with congested roadways or signalized intersections operating at poor levels of service (LOS E or lower). High concentrations of CO may negatively affect local sensitive receptors (e.g., residents, schoolchildren, or hospital patients). As identified above, the nearest sensitive receptor is located approximately 1,080 feet west of the proposed project. Additionally, the project would generate approximately 40 daily trips for 22 weeks of the year and up to a maximum of 60 during the peak seasons (August through October). The project would not affect intersection LOS resulting in hotspots. Therefore, impacts on sensitive receptors in this regard would be less than significant.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 6.
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?			X		<p>The occurrence and severity of odor impacts depends on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they can be unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and regulatory agencies. Projects with the potential to frequently expose people to objectionable odors would have a significant impact.</p> <p>Project construction would use a variety of gasoline- or diesel-powered equipment that would emit exhaust fumes. While exhaust fumes, particularly diesel exhaust, may be considered objectionable by some people, construction-generated emissions would occur intermittently throughout the workday and would dissipate rapidly within increasing distance from the source.</p> <p>Construction-related odors would be less than significant, as there are no sensitive receptors closer than approximately 1,080 feet from the proposed project. Standard permitting conditions as well as Mitigation Measures AQ-1 through AQ-11 are intended to reduce these emissions to the extent feasible. Mitigation focuses on reducing the emissions from construction as well as operations and are based on the type of equipment that would be used for specific task and the likely emissions resulting from those activities.</p>	1, 2, 3, 4, 5, 14, 15.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<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. Odors directly related to outdoor cannabis cultivation and processing are more likely to be noticed in the general area of the project. It should be noted that the odor from the cultivation of cannabis only occurs during the flowering period of the plant. In an outdoor full season growing situation, the odor emanating from the growing operations will occur primarily during September and October and will cease once the plants are harvested.</p> <p>To manage potential odor-related concerns, the applicant will be required to submit an Odor Control Plan as part of the project and as required by mitigation listed below. The Odor Control Plan would reduce the potential for outdoor cultivation areas to result in odor impacts through the use of distance (passive) and/or odor-masking means (active) such as fragrant plants around the perimeter of the outdoor growing areas. Additionally, the Odor Control Plan would provide property owners and residents within a 1000-foot radius of the proposed project with contact information of a Community Liaison/Emergency Contact to resolve any odor-related concerns prior to contacting the County. Further, because the cultivation area is not located near any off-site residences, the potential for the project to affect residential units on adjacent parcels is minimal. AQ-11, requiring implementation of an Odor Control Plan would further ensure impacts are less than significant.</p> <p>AQ-9: 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.</p> <p>Less Than Significant Impact with Mitigation</p>	
IV. BIOLOGICAL RESOURCES Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>A Biological Resources Assessment was prepared by Natural Investigations Co. for the project in May 2020. Habitat mapping of the project property revealed that the property contains the following terrestrial vegetation communities: Agricultural (Vineyard/Orchard), Chaparral, Gray Pine Woodland, and Oak Woodland/Forest; see Figure 9: Vegetation Community Types. The proposed cultivation activities would occur entirely within an area consisting of Agricultural (Vineyard) land. The proposed cultivation areas would be located on flat terrain with very mild slopes. The siting of the cultivation areas has been made to be sensitive and responsive to the landscape, topography, adjacent uses, and avoid uses and to avoid undisturbed areas with sensitive vegetative and habitats. The access improvements also would occur adjacent to the highway and in an area with upland ruderal vegetation. In addition, none of the CAs would be in an area containing any ephemeral streams, watercourses, waters of the US, or wetlands. None of these habitats or features occur within the proposed cultivation area.. Although the project would not disturb any of these habitat areas, they are listed below for reference as they occur within the overall project property.</p> <p>Typical vegetation within the surrounding chaparral habitat includes manzanita (<i>Arctostaphylos</i> spp.), chamise (<i>Adenostoma fasciculatum</i>), California scrub oak (<i>Quercus berberidifolia</i>), leather oak (<i>Quercus durata</i>), California lilac (<i>Ceanothus</i> spp.), western redbud (<i>Cercis occidentalis</i>), yerba santa (<i>Eriodictyon californicum</i>), toyon (<i>Heteromeles arbutifolia</i>), poison-oak (<i>Toxicodendron diversilobum</i>), Fremont's silk tassel (<i>Garrya fremontii</i>) and bush monkey flower (<i>Diplacus aurantiacus</i>).</p> <p>The gray pine vegetation habitat within the biological survey area is characterized by an open-to-dense canopy of gray pine with a diverse understory of shrubs including chamise, manzanita, toyon, leather oak, poison-oak, California lilac (<i>Ceanothus</i> spp.) and California bay (<i>Umbellularia californica</i>). The herbaceous layer within this habitat consists of a variety of native and non-native herbs and grasses.</p> <p>The oak woodland forest is located within the westernmost portion of the project property, and contains interior live oak, which is the primary species in</p>	1, 2, 3, 4, 5, 6, 16, 17, 18, 19.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the canopy, but also has occasional gray pine and exceptionally large common manzanita (<i>Arctostaphylos manzanita</i> ssp. <i>manzanita</i>). The shrub layer within the oak woodland is composed largely of common manzanita, California scrub oak, leather oak, toyon and poison oak.</p> <p>The areas proposed for cultivation within the vineyard consist of converted natural habitat that in grape production. Vegetation within this habitat type consists primarily of agricultural crops lacking a consistent community structure. This habitat type provides limited resources for wildlife and is utilized primarily by species tolerant of human activities. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages. This habitat is classified as Holland vegetation type – “Urban”.</p> <p>A list of special-status plant and animal species that have occurred within the overall project property and vicinity was compiled as part of the Biological Resources Assessment. The CNDDDB shows the following special-status species occurrences within the vicinity of the Study Area: western pond turtle (<i>Emys marmorata</i>); few-flowered navarretia (<i>Navarretia leucocephala</i> ssp. <i>pauciflora</i>); woolly meadowfoam (<i>Limnanthes floccosa</i> ssp. <i>floccosa</i>); and glandular western flax (<i>Hesperolinon adenophyllum</i>); see Figure 10: Special Status Species Map.</p> <p>However, these species require aquatic, vernal pool, and serpentine habitat, respectively. No such habitat is found within the project property and no disturbance to any of these habitats would occur as a result of implementation or operation of the project.</p> <p>A USFWS species list also was generated online using the USFWS’ IPaC Trust Resource Report System. This list is generated using a regional and/or watershed approach and does not directly indicate that the project property provides suitable habitat:</p> <ul style="list-style-type: none"> Northern Spotted Owl (<i>Strix occidentalis caurina</i>) Threatened California Red-legged Frog (<i>Rana draytonii</i>) Threatened Delta Smelt (<i>Hypomesus transpacificus</i>) Threatened Conservancy Fairy Shrimp (<i>Branchinecta conservacion</i>) Endangered Burke's Goldfields (<i>Lasthenia burkei</i>) Endangered Few-flowered Navarretia (<i>Navarretia leucocephala</i> ssp. <i>pauciflora</i>) Endangered Many-flowered Navarretia (<i>Navarretia leucocephala</i> ssp. <i>plieantha</i>) Endangered Slender Orcutt Grass (<i>Orcuttia tenuis</i>) Threatened <p>During the field survey, no special-status species were detected within the project site or surrounding project property. The existing vineyard habitat has very limited potential to support special status due to habitat conversion and constant disturbance from agricultural activities. Areas of the project property, outside the cultivation area, that contain undisturbed habitats, such as the chaparral and woodland habitats, have a moderate potential to sustain special-status plant species because several locally occurring special status plant species are known to occur on volcanic soils, and volcanic soils are present. However, implementation of the proposed project would not disturb these habitats, and vegetated buffers exist between these areas. Streams, riparian corridors, and riverine wetlands can sustain aquatic special-status species but there are no aquatic resources within the project property, and the project site is at least a thousand feet from the nearest channel or wetland.</p> <p>Special-status bird species were reported in databases (CNDDDB and USFWS) in the vicinity of the project site. However, the cultivation areas contain no trees or other suitable nesting habitat for bird species. No nests were observed during</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the field survey. Therefore, project construction would have a less than significant adverse impact to nesting birds.</p> <p>Further, the proposed project has been designed to avoid impacts to birds and animals and potential breeding and dispersal habitat. The project also would avoid areas that could be used as wintering and upland nesting habitat. Thus, impacts to species in this regard would be less than significant. Therefore, project implementation would result in a less than significant impact concerning special status species and no mitigation is required.</p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>The project site is not within any designated listed species' critical habitat. The project site and surrounding project property do not contain and special-status habitats, including riparian areas, and non would be disturbed as part of the project. See Figure 6: Water Resources Map. Further, vegetated buffers exist between the project site and the nearest offsite sensitive habitats. Therefore, project activities would not impact riparian habitat or other sensitive natural communities and impacts would be less than significant. No mitigation is required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 16, 17, 18, 19.
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>There are no aquatic resources within the cultivation area or area surrounding any location that would be disturbed as part of project implementation or operation. see Figure 11: Water Resources Map and Figure 12: Wetlands Inventory Map. Potential indirect impacts to water resources could occur during construction by increased erosion and sedimentation to downstream receiving water bodies. This is unlikely, however, because the project includes cultivation that would maintain vegetative cover for a large portion of the year, and a cover crop will be planted in the off season, in addition, the nearest receiving water bodies are over 1,000 feet away and vegetated buffers exist between the areas.</p> <p>Further, the project applicant would enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ). Implementation of a stormwater pollution prevention plan (SWPPP), and erosion control plan, along with regular inspections, will ensure that construction activities do not pollute receiving waterbodies.</p> <p>Potential adverse impacts to water resources could occur during operation of cultivation activities resources by discharge of sediment or other pollutants (fertilizers, pesticides, human waste, etc.) into receiving waterbodies. However, the project applicant would file a Notice of Intent and enroll in Cannabis Cultivation Order WQ 2019-0007-DWQ. Compliance with this Order will ensure that cultivation operations would not significantly impact water resources by using a combination of Best Management Practices (BMPs), buffer zones, sediment and erosion controls, site management plans, inspections and reporting, and regulatory oversight.</p> <p>Cultivators who enroll in the State Water Board's Waste Discharge Requirements for Cannabis Cultivation Order WQ 2019-0007-DWQ must comply with the Minimum Riparian Setbacks and a Project would be considered to have a significant adverse impact on jurisdictional water resources if it would be non-compliant with these requirements. The applicant was issued waste discharge identification (WDID) 5S17CC427010. In addition, as determined by the Biological Resources Assessment, the proposed project is compliant with the setback requirements of Cannabis Cultivation Order WQ 2019-0007-DWQ. Therefore, a less than significant impact would occur concerning wetland habitats. No mitigation is required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 16, 17, 18, 19.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with			X		<p>Preparation of the cultivation sites and work within adjacent areas would temporarily interfere with the movement of native wildlife. However, the proposed project would not result in the permanent dispersal of species and would not result in substantial disruption to migration corridors or use as wildlife nursery sites. Cannabis cultivation and related disturbances are limited</p>	1, 2, 3, 4, 5, 6, 16, 17, 18, 19.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					to previously disturbed areas and areas with limited native vegetation and habitat. The proposed project would leave a majority of the project site as open space available for wildlife movement and use. The project would require fencing that would act as a local barrier to wildlife movement but mostly affect larger non-avian species. The project, however, would only fence the necessary area around the project site and the balance of the overall project area would remain in its current condition and free of obstructions. Therefore, impacts to wildlife corridors are not anticipated to be substantial. The project site does not contain any watercourse used by aquatic species and would have no adverse effects to fish movement. Therefore, a less than significant impact would occur concerning migratory fish or wildlife corridors. No mitigation is required. Less than Significant Impact	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		Lake County does not have a tree protection ordinance. Cannabis Ordinance 3084, Section 4, Subsection iii) Prohibited Activities (a) Tree Removal, Lake County restricts tree removal according to California Code of Regulations (CCR) Section 895.1, and the removal of any true oak (<i>Quercus</i>) species or tan oak (<i>Notholithocarpus</i>) species for the purpose of developing a cannabis cultivation site should be avoided and minimized. The proposed project has been designed to eliminate the need for tree removal and cultivation areas and prefabricated structures have been sited to avoid trees. Project implementation would not require removal of trees within the project site. If tree removal does occur a violation of the ordinance could result. Therefore, a less than significant impact would occur concerning local policies or ordinances protecting biological resources. No mitigation is required. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 16, 17, 18, 19.
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	The proposed project does not conflict with any Habitat Conservation Plans, Natural Community Conservation Plans, or the Lake County General Plan. The project site does not fall within the coverage area of any adopted HCPs or NCCPs. No impacts would occur. No Impact	1, 2, 3, 4, 5, 6, 16, 17, 18, 19.

Figure 9: Vegetation Community Types

Figure 10: Special Status Species Map

Figure 11: Water Resources Map

Figure 12: Wetlands Inventory Map

V. CULTURAL RESOURCES					
<i>Would the project:</i>					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X		<p>A Cultural Resources Evaluation was conducted for the project site by Dr. John Parker in May 2020. The Cultural Resources Evaluation assessed approximately 29 acres of project parcel APN 007-029-04 and 007-029-05. Prior to the field inspection, a record search at the Sonoma State University office of the California Historic Resource Information System (CHRIS) was conducted. The records search indicated that three prehistoric sites had been recorded within one mile of the project area but that no previous cultural resource inspections had been conducted in the project area.</p> <p>During the field inspection, isolated pieces of stone tool manufacturing material (obsidian flakes) were discovered widely dispersed within the project site. No other historic or prehistoric cultural items or features were discovered. The artifacts, however, were not part of a larger deposit and the site does not contain previously identified prehistoric or historic features. The cultural resource assessment determined that the artifacts do not meet the criteria under Title 14 California Code of Regulations (CCR), § 4852. While the obsidian flakes were found within the project site, the site does not contain native vegetation and has been previously used as a vineyard. Accordingly, the proposed project, as designed, would not result in the damage, destruction, or loss of culturally significant material at this location.</p> <p>The project would include minor grading and site preparation to enable placement of prefabricated structures, water tanks, gate access, and storage containers. These site preparation activities as well as the surficial soil treatments in cultivation areas that would include amending and mixing of the near surface soils, has the potential to uncover undiscovered and cultural sites or resources in the surficial soils. Although the potential is considered low due to the disturbance from past agricultural uses, further disturbance of an area within unknown resources could result in damage, destruction, or loss of the resource should it exist and be disturbed. To reduce these potential impacts, the project would include MM-CUL-2, which requires notification of a qualified Registered Professional Archaeologist to evaluate the find according to the CEQA requirements should materials be inadvertently discovered. In addition, MM-CUL-1 requires an employee training program that would educate employees to recognize potential resources. Implementation of MM-CUL-1 and MM-CUL-2 would reduce impacts to historical resource pursuant to §15064.5 to less than significant, and no further mitigation is required.</p> <p>To ensure that impacts related to the Cultural Resources are minimized, following mitigation measure shall be implemented.</p> <p>MM-CUL-1: 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>MM-CUL-2: 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.</p> <p>Less than Significant Impact with Mitigation</p>	1, 2, 3, 4, 6, 19.

b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X		<p>The Cultural Resources Evaluation determined that no significant cultural resources were discovered in the project site. All project elements are located within the boundaries of the existing vineyard site and are previously disturbed. This would result in a reduced potential to disturb previously unidentified cultural resources. Nonetheless, it is possible that areas that would be disturbed as part of the project may contain unknown archeological resources pursuant to §15064.5. If resources are present, surficial site disturbance and cultivation activities could result in damage, destruction, or loss of unknown resources.</p> <p>As discussed above, MM-CUL-1 and MM-CUL-2 have been included and implementation of these measures would reduce impacts to archeological resources pursuant to §15064.5 to less than significant. No further mitigation is required.</p> <p>Less than Significant Impact with Mitigation</p>	1, 2, 3, 4, 6, 19.
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		<p>The Cultural Resources Evaluation did not locate any areas with human remains. A Sacred Lands file request was sent to the California Native American Heritage Commission in April 2020 and review indicated no sacred sites had been recorded for the project area. Therefore, it is considered unlikely that any area within the areas proposed for disturbance would be used for cultivation and undergo surficial site disturbance would contain any significant findings or include human remains. Nonetheless, while unlikely, should human remains be located MM-CUL-3 would be implemented. MM-CUL-3 includes requirements for notification to responsible parties including the coroner, qualified archaeologist, law enforcement, and tribal entities. Implementation of MM-CUL-3 would reduce these impacts to less than significant and no further mitigation would be required.</p> <p>MM-CUL-3: If human remains are uncovered during ground disturbing activities, the applicant shall immediately cease all ground disturbance and contact the Lake County Coroner or Lake County Sheriff's Office to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. The Lake County Planning Division also shall be contacted immediately after contact or attempted contact with the County Coroner and/or Sheriff's Office. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). No further subsurface ground disturbing activity shall occur on the site or any nearby area reasonably suspected to overlie adjacent human remains until consultation is complete with the most likely descendent. Authorization to resume construction shall only be given by the County Planning Division and shall include implementation of all appropriate measures to protect any additional possible burial sites or human remains.</p> <p>Less than Significant Impact with Mitigation.</p>	1, 2, 3, 4, 6, 19.
VI. ENERGY					
<i>Would the project:</i>					
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X	<p>Energy used by the project would include energy directly consumed by administration spaces and freezer containers. Indirect energy consumption would be associated with the generation of electricity at power plants. Transportation-related energy consumption includes the use of fuels and electricity to power cars, trucks, and distribution facilities. Energy would also be consumed by equipment and vehicles used during project construction and routine maintenance activities.</p> <p>In order to ensure energy implications are considered in project decisions, Appendix F of CEQA Guidelines requires a discussion of the potential energy impacts of projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. The main forms of available energy supply are electricity, natural gas, and oil.</p> <p>All power supplied to the project would be provided by Pacific Gas & Electric (PG&E). PG&E is required to comply with renewable portfolio standard</p>	1, 3, 4, 5, 20, 21, 22.

				<p>(RPS) requirements. Currently, PG&E is above the RPS requirement with approximately 33% percent of delivered electricity generated by renewable sources (PG&E, 2020b).</p> <p>Construction</p> <p>The energy consumption associated with construction including preparation of planting beds, creation of level surfaces place prefabricated structures, tanks, storage containers, etc. needed for the proposed project primarily includes consumption of diesel fuel from off-road construction diesel equipment, and gasoline consumption from on-road worker commute and vendor trips. Temporary electric power for as-necessary lighting and electronic equipment (such as computers inside prefabricated structures, and heating, ventilation, and air conditioning) could require the temporary use of a generator until permanent electricity is hooked up to the structures or for some machinery out of reach of existing utility lines. The amount of electricity used during construction would be minimal and typical demand would stem from the use of electrically powered hand tools and to power used by managerial staff during the construction hours. Thus, the majority of the energy used during construction would be from petroleum.</p> <p>There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in the region or state. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These engines use highly efficient combustion engines to minimize unnecessary fuel consumption.</p> <p>Additionally, use of construction fuel would cease once the project is operational. As such, project construction would have a nominal effect on the local and regional energy supplies. Therefore, it is expected that construction fuel consumption associated with the project would not be inefficient, wasteful, or unnecessary. The project would not substantially affect existing energy or fuel supplies, or resources and new capacity would not be required. Impacts would be less than significant in this regard.</p> <p>Operational</p> <p>Energy related to the operation of the project would include energy directly consumed by the administration spaces and freezer containers, as well as fuel usage from on-road and off-road vehicles. All cultivation would occur outdoors and have minimal need for power. Additional energy resources would be required to dry and trim the cannabis, for the site security system, well pumps, and outdoor security lighting. Gas and/or diesel fuel would be used to power backup generators; however, these units would only be used in case of emergency and for a limited duration.</p> <p>Pacific Gas and Electric (PG&E) provides electricity to the project area. The project site would be served by the existing PG&E electrical facilities. Total electricity demand in PG&E's service area is forecast to increase by approximately 12,000 GWh—or 12 billion kWh—between 2016 and 2028. Further, Lake County consumed approximately 446 million kWh of electricity in 2019. The proposed project's anticipated electricity demand would be nominal compared to overall demand in Lake County and PG&E's greater service area. Therefore, the projected electrical demand would not significantly impact level of service or exceed current planned capacity.</p> <p>Regarding natural gas, Lake County consumed 242,528,476 therms of natural gas in 2018. Therefore, the proposed project's operational energy consumption for space and water heating would represent a nominal portion of the natural gas consumption in the County.</p> <p>While diesel fuel would be used to power backup generators in case of an emergency, day-to-day operations would not require use of significant diesel resources.</p> <p>It should also be noted that the project design and materials would comply with the 2019 Building Energy Efficiency Standards, which take effect on</p>	
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				<p>January 1, 2020, and/or future 2019 Building Energy Efficiency Standards depending on when construction permits are issued.</p> <p>Therefore, the project operations would not substantially affect existing energy or fuel supplies or resources. The project would comply with applicable energy standards and new capacity would not be required. Impacts would be less than significant in this regard.</p> <p>Less than Significant Impact</p>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	<p>Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. As discussed above, project development would not cause inefficient, wasteful and unnecessary energy consumption, and impacts would be less than significant. The proposed project includes outdoor cultivation only and would conform to all requirements of Lake County Ordinance 3084 Amended Chapter 21, Article 27, of the Lake County Code. The proposed project would comply with existing State regulations or would be directly affected by the outcomes (vehicle trips and energy consumption would be less carbon intensive due to statewide compliance with future low carbon fuel standard amendments and increasingly stringent Renewable Portfolio Standards). Therefore, the proposed project would comply with existing State energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 20, 21, 22.

VII. GEOLOGY AND SOILS

Would the project:

<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X	<p>The overall project area and project site are located in northern California, which is an area that is prone to seismic ground shaking. According to the California Department of Conservation Earthquake Zones of Required Investigation Map, the project site is not located in a landslide or liquefaction zone. However, the project site is located in an Alquist Priolo Fault hazard area for the Big Valley Fault. The Big Valley Fault is located along the westerly side of the overall project area but is outside the boundaries of the proposed cultivation areas.</p> <p>The proposed project does not include any critical infrastructure, and preparation of the cultivation areas would only occur in the upper layers of soil and would include mixing soils with organic material and fertilizers to encourage plant growth. The three barns and two storage sheds included in the proposed project would require minor earthwork and site preparation of the upper layers of soil to level the ground surface and enable placement of the prefabricated structures within the project site. The structures would be used for storage and administrative uses.</p> <p>Prior to approval of the project, the County would ensure that all prefabricated structures are set back 50 feet from any mapped active fault. The setback may be reduced based upon a geologic fault report that would include fault trenching. It should be noted that all project elements are located between approximately 250 (parking lot and portable restroom) 330 feet (barn/office) from the mapped fault. The parking lot and restrooms, however, would be located in the mapped fault zone. The parking lot and portable restrooms are not permanent structures, and their construction and use would not have the potential to exacerbate geologic hazards including rupture.</p> <p>Thus, although a portion of the overall project area would be located within a hazard area for the Big Valley Fault, the proposed project would not result in the placement of any permanent structures within the fault zone. In addition, none of the project activities would exacerbate the existing risk from geologic or seismic conditions. In addition, placement of all prefabricated structures would-be required to comply with all County codes related to seismic safety as well as in conformance with the California Building Code (CBC) to address potential impacts from construction within an Alquist-Priolo Fault Zone as required by MM-GEO-1. Impacts from fault rupture, strong ground shaking and landslides would be less than significant.</p> <p>MM GEO-1: Prior to operation, all buildings, accessible compliant parking areas, routes of travel, building access, and/or bathrooms shall meet all California Building Code Requirements.</p> <p>Less Than Significant Impact with Mitigation.</p>	1, 3, 4, 5, 23, 24, 25.
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>			X	<p>The project proposes simple grading and earthwork. Grading is not anticipated to involve cut and fill of more than 50 cubic yards of material. The project would not expand the agricultural footprint and remains further than 30 feet from all identified watercourses. The project would result in the in the removal of stable woody root systems of existing vines within the proposed cultivation area. The removal of the root systems is proposed to prepare the site for in ground planting, and would include the mixing of soils and nutrients to facilitate cannabis growth. The proposed cultivation site, including the areas for the prefabricated sheds, barns, metal storage containers, and water tanks, is relatively flat with minimal slopes. Minor site preparation would be required to create level areas for the placement of these prefabricated structures. As discussed, the project would not require substantial cut or fill, and would not create slopes in excess of a two to one (2:1) ratio. A Simple Grading Permit would be required to prepare the site.</p> <p>Topsoil within the cultivation areas would not be removed or permanently covered by impermeable surfaces. When planted, the cultivation areas would employ a drip irrigation system to minimize water use and irrigation runoff. During rain events, the presence of the vegetation would naturally inhibit runoff and promote water infiltration. During the off-season the growing areas would be planted with legumes or other nitrogen-fixing plants to maintain soil quality and health and maintain ground cover reducing erosion potential. In addition,</p>	1, 3, 4, 5.

				<p>the project would use no-till practices to reduce soil erosion and maintain soil composition. All native soils and vegetation in the areas surrounding the cultivation areas would also be preserved.</p> <p>The proposed project would include construction of three barns and two storage sheds that would require removal of surface soil to level the ground for placement of the prefabricated structures. Upon completion of construction, disturbed soils would be covered and would not be prone to erosion. Prior to initiation of construction activities, the applicant would be required to show conformance with the National Pollution Discharge Eliminations System (NPDES). This would require implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) to minimize erosion. The SWPPP and BMPs could include but are not limited to placement of sandbags, silt fencing, water bars, and reseeding, to minimize erosive effects of construction. Conformance with the SWPPP and implementation of BMPs would be included in the proposed project and standard permitting conditions.</p> <p>Therefore, the proposed project would not have a substantial effect on the potential for increased erosion or the loss of topsoil. Impacts would be less than significant, and mitigation is not required.</p> <p>Impacts would be Less than Significant With Mitigation Measures GEO-2 through GEO-5.</p> <p>MM GEO-2: Prior to any ground disturbance for building construction, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation.</p> <p>MM GEO-3: Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>MM GEO-4: The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post installation, application of BMPs, erosion control maintenance, and other improvements as needed.</p> <p>MM GEO-5: In accordance with Lake County Grading Code Section 30-17.4.3 a Simple 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>Less Than Significant Impact with Mitigation.</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>The project site is composed of Benridge-Konocti association soil. Benridge-Konocti association soil generally has 30-50% slopes, is well-drained, and has a high runoff class. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey report for the project site, Benridge-Konocti association soil has very limited suitability for small commercial buildings. However, this is due primarily to the slope at which this soil typically occurs. Given the relatively flat terrain of the project site, Benridge-Konocti association soil would be considered stable for the placement of the prefabricated structures proposed by the project. Additionally, as discussed above, construction of the structures would be done</p>	1, 3, 4, 5, 9, 25.

				<p>in compliance with all geotechnical requirements, County code, and CBC requirements related to seismic safety. Thus, the proposed project would not include activities that would exacerbate any geologic hazard or unstable unit such that impacts from landslides, lateral spreading, subsidence, liquefaction, or collapse would occur. Impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	<p>Benridge-Konocti association soil generally consists of loams, including clay loam, and gravelly clay. As a result of the clay content, Benridge-Konocti association soil has limited shrink swell and expansion potential. However, the proposed project would not result in the construction of habitable structures and all prefabricated structures placed as part of the proposed project would comply with all geotechnical requirements, County code, and CBC requirements related to seismic safety. Therefore, the proposed project would not create substantial direct or indirect risks and impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 9, 25.
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>Portable toilets and handwashing stations would be rented and maintained by the operators of the proposed project. The proposed project would not include the use of any septic tanks or alternative wastewater disposal systems requiring the support of on-site soils. Impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5.
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		<p>The proposed project would involve minimal ground disturbance of the project site. The project site is relatively flat, has been previously disturbed as a result of its previous use a vineyard, and does not contain any unique geologic features. Due to the past uses, and proposed minimal ground disturbance, the potential for paleontological resources to be disturbed is considered remote. Impacts to less than significant.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 5.
VIII. GREENHOUSE GAS EMISSIONS					
<i>Would the project:</i>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	<p>Short-Term Construction Greenhouse Gas Emissions</p> <p>The proposed project would result in direct GHG emissions from construction and operation. Total GHG emissions generated during construction are presented in <i>Table 5: Construction Greenhouse Gas Emissions</i>. The CalEEMod outputs are contained within Attachment C. Construction of the project would result in direct emissions of CO₂, N₂O, and CH₄ from the operation of construction equipment and the transport of materials and construction workers to and from the project site.</p> <p>Several State-led GHG emissions-reducing regulations have recently taken effect, and changes to regulations will continue to take effect in the near future that will substantially reduce GHG emissions. For instance, implementation of Assembly Bill 1493 (the Pavley Standard) (Health and Safety Code Sections 42823 and 43018.5) will significantly reduce the amount of GHGs emitted from passenger vehicles. The Pavley Standard is aimed at reducing GHG emissions from noncommercial passenger vehicles and light-duty trucks of model years 2009–2016 by requiring increased fuel efficiency standards of automobile manufacturers. The program combines the control of smog, soot, and GHG emissions with requirements for greater numbers of zero-emission vehicles. By 2025, when the rules will be fully implemented, new automobiles will emit 34 percent fewer global warming gases and 75 percent fewer smog-forming emissions.</p> <p>The electricity provider for Lake County, Pacific Gas and Electric Company (PG&E), is subject to California's RPS. The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020, which will have the effect of reducing GHG emissions generated during energy production. In 2019, PG&E power mix was at 29 percent renewable energy and will be required to achieve the 60 percent renewable energy goal by 2030 established by SB 100.</p>	1, 3, 4, 5, 20, 21, 26, 27, 28.

As shown in *Table 5*, project construction-related activities would generate approximately 572 MTCO₂e of GHG emissions over the two-year construction period. One-time, short-term construction GHG emissions are typically summed and amortized over the project's lifetime (assumed to be 30 years). It is reasonable to look at a 30-year time frame for buildings since this is a typical interval before a new building requires the first major renovation. The amortized project emissions would be approximately 19.07 MTCO₂e per year. Once construction is complete, the generation of construction related GHG emissions would cease.

Table 5: Construction Greenhouse Gas Emissions

Construction Year and Season	CO ₂ e Emissions, metric tons/year
Total (2021)	283
Total (2022)	289
Total	572
Emissions amortized over 30 years	19.07

Source: CalEEMod version 2016.3.2. Refer to Attachment C for model outputs.

LCAQMD does not have a threshold for construction GHG emissions, which are one-time, short-term emissions and therefore would not significantly contribute to long-term cumulative GHG emissions impacts of the proposed project. In absence of thresholds of significance, the LCAQMD is currently recommending GHG analysis consistent with BAAQMD approach. Emissions from construction are below the BAAQMD construction phase threshold of 1,100 MTCO₂e/year. Therefore, project construction GHG impacts are less than significant.

Operational Greenhouse Gas Emissions

Operational or long-term emissions occur over the life of the project. The proposed project includes two sheds to store pesticides and agrochemicals, three barns that would serve as an office and for harvest storage, and 14 total freezer containers. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power, the emissions associated with solid waste generated from the proposed project, agricultural tractors, backup generators, and any fugitive refrigerants from air conditioning or refrigerators.

Total GHG emissions associated with the proposed project are summarized in *Table 6: Project Greenhouse Gas Emissions*. As shown in *Table 6*, the proposed project would generate approximately 226 MTCO₂e annually from both amortized construction and operations.

Table 6: Project Greenhouse Gas Emissions

Emissions Source	MTCO ₂ e ¹ per Year
Construction (amortized over 30 years)	19.07
Area	0.001
Energy	19.86
Mobile	67.44
Off-road	71.63
Stationary	14.33
Waste	6.00
Water	27.60
Total Annual Project GHG Emissions²	225.93
<i>Threshold³</i>	1,100
<i>Exceed Threshold?</i>	<i>No</i>

Note:

¹. Emissions were calculated using CalEEMod version 2016.3.2. Refer to Attachment C for model outputs.

				<div>²Total values are from CalEEMod and may not add up due to rounding. ³LCAQMD does not have a GHG operational threshold, therefore BAAQMD threshold of 1,100 MTCO₂e annually was utilized.</div> <p>Table 6 shows that the proposed project would result in approximately 226 MTCO₂e annually. LCAQMD does not have a GHG threshold, therefore the neighboring BAAQMD threshold of 1,100 MTCO₂e annually was utilized. The proposed project would not exceed the numeric threshold of 1,100 MTCO₂e. Thus, the proposed project would have a less than significant impact with respect to GHG emissions. In addition, with continued implementation of various statewide measures, the proposed project’s operational energy and mobile source emissions would continue to decline in the future. GHG operational emissions would be less than significant.</p> <p>Less than Significant Impact</p>									
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	<p>California Air Resource Board Scoping Plan Consistency</p> <p>The California State Legislature adopted AB 32 in 2006. AB 32 focuses on reducing GHGs (CO₂, CH₄, NO_x, HFCs, PFCs, and SF₆) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, CARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal. The Scoping Plan provides a range of GHG reduction actions that include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as the cap-and-trade program, and an AB 32 implementation fee to fund the program. As shown in Table 7 - <i>Project Consistency with Applicable CARB Scoping Plan Measures</i>, the project is consistent with most of the strategies, while others are not applicable to the project.</p> <p>The 2017 Scoping Plan Update identifies additional GHG reduction measures necessary to achieve the 2030 target. These measures build upon those identified in the first update to the Scoping Plan in 2013. Although a number of these measures are currently established as policies and measures, some measures have not yet been formally proposed or adopted. It is expected that these actions to reduce GHG emissions will be adopted as required to achieve statewide GHG emissions targets. As such, impacts related to consistency with the Scoping Plan would be less than significant.</p> <p>Table 7: Project Consistency with Applicable CARB Scoping Plan Measures</p> <table><tr><th>Scoping Plan Sector</th><th>Scoping Plan Measure</th><th>Implementing Regulations</th><th>Project Consistency</th></tr><tr><td>Transportation</td><td>California Cap-and-Trade Program Linked to Western Climate Initiative</td><td>Regulation for the California Cap on GHG Emissions and Market-Based Compliance Mechanism October 20, 2015 (CCR 95800)</td><td>Consistent. The Cap-and-Trade Program applies to large industrial sources such as power plants, refineries, and cement manufacturers. However, the regulation indirectly affects people who use the products and services produced by these industrial sources when increased cost of products or services (such as electricity and fuel) are transferred to the consumers. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects’ electricity usage are covered by the Cap-and-Trade Program. The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and combustion of other fossil fuels not directly covered</td></tr></table>	Scoping Plan Sector	Scoping Plan Measure	Implementing Regulations	Project Consistency	Transportation	California Cap-and-Trade Program Linked to Western Climate Initiative	Regulation for the California Cap on GHG Emissions and Market-Based Compliance Mechanism October 20, 2015 (CCR 95800)	Consistent. The Cap-and-Trade Program applies to large industrial sources such as power plants, refineries, and cement manufacturers. However, the regulation indirectly affects people who use the products and services produced by these industrial sources when increased cost of products or services (such as electricity and fuel) are transferred to the consumers. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects’ electricity usage are covered by the Cap-and-Trade Program. The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and combustion of other fossil fuels not directly covered	1, 3, 4, 5, 20, 21, 26, 27, 28.
Scoping Plan Sector	Scoping Plan Measure	Implementing Regulations	Project Consistency										
Transportation	California Cap-and-Trade Program Linked to Western Climate Initiative	Regulation for the California Cap on GHG Emissions and Market-Based Compliance Mechanism October 20, 2015 (CCR 95800)	Consistent. The Cap-and-Trade Program applies to large industrial sources such as power plants, refineries, and cement manufacturers. However, the regulation indirectly affects people who use the products and services produced by these industrial sources when increased cost of products or services (such as electricity and fuel) are transferred to the consumers. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects’ electricity usage are covered by the Cap-and-Trade Program. The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and combustion of other fossil fuels not directly covered										

						at large sources in the Program's first compliance period.	
					California Light-Duty Vehicle GHG Standards	<p>Pavley I 2005 Regulations to Control GHG Emissions from Motor Vehicles</p> <p>Pavley I 2005 Regulations to Control GHG Emissions from Motor Vehicles</p>	<p>Consistent. This measure applies to all new vehicles starting with model year 2012. The proposed project would not conflict with its implementation as it would apply to all new passenger vehicles purchased in California. Passenger vehicles, model year 2012 and later, associated with construction and operation of the proposed project would be required to comply with the Pavley emissions standards.</p>
						2012 LEV III California GHG and Criteria Pollutant Exhaust and Evaporative Emission Standards	<p>Consistent. The LEV III amendments provide reductions from new vehicles sold in California between 2017 and 2025. Passenger vehicles associated with the site would comply with LEV III standards.</p>
					Low Carbon Fuel Standard	2009 readopted in 2015. Regulations to Achieve GHG Emission Reductions Sub article 7. Low Carbon Fuel Standard CCR 95480	<p>Consistent. This measure applies to transportation fuels utilized by vehicles in California. The proposed project would not conflict with implementation of this measure. Motor vehicles associated with construction and operation of the proposed project would utilize low carbon transportation fuels as required under this measure.</p>
					Regional Transportation-Related GHG Targets.	SB 375. Cal. Public Resources Code §§ 21155, 21155.1, 21155.2, 21159.28	<p>Not applicable. SB 375 requirements apply to Regional Transportation Plans/Sustainable Community Strategies (RTP/SCS) prepared by Metropolitan Planning Organizations (MPOs). Lake County is not within an MPO and does not have an applicable RTP/SCS. However, the Lake Area Planning Council prepared a RTP type document (Lake County Final Regional Transportation Plan, 2017) that highlights objectives to reduce greenhouse gas emissions by promoting and facilitating transit use and increasing active transportation alternatives. The proposed project would not conflict with the regions ability to meet their objectives.</p>
					Goods Movement	Goods Movement Action Plan January 2007	<p>Not applicable. The proposed project does not propose any changes to maritime, rail, or intermodal facilities or forms of transportation.</p>
					Medium/Heavy-Duty Vehicle	2010 Amendments to the Truck and Bus Regulation, the Drayage Truck Regulation and the Tractor-Trailer GHG Regulation	<p>Consistent. This measure applies to medium and heavy-duty vehicles that operate in the state. The proposed project would not conflict with implementation of this measure. Medium and heavy-duty vehicles associated with construction and operation of the proposed project would be required to comply with the requirements of this regulation.</p>

					High Speed Rail	Funded under SB 862	Not applicable. This is a statewide measure that cannot be implemented by a project applicant or Lead Agency.
					Electricity and Natural Gas	Title 20 Appliance Efficiency Regulation Title 24 Part 6 Energy Efficiency Standards for Residential and Non-Residential Building Title 24 Part 11 California Green Building Code Standards	Consistent. The proposed project would not conflict with implementation of this measure. The proposed project would comply with the latest energy efficiency standards.
						Renewable Portfolio Standard/Renewable Electricity Standard. 2010 Regulation to Implement the Renewable Electricity Standard (33% 2020)	
						Million Solar Roofs Program SB 350 Clean Energy and Pollution Reduction Act of 2015 (50% 2030)	Consistent: The proposed project would obtain electricity from the electric utility, PG&E. PG&E obtained 33 percent of its power supply from renewable sources in 2020. Therefore, the utility would provide power when needed on site that is composed of a greater percentage of renewable sources.
						Million Solar Roofs Program Tax Incentive Program	
						Title 24 Part 11 California Green Building Code Standards SBX 7-7—The Water Conservation Act of 2009 Model Water Efficient Landscape Ordinance	Consistent. The proposed project would comply with the CalGreen standards, which requires a 20 percent reduction in indoor water use.
					Green Buildings	Green Building Strategy	Title 24 Part 11 California Green Building Code Standards Consistent. The State is to increase the use of green building practices. The proposed project would implement required green building strategies through existing regulation that requires the proposed project to comply with various CalGreen requirements.
					Industry	Industrial Emissions	2010 CARB Mandatory Reporting Regulation Not applicable. The Mandatory Reporting Regulation requires facilities and entities with more than 10,000 MTCO ₂ e of combustion and process emissions, all facilities belonging to certain industries, and all electric power entities to submit an annual GHG emissions data report directly to CARB. As shown above, mobile source emissions make up the majority of emissions and project stationary source GHG

								emissions would not exceed 10,000 MTCO ₂ e. Therefore, this regulation would not apply.	
					Recycling and Waste Management	Recycling and Waste	Title 24 Part 11 California Green Building Code Standards	Consistent. The proposed project would not conflict with implementation of these measures. The proposed project is required to achieve the recycling mandates via compliance with the CALGreen code. The County has consistently achieved its state recycling mandates.	
							AB 341 Statewide 75 Percent Diversion Goal		
					Forests	Sustainable Forests	Cap and Trade Offset Projects	Not applicable. The proposed project is in an area designated for agricultural uses. No forested lands exist on-site.	
					High Global Warming Potential	High Global Warming Potential Gases	CARB Refrigerant Management Program CCR 95380	Not applicable. The regulations are applicable to refrigerants used by large air conditioning systems and large commercial and industrial refrigerators and cold storage system. The proposed project would not conflict with the refrigerant management regulations adopted by CARB.	
					Agriculture	Agriculture	Cap and Trade Offset Projects for Livestock and Rice Cultivation	Not applicable. The proposed project site is designated for agricultural uses. No grazing, feedlot, or other agricultural activities that generate manure occur currently exist on-site or are proposed to be implemented by the proposed project.	
					Source: California Air Resources Board, <i>California's 2017 Climate Change Scoping Plan</i> , November 2017 and CARB, <i>Climate Change Scoping Plan</i> , December 2008.				
					Less than Significant Impact				
IX. HAZARDS AND HAZARDOUS MATERIALS									
Would the project:									
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		The proposed project would not use or require the use of any acutely hazardous materials. The proposed project would use limited volumes of chemicals including pest control, herbicides, and fertilizers for cultivation operations. All pesticides and fertilizers are required to and would be stored in locked and secured structures within the site. All materials would be used in accordance with manufacturer specifications, State standards (e.g. compliance with CDFA Code Division 6 Pest Control Operations and Division 7 Agricultural Chemicals), and in accordance with Lake County guidance related to use, storage, containing leaks, restricting application times, avoiding waters, etc. In addition, all cannabis waste would be chipped and composted onsite for use as a natural fertilizer or tea before spreading on-site or being disposed of at a licensed recycling facility. Burning of cannabis waste is not proposed, would not occur, and is prohibited in Lake County. Some of the equipment needed to install the proposed prefabricated structures and on-site equipment needed to support cultivation activities would require refueling and routine maintenance. All fuels, greases, lubricants, and solvents needed for fueling and upkeep would be used and stored according the manufacturer specifications. All fuels and other petroleum-based materials would be stored in authorized containers and in a secondary containment unit to prevent contaminants from contacting soils. Conformance to these plans and all other applicable regulations from Lake County, Department of Toxic Substances Control (DTSC), and other agencies pertaining to safe, handling, use, and disposal of materials would ensure impacts are less than significant. No mitigation is proposed.				1, 3, 4, 5.
					Impacts would be than Significant with Mitigation Measures HAZ-1 and				

				<p>HAZ-2:</p> <p>MM HAZ-1: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p>MM HAZ-2: 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>Less than Significant with Mitigation</p>	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	<p>As discussed above, the proposed project would not use any acutely hazardous materials that, if improperly handled or used, would create a significant hazard to the public or the environment. The applicant would use fertilizer and pesticides for cultivation and fuels, lubricants, and solvents would be used for routine maintenance and operations as well as the short-term construction of the proposed project. All listed materials would be stored in a secure building. As applicable, certain materials would be stored in secure containers above secondary containment systems to avoid contamination of underlying soils. Lastly, all equipment needed for site preparation and operations would be kept and operate within previously disturbed areas on the site. This, and conformance with all applicable regulations and standards, would reduce the potential for upset and accident conditions. Impacts would be less than significant with mitigation incorporated.</p> <p>Less than Significant Impact with Mitigation Measures HAZ-1 through HAZ-8 Incorporated.</p> <p>MM HAZ-3: Prior to operation, the applicant shall schedule an inspection with the Lake County Code Enforcement Division within the Community Development Department to verify adherence to all requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements.</p> <p>MM HAZ-4: Prior to operation, all employees shall have access to restrooms and hand-wash stations. The restrooms and hand wash stations shall meet all accessibility requirements.</p> <p>MM HAZ-5: The proper storage of equipment, removal of litter and waste, and cutting of weeds or grass shall not constitute an attractant, breeding place, or harborage for pests.</p> <p>MM HAZ-6: All food scraps, wrappers, food containers, cans, bottles, and other trash from the project area should be deposited in trash containers with an adequate lid or cover to contain trash. All food waste should be placed in a securely covered bin and removed from the site weekly to avoid attracting animals.</p> <p>MM HAZ-7: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.</p> <p>MM HAZ-8: The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.</p> <p>Less than Significant with Mitigation</p>	1, 3, 4, 5.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	<p>The proposed project would not emit or handle acutely hazardous materials, substances, or waste. In addition, the project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Mount Vista Middle School, approximately 1.5 miles to the north of the project site. No impacts would occur.</p> <p>No Impact</p>	1, 3, 4, 5, 6.
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 being in an area containing hazardous materials in the databases maintained by the California Waterboards available through the GEOTRACKER website, on the DTSC Cortese List, or the DTSC Envirostor database. The nearest listed site to the project site</p> <p>The nearest listed hazardous material site to the project site, the Benson Ridge Facility, is approximately 0.1 miles to the east but is 150 feet lower in elevation (down gradient). Benson Ridge was used for the treatment, storage, and disposal for Class I and II hazardous wastes from 1979 to 1984. The facility received waste was from the geothermal industry in the Geysers area. Of the 137 acres, owned by IT Environmental Liquidation Trust (ITELT), the waste management operations were conducted in an area of about 25 acres of which 9 acres were used for actual disposal operations.</p> <p>During its operation, three surface impoundments were utilized for evaporation of liquid and sludge wastes and included: drilling muds, geothermal condensates and brines, petroleum fractions, geothermal power plant wastes from hydrogen sulfide abatement/removal equipment, and geothermal power plant solid wastes from maintenance operations. The facility is now in post-closure and is permitted and regulated by DTSC Hazardous Waste Facility Post-Closure Permit (EPA ID CAD000633289) dated 2008 and the California Regional Water Quality Control Board (CRWQCB), Central Valley Region, Waste Discharge Requirements Orders and Monitoring Report Programs dated 1991 and 1998. The DTSC also lists the Benson Ridge Facility as a state response area and as a corrective action. The cleanup status is listed as certified/operation & maintenance as of November 29, 2016. The project would disturb the surficial layers of soils within the project site only and would not be create a risk of upset in this risk. Thus, this area does not represent a significant hazard to development and operation of the proposed project.</p> <p>The Department of Toxic Substances Control (DTSC) lists three sites within 1.0 miles of the project area. The nearest site is shown as Kelseyville Auto dismantlers on the DTSC Envirostor mapping function and at 7666 Highway 29. It should be noted, the mapping function shows the use in an undeveloped areas and that the actual site is located approximately 1.6 miles to east of the project site. The aerial photo of this area shows what appears to be an automobile wrecking yard that is consistent with the description. The DTSC map also lists the Benson Ridge Facility as a state response area and as a corrective action, which was discussed above.</p> <p>The proposed project includes minimal excavation and would include surficial mixing of soils to prepare planting beds and enable use for cannabis cultivation. The risk of upset and subsequent exposure from the presence of existing hazardous materials is remote. Impacts would be less than significant.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 6, 29, 30, 31.
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. The nearest airport to the project site is Lampson Field approximately 4.5 miles to the northwest.</p> <p>No Impact</p>	1, 3, 4, 5, 6, 32.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	<p>The Lake County Emergency Operations Plan was adopted in 2018 and a more recent Draft Plan was circulated in July of 2020. The project would take primary access from SH 20 and if an evacuation occurred all persons at the project site would be required to follow emergency responses instructions for evacuations. The project would not impair or interfere with any provisions of either of the emergency response or evacuation plans. Impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5.
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 mapped by the California Department of Forestry and Fire Protection (FRAP) as being located in a Very High Fire Hazard Severity Zone (VHFHSZ). The area proposed for cultivation has operated as a vineyard and surrounding areas would utilize vegetation management to maintain defensible space around the project site. Additionally, the project would include a dedicated water tank to be used for fire suppression purposes. Lastly, the proposed project would include the placement of ancillary prefabricated structures on-site but none of these structures are proposed to be habitable and would not exacerbate risks from wildfire.</p> <p>The applicant would adhere to all Federal, State, and local fire requirements/regulations for setbacks and defensible space. See Section XX, Wildfire for more information. Impacts would be less than significant.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 55.
X. HYDROLOGY AND WATER QUALITY					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	<p>The United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) maps no water features within the project site or the surrounding project property. An informal assessment conducted as part of the biological resource assessment for the proposed project also determined that the project site and surrounding project property do not contain any channels, wetlands, vernal pools, or other isolated wetlands. Although the cultivation areas do not contain any steep slopes, the project site topography, and well drained soils, reduce the potential to contain standing surface water resources.</p> <p>The proposed project would not disturb any surface or groundwater resources. The proposed project would maintain existing vegetative cover within the overall project area which minimizes ground disturbance and potential for discharge. Access roads and parking areas would be graveled to prevent the generation of fugitive dust. Vegetative ground cover would be preserved and/or re-established as soon as possible within disturbance site to filter and infiltrate stormwater runoff. During project operation personnel would minimize adverse impacts on the surface/ground water resources by not applying pesticides or fertilizer in unfavorable wind conditions and implementing the best practices. No cultivation areas are within 100-feet of a surface water body.</p> <p>Portable toilets and handwashing stations would be rented and maintained by the operators to manage the wastewater from the proposed project. The applicant shall adhere to all Federal, State, and local regulations regarding wastewater treatment and waste discharge requirements. Therefore, impacts would be less than significant.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 17, 18, 33.
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	<p>There are two existing water wells within the project area. Irrigation water for cultivation and other proposed project water demands would be provided by only one of the permitted wells on APN 007-029-05. This well is located approximately 500 feet south of the southern cultivation area boundary. Water would be piped to the cultivation areas via an above ground water line. Water from the well would be used to water the cultivation areas using ten 5,000-gallon high density polyethylene (HDPE) tanks in each of the three cultivation areas. Water would be stored in a total of 30 HDPE (15,000 gallons each) water tanks for a total of 150,000 gallons of storage.</p> <p>Water demand would vary during the growing season and based on the maturity of the plants. At the beginning of the season water use could be as low as one gallon per plant every three days. As plants mature and temperatures increase over summer, water demand could increase up to 10 gallons per plant every</p>	1, 3, 4, 5, 34, 35.

				<p>other day. In total, annual usage is estimated to be 25,650,000 gallons which equates to approximately 78.72-acre feet/year (af/y). Actual usage would be metered and reported to the SWRCB annually in accordance with the permitting conditions. Additional water uses for non-cultivation related uses, such as for dust control, maintenance, cleaning, etc., would be approximately 2.21 af/y. This was conservatively estimated using the Lake County Water Demand Forecast, the commercial, industrial and institutional (CII) of 78 gallons/day per employee. Thus, total water use would be approximately 80.93 af/y.</p> <p>The final irrigation plan for the proposed project is being developed to maximize water efficiency and minimize evaporative loss. The proposed irrigation system will incorporate a range of features including a pre-programmable and web-based irrigation system and Variable Frequency Drive for each well to ensure efficient water use. The proposed project would comply with all requirements of the Model Water Efficient Landscape Ordinance. The cultivation operation will include a drip irrigation system to ensure targeted and efficient use of water on site. Further, as discussed under Impact Hydrology (c) below, the cultivation area would remain permeable and would not reduce groundwater recharge on site.</p> <p>The proposed project is located between two different acquirers. The project is predominantly located within the unconfined Clear Lake Volcanics Groundwater Basin, which is where the existing on-site production well is located. The remaining 7% of the project site is located above the Big Valley Groundwater Basin near the southwestern corner of the property. The well on APN 007-029-05 proposed to supply water to the propped project was completed in April of 1999 under County well permit number WP2570. A Well Yield Test was conducted on May 6, 2020. The well has a depth of 598 feet with a static water level of 500 feet. The water pump is located at approximately 588 feet and has a pumping rate of 225 gallons per minute with full recharge within 10 to 20 minutes. Accordingly, the existing well has sufficient capacity to serve project water demand.</p> <p>Based on weather station data, the historic average annual precipitation at the Clearlake Station is approximately 27.48 inches per year. This translates to approximately 720.9 af/y falling on the project area during a normal year. Due to existing drought conditions, this value has been reduced by approximately 60%, resulting in an approximate 432.5 af/y within the project area.</p> <p>Based on an evaluation of well completion logs, the Clear Lake Volcanics formation is greater than 635 feet thick. The static water level below site is approximately 500 below ground surface and, based on well logs, the average aquifer thickness is 101 feet.</p> <p>The hydrology report prepared for the project evaluated the Cumulative Impact Area (CIA), approximately 2,375 acres, and considered existing topography, hydrology, hydrogeology, and existing groundwater usage from other properties and their associated wells. This included a total of 87 off-site properties with uses ranging from single-family dwellings, row crops, and orchards. The water demand for the properties was estimated based on the uses, acreage, average residential home size, etc., and the total ground water use was estimated at 329.73 af/y. This value was compared to the storage capacity of the aquifer. Based on the above characteristics of the CIA and average static water depth and aquifer depth, 385 feet and 486 feet respectively, the total aquifer storage capacity is approximately 16,792-acre feet. This results in projected water demand of less than 0.6% of overall storage. Overall, the average water use demand for the project is approximately 72,250 gallons per day. This equates to approximately 50 gpm. Kimley-Horn used to the Theis drawdown equation to estimate the drawdown and radius of influence for the pumping well based on the average daily demand (Appendix D). Drawdown in the well is estimated to be approximately 11 feet, which correlates with the estimated specific capacity. At a radial distance of 200 feet from the well, drawdown in the aquifer is estimated to be less than 1-foot.</p> <p>Groundwater recharge available from the project area was calculated in the Hydrology report. This was based on precipitation which is presumed to be the primary source of inflow to the aquifer. Precipitation during an average year would be approximately 721.4 af/y and approximately 432.9 af/y during a drought year. Based on the above listed precipitation values, and accounting for</p>	
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				<p>evapotranspiration of 146.05 af/y during a normal and 146.05 af/y during a drought year; and a loss of 339.1 af/y due to from runoff during a normal year and 203.4 af/y during a drought year, and loss from canopy interception of 12.75 af/y during a normal year and 8.46 af/y during a drought year). This results in total anticipated recharge of 223.5 af/y during an average year and 74.99 af/y of recharge during a drought year.</p> <p>Given the above information, at this time, it is anticipated that the on-site production well will be sufficient to meet the water demand.</p> <p>The deep-water aquifer would be adequate to meet the water use demands for the cannabis cultivation. he proposed cannabis cultivation will result in a net increase in the water use demand for the CIA. The available groundwater within the CIA is capable of sustaining the proposed increase. Furthermore, it is not anticipated that the increased demands will adversely impact other legal users of the groundwater resource or sensitive environmental receptors..</p> <p>Lastly, as part of recent Lake County Requirements, a Drought Management Plan was prepared for the project. The Drought Management Plan contains steps and measures that could be taken by the applicant at the request of the County to, in addition to the existing water conservation measures, such as use of drip irrigation systems, weather monitors, etc., to further reduce water use. The Drought Management Plan is attached as Appendix H, to this document.</p> <p>Thus, impacts in this regard would be less than significant and mitigation is not required.</p> <p>Less than Significant Impact</p>	
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <p>i) Result in substantial erosion or siltation on- 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 to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;</p> <p>iv) Impede or redirect flood flows?</p>			X	<p>The proposed projects cultivation canopy would occupy approximately 14.48 acres located within a larger fenced 19.29-acre area that would include prefabricated structures, walkways, parking, etc. needed to support the operations. There are no mapped or observed watercourses within the fenced areas or on the larger project site that would be disturbed by project activities. The cultivation area does not include impermeable surfaces with the exception of roofs of the prefabricated structures. The balance of the site would remain permeable and allow for water infiltration. Three barns, two storage sheds, freezer containers, and HDPE water tanks would be placed on-site, and would increase the impermeable surface area to the project property. This increase, however, is nominal and would not result in a substantial increase. In addition, runoff from the rooftops would be dissipated at the downspouts and allowed to infiltrate to the ground. The project also may use a rooftop water capture system so the water could be used irrigation purposes. In addition, placement of prefabricated structures would require minimal site preparation and would not substantially alter the existing drainage pattern of the site or require substantial ground disturbance that would contribute to erosion. Thus, the proposed project is not anticipated to result in a substantial increase in the rate or amount of surface runoff, impede or redirect flood flows, or result in erosion or siltation. Impacts would be less than significant.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5.
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>			X	<p>The project site is located at approximately 2,000 feet above mean sea level (amsl) and there are no adjacent water bodies. The site not in a flood plain, susceptible to tsunami, or in a seiche zone.</p> <p>The project site is located within FEMA map 06033C0660D effective 09/30/2005 and is mapped primarily as Zone X with a portion of the southern part of the overall project site mapped as Zone D. Zone X is classified as an area of minimal flood hazard. According to FEMA, "the Zone D designation is used for areas where there are possible but undetermined flood hazards, as no</p>	1, 2, 3, 4, 5, 33.

					analysis of flood hazards has been conducted. The designation of Zone D is also used when a community incorporates portions of another community's area where no map has been prepared." Due to the elevation, distance from any waters, the flood risk for this area is considered very low. Therefore, risk of proposed project inundation is remote and impacts would be less than significant. Less than Significant Impact	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The proposed project applied for coverage under the SWRCB General Order for Cannabis Cultivation Activities on April 21, 2020 and was classified as a 'Tier 2 Low Risk' activity. The applicant will comply with all requirements of the Cannabis General Order to protect water resources. Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, the project will implement the following BMPs / Best Practical Treatment and Control (BPTC) measures to conserve water resources: <ul style="list-style-type: none">• Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.• Install float valves on all water storage tanks to keep them from overflowing onto the ground.• Use water conserving irrigation systems/methods, such as drip/trickle and micro spray irrigation and hand watering, and never overwater the plants.• Document and maintain daily records of all water used by the proposed cannabis cultivation operation. Additionally, all hazardous materials including pesticides and fertilizers will be stored in a locked/secured shed to avoid contamination of water resources. The proposed project is located within the jurisdiction of the Lake County Watershed Protection District. The Lake County Groundwater Management Plan was adopted in 2006 and provides a framework for the County and other water users to implement effective water resource management programs. The proposed project would comply with all requirements of the County's Groundwater Management Plan to avoid effects on water resources. Accordingly, the proposed project will not conflict with or obstruct the implementation of water quality control plan or ground water management plan. Impacts would be less than significant. Less than Significant Impact	1, 3, 4, 5, 35, 36.
XI. LAND USE AND PLANNING						
<i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project would not physically divide an established community. The project site is located in a largely undeveloped area, is not located between adjacent communities, and project implementation would not impact connectivity between adjacent parcels. The project site is not used by adjacent parcels for access nor does it provide connectivity between off-site uses. No impacts would occur. No Impact	1, 3, 4, 5.
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The proposed project would be consistent with the Lake County General Plan (General Plan) and the Lake County Zoning Ordinance. The parcels proposed for cultivation, 007-029-04 and 007-029-05, have General Plan designations of rural lands (RL). The Lake County Zoning Ordinance reflects the General Plan designation of the parcels with a Base Zoning District of RL and Full Zoning of RL-B5-5ac for both parcels. Cannabis cultivation is permitted by the Lake County Zoning Ordinance with a Use Permit. The RL designation allows for agricultural uses and cannabis cultivation. The proposed project would also require approval of a Use permit for construction of the proposed prefabricated structures. The applicant would adhere to all incorporated mitigation measures and conditions of approval the County would apply to the proposed project. In addition, the applicant would obtain an encroachment permit from Caltrans to widen the access gate. No	1, 2, 3, 4, 5, 38, 39, 40.

					<p>significant effects would occur from these activities.</p> <p>Article 27 of the Lake County Zoning Ordinance, subsection (at), lists the regulations for commercial cannabis cultivation in Lake County. The review process determines the consistency of each project with this subsection. No conflicts with this subsection have been identified for the proposed project. The proposed project would also undergo additional review for preparation of the staff report at which time and conditions of approval would be written and included to the project as part of the final approval process.</p> <p>The General Plan does not contain policies, goals, or objectives relating to commercial cannabis cultivation; however, it does contain policies related to economic development. The proposed project would employ approximately 30 people full-time for 22 weeks of the year, which would help the local economy.</p> <p>Lastly, commercial cannabis cultivation proposed by the project would adhere to all licensing and regulations requirements of the California Department of Food & Agriculture (CDFA) related to cannabis cultivation and enforcements as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA).</p> <p>As discussed in the various sections of this document, the proposed project would not result in any significant impacts due to the violation of land use plan, policy, or regulation. Mitigation beyond measures already identified are not required.</p> <p>Less than Significant Impact</p>	
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	<p>The Aggregate Resource Management Plan (ARMP) does not identify the project property as an important source of aggregate. In addition, the project property is not shown in the Aggregate Resource Map Book. The proposed project also does not include any uses that would preclude future mining activities should the site be needed in the future. Impacts would not occur.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 41, 42.
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	<p>Neither the Lake County General Plan, nor the Lake County Aggregate Resource Management Plan designates the project property as being a locally important mineral resource recovery site. In addition, the project property is not shown in the Aggregate Resource Map Book as containing mineral resources. Impacts would not occur.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 41, 42.
XIII. NOISE						
<i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			<p>Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g. land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators can reach high levels. During construction, exterior noise levels could affect the rural residences located near the proposed project. Project construction would occur approximately 1,080 feet from the nearest existing offsite single-family residence to the south. Noise levels typically attenuate (or drop off) at a rate of 6 dB per doubling of distance from point sources, such as industrial machinery.</p> <p>Lake County does not have specific construction noise standards. Per Lake County Municipal Code (Section 41.11(e)(5)) construction site sounds between 7:00 a.m. and 7:00 p.m. are exempt from local noise standards. However, Table 11.1 in the Lake County Municipal Code (Section 41.11) shows a maximum one-hour noise level of 55 dBA between 7 a.m. and 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. for receiving residential land uses. According to Section 4.11(e)(8) agricultural equipment when operated on property zoned for agricultural activities are exempt from local noise standards.</p> <p>As per the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018), construction noise levels at the sensitive receptor would be approximately 58 dBA or below at 1,080 feet. The nearest</p>	1, 3, 4, 5, 6, 43, 44, 45, 46, 47.

				<p>offsite sensitive receptor to the project site is located approximately 1,080 feet west within APN 007-030-24. The highest anticipated construction noise level of 58 dBA at 1,080 feet is expected to occur for a short period of time and intermittently during the use of equipment needed for site preparation. In addition, fencing would be installed around the cultivation areas and if machinery is used, it would generate localized and temporary noise. The noise would be lessened in areas further away from nearby receptors.</p> <p>During operations, noise related to cannabis cultivation typically occurs as the result of machinery related to post construction equipment such as well pumps, vehicles to move materials, or other agricultural related noises. The project includes use of soil amendments that would be mixed with the upper layer of soil to make it ready for planting. The hours of mixing would be limited through standard conditions of approval and the zoning ordinance. Small tractors are anticipated to be used for this activity.</p> <p>Other noise sources would include increased vehicle traffic to the site. However, with a maximum of 30 employees on site at one time, and only during the peak season, the associated traffic would cause a minimal increase in the noise. In comparison to existing and future background conditions, the proposed project would result in negligible change once the project is operational.</p> <p>Mitigation measures are necessary to make sure that noise levels are kept to a reasonable level as measured from the property lines. To ensure noise generated by the project does not exceed the maximum levels specified in the Zoning Ordinance Section 21-41.11 (Table 11.2) at the surrounding residences, MM-NOI-1 and MM-NOI-3 would be implemented. Implementation of these measures would ensure impacts remain less than significant.</p> <p>Mitigation Measures:</p> <p>MM -NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p>MM-NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 AM to 10:00 PM and 45 dBA between the hours of 10:00 PM to 7:00 AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p>MM-NOI-3: Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.</p> <p>Less than Significant Impact with Mitigation.</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	<p>The project would not create unusual groundborne vibration. Construction would involve the use of some construction equipment to level the ground surface and place the prefabricated storage sheds and barns and prepare the soil for planting in the garden areas. The project does not include the use of heavy equipment or piledriving which are typically associated with the creation of substantial ground borne vibrations. The maximum vibration level at 1,080 feet (nearest offsite sensitive receptor) would be approximately 0.0007 in/sec PPV if a vibratory roller is used and 0.0003 in/sec PPV as a result of loaded trucks if not. Regardless, the FTA's threshold of 0.2 in/sec is a conservative threshold for architectural damage criterion for continuous vibrations and the construction or operation of the proposed project would not generate vibration above the threshold. The vibration level during construction and for deliveries would create a minimal amount of groundborne vibration. Impacts would be less than significant and mitigation is not required.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 6, 43, 44, 45, 46, 47.
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			X	<p>The project is not located within an airport land use plan or within two miles of a public airport. The nearest airport to the project site is Lampson Field approximately 4.5 miles to the northwest.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 6, 32.

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?						
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	<p>The project would not induce population growth. Lake County had approximately 64,040 people in January 2020, which is an approximate 0.4% decrease from the 64,268 population in 2019 California Department of Finance (CDOF). As of September 2021, the unemployment rate in Lake County was 4.6 percent with a total of approximately 1,820 people unemployed. (California Economic Development Department, 2021).</p> <p>Based on these numbers, there is a substantial number of residents seeking employment that would be available to fill the vacant position (up to 30). The project does not propose construction of housing or expansion of infrastructure that could induce population growth. Impacts would be less than significant, and no mitigation is required.</p> <p>Less than Significant Impact</p>	1, 3, 4, 49, 49.
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>The proposed project does not include the construction of housing units or removal of any habitable structures. No housing would be displaced as a result of the project. Impacts would be less than significant, and no mitigation is required.</p> <p>Less than Significant Impact</p>	1, 3, 4, 6, 48, 49.
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: <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities? 			X		<p>The Kelseyville Fire Protection District provides fire, rescue, response to hazardous materials incidents, and emergency medical service and transportation across the City of Kelseyville and unincorporated County within the project area. Additionally, the Fire Marshal is responsible for addressing cannabis and hemp permitting, including the proposed project. Construction and operation of the proposed project could result in increased demand for fire protective services should a call originate from the project site or result from project operations. Prior to project approval, the County would ensure that construction activities and all project plans would include and comply with all applicable local and State fire codes as discussed in Section XX: Wildfire. Following compliance with permitting requirements and standard conditions of project approval that would be required by the County, project implementation would not require new or expanded fire protection facilities that could cause significant environmental impacts.</p> <p>The Lake County Sheriff's Office provides police protection services throughout Lake County. The Sheriff's Office participates in numerous community outreach programs and events and provides law enforcement services through patrol and field services, traffic enforcement, security camera registration, and Citizens' Academy. As discussed above, the proposed project would not increase the local population. Further, the proposed project includes a robust security protocol to promote both the safety and security of employees but also to secure cannabis products and equipment. Safety features include fences with gated access points, security alarm system to notify and record incidents if barriers are breached, a video surveillance system to record activities at all sensitive areas 24-hours a day, and an identification and sign-in/sign-out procedure for all people entering the site. The project's security plan would be subject to review by County personnel during the approval process. Therefore, project implementation would not require new or expanded police protection facilities that could cause significant environmental impacts.</p> <p>The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. Project employee needs would be met by the existing work force in Lake County and no population growth is</p>	1, 2, 3, 4, 6, 50, 51.

				<p>anticipated as a result of the project. Therefore, the proposed project would not result in a substantial population increase such that new or expanded fire or police protection, schools, parks, or other public facilities would be needed that lead to an impact on the environment.</p> <p>Less Than Significant Impact</p>	
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	<p>The proposed project is anticipated to draw employees from within the County. As of March 2021, the unemployment rate in Lake County was 7.9 with a total of approximately 2,320 people unemployed. Therefore, project implementation would not result in population growth with the potential to have substantial impacts on existing parks or other recreational facilities such that new facilities would be required. Impacts would be less than significant and no mitigation is required.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 50, 51.
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	<p>As discussed above, this proposed project would not result in a substantial population increase to necessitate the construction or expansion of any recreational facilities such that impacts on the environment would occur. Impacts would be less than significant and no mitigation is required.</p> <p>No Impact</p>	1, 2, 3, 4, 6, 50, 51.
XVII. TRANSPORTATION <i>Would the project:</i>					
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X	<p>The proposed project site is accessed from a private access road extending from SH-29 at postmile 31.74 (Rt). SH-29 travels from Interstate 80 in Vallejo north to State Route 20 in Upper Lake. It serves as the primary road through the Napa Valley, providing access to the Lake County region to the north and the rest of the San Francisco Bay Area to the south.</p> <p>A minimal increase in traffic is anticipated due to construction, maintenance, and weekly and/or monthly incoming and outgoing deliveries through the use of van-type delivery vehicles. Daily employee trips are anticipated to be between 40 average daily trips during the peak cultivation season. There are no known capacity issues within the approximate three-mile segment of SH-29 between the project site and Kelseyville that would be needed to access the project site. The proposed project would not affect the County's ability to continue to work with other agencies, ensure safe operation and maintenance of area roadways, and the proposed project would increase revenues to the county with which they could use to make repairs and improve local roadways including SH-29, as needed.</p> <p>The project includes widening the entry gate from 14 to 20 feet for which a Caltrans encroachment permit would be obtained. This will meet Caltrans standards and ensure safe ingress and egress. In addition, all interior roadways will be improved and maintained if/as needed in compliance all Federal, State and local agency requirements. The project would not make any improvements to public roadways, install bicycle lanes, pedestrian paths, or new transit along SH-29. Therefore, a less than significant impact would occur concerning conflict with a plan, ordinance or policy addressing the circulation system. No mitigation is required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6.
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X	<p>CEQA Chapter 15064.3, subdivision (b)(1) requires analysis for thresholds of significance for a land use project. The proposed project would not conflict with the OPR technical advisory on evaluating transportation impacts. OPR set forth the standard that if a project would not exceed 110 trips per day, it would not exceed the threshold or require a formal traffic study to evaluate VMT, and generally indicates impacts would be less than significant.</p> <p>Projects in Lake County that produce more than 50 average daily trips (ADT) are assessed for vehicle-related impacts more carefully than smaller land use projects. Projects that would result in greater than 50 daily trips to an access road, driveway or entrance are required to apply for a Major Access Permit.</p>	1, 2, 3, 4, 5, 6.

				<p>Those projects with less than 50 daily trips are required to apply for a Minor Access Permit. The proposed project would annually result in approximately 40 average daily trips and would not be required to apply for a Minor Access Permit.</p> <p>Therefore, because the proposed project is below the OPR and County ADT thresholds, a less than significant impact would occur concerning conflict with state CEQA guidelines section 15064.3, subdivision (b)(1).</p> <p>Less than Significant Impact</p>	
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?			X	<p>The proposed project is not a transportation project and would not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2).</p> <p>No Impact</p>	1, 2, 3, 4, 5, 6.
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	<p>No changes to SH-29 would occur as part of the project. The proposed access road will provide improved to provide entry width of 20 feet to meet Caltrans standards and ensure adequate emergency access. Turnouts along interior roadways no more than 400 feet apart and the maximum slope of access roads would be provided and will not exceed 16 percent. Additionally, any needed access gate would have a minimum width of 14 feet to provide access for emergency for emergency vehicles. Gates will not be constructed across driveways or access roads that are used by neighboring properties or the general public. An encroachment permit from the Caltrans and/or Lake County Department of Public Works will be obtained prior to any work within the right-of-way. The proposed project would not change the geometric roadway design features such as introducing sharp curves or new intersections. Impacts in this regard would not occur.</p> <p>The proposed project would require temporary transportation of machinery, equipment, and materials needed for site preparation and construction of the new prefabricated structures. All machinery and materials would be transported in accordance with all safety requirements, flagging, and traffic control to ensure hazards are minimized. The proposed project and associated construction are not considered incompatible uses within the site and with appropriate safety measures, are not incompatible with the use of local roadways. Upon the completion of site preparation and construction, the use of SH-29 and other County roadways for transportation of construction equipment and materials would cease. Therefore, a less than significant impact would occur concerning geometric design hazards. No mitigation is required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6.

e) Result in inadequate emergency access?			X		<p>All driveways and interior roadways will be improved and maintained if/as needed in compliance all Federal, State and local agency requirements and maintained so as to prevent road surface and fill material from discharging to any surface water body. No surface waterbodies are located in proximity to any project area, but this also would prevent any overland flows or from ditches. The design of the access to the driveway providing access to the project site shall be sufficient to be used by all emergency vehicles and shall be approved by the Kelseyville Fire Protection District. All interior access gates would have a minimum width of 14 feet to provide access for emergency for emergency vehicles.</p> <p>The proposed project would improve the driveway from SH 29 in accordance with Caltrans request and requirements. The driveway would be improved to 20 feet at the gate. The existing driveway is wide enough and would be adequate to accommodate this improvement as it is wider than the existing gate. Improvements would allow for dual entry and exit and improve emergency access. The applicant has begun the encroachment permit process with Caltrans and the permit will be obtained prior to initiation of the improvements.</p> <p>As proposed, this project would not impact existing emergency access. The proposed project would not alter any roadway alignments outside the project area. The project would be reviewed by the Department of Public Works, CalFire, and other agencies for review of safety and access. This would ensure that all standard safety and access requirements are included in the final project design and included, if needed, as conditions of project approval by the County.</p> <p>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.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 54.
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		<p>Chapter 532 Statutes of 2014 (i.e., Assembly Bill [AB] 52) requires that lead agencies evaluate a project's potential impact on "tribal cultural resources.". Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives lead agencies the discretion to determine, based on substantial evidence, whether a resource qualifies as a "tribal cultural resource.". There are no known Native American cultural resources on or within the immediate project area.</p> <p>In compliance with PRC Section 21080.3.1(b), the County provided formal notification to California Native American tribal representatives identified by the California Native American Heritage Commission. Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC Section 21074.</p> <p>The County completed the AB52 Tribal Consultation on July 14, 2020. The following Native American Heritage Tribes were contacted:</p> <ul style="list-style-type: none"> • Big Valley Rancheria • Cortina Rancheria • Elem Colony • Hopland Band of Pomo • Koi Nation • Mishewal-Wappo 	1, 2, 3, 4, 6, 19, 52.

				<ul style="list-style-type: none"> • Middletown Rancheria • Redwood Valley • Robinson Rancheria • Scotts Valley Band of Pomo • Upper Lake Habematolel • Yocha Dehe <p>No comments on the project or requests for consultation were received. Correspondence to tribal representatives is included as Attachment G to this Initial Study. The project site is previously developed as an vineyard and is subject to prior ground disturbing activities. However, as discussed under Section IV, the project would have limited potential to affect previously unidentified cultural resources, including Native American tribal resources during site preparation activities. Accordingly, the project would implement MM-CR-1 and MM-CR-2. Within implementation of MM-CR-1 and MM-CR-2, impacts would be less than significant and no further mitigation is required.</p>	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		Please see response to Section XVIII(a).	1, 2, 3, 4, 6, 19, 52.
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	<p>The applicant would adhere to all Federal, State and Local regulations regarding the provision of utility services.</p> <p>The subject parcel is not served by an existing onsite wastewater treatment system. The applicant is proposing to use portable toilets that would be supplied and serviced by a licensed business. As discussed in Section X. Hydrology and Water Quality, project implementation would not result in adverse impacts to water quality or management. Accordingly, the project would not require relocation or construction of water supply or wastewater treatment facilities.</p> <p>The proposed project would include prefabricated barns, storage sheds, freezer containers, and HDPE tanks on the project site. Installation of these structures would require minor clearing and site preparation; however, implementation would not alter drainage patterns or substantially increase runoff on-site. The remaining area of the site would remain unchanged and the canopy area would remain permeable. Accordingly, the project would not require the installation of any new stormwater drainage systems.</p> <p>The proposed project would use an existing on-grid power source provided by PG&E to power security systems, lighting, and other necessary equipment. Outdoor cannabis cultivation practices involve a lower energy demand than indoor cultivation and the proposed project would not require construction of new or expanded electric power facilities. The use of natural gas is not anticipated on site would not require relocation or construction of electric power or natural gas facilities.</p> <p>The project would not require the relocation of any existing utilities, and impacts would be less than significant.</p>	1, 3, 4, 5, 6.

				Less than Significant Impact	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	<p>Irrigation water would be provided by only one of the permitted wells on APN 007-029-05 that would be used for cultivation. The well locations are shown on <i>Figure 5–Cultivation Area Overview</i>, above. Existing well capacity has been tested to preliminarily confirm total supply per minute. The well is 635 feet deep, above 300 gallons per minute. Currently the well is the sole water source for all activities on the project site including cannabis cultivation irrigation and associated activities as well as all domestic use. Well capacity to provide suitable water supply will be reviewed and confirmed following completion of an irrigation plan. The cultivation operation will include a drip irrigation system to ensure targeted and efficient use of water on site. A total of 30 HDPE tanks holding 5,000 gallons each, for a total storage capacity of 150,000 gallons, will also be used on site to store water.</p> <p>The annual water demand for the proposed cannabis cultivation would be approximately 78.72 acre-feet, and an additional 2.21 af/y would be required for other uses. As discussed in Section X Hydrology and Water Quality, above, the proposed project is located within the Clear Lake Volcanics Groundwater Basin and Big Valley Groundwater Basin. The well proposed for use would draw from the Clear Lakes Volcanics Groundwater Basin. A Hydrology report was prepared for the project and accounted for the existing aquifer, storage capacity, normal year rainfall, drought year rainfall, other uses within the cumulative impact area, project uses, and groundwater recharge. Accounting for all these factors, the project was found to not result in a substantial drawdown. Thus, based on the existing hydrogeologic conditions, projected water demands, there would be sufficient water to meet the projected water demands for the project.</p> <p>California instream flow requirements and/or needs in the watershed and in consideration for the California Sustainable Groundwater Management Act (SGMA) and Groundwater Basin Prioritization state that the size and scope of an operation shall be such that the amount of water used shall not adversely impact water quality and/or beneficial uses, including and in consideration with other water use by operations. A review of the California Statewide Groundwater Elevation Monitoring (CASGEM) Groundwater Information Center Interactive Map Application (CICIMA) showed that the project does not fall within a CASGEM Groundwater Basin Prioritization zone or fall under an approved Groundwater Management Plan. Therefore, a less than significant impact would occur concerning water supply availability. No mitigation is required.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 6, 34, 35.
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	<p>The project site is not served by municipal wastewater infrastructure or an existing onsite wastewater treatment system and does not propose construction of new facilities. The proposed project would include portable toilets that would be maintained by a licensed operator for use by workers. Therefore, no impact would occur and no mitigation is required.</p> <p>No Impact.</p>	1, 2, 3, 4, 6.
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	<p>The Pura Vineyards Property Management Plan estimated solid waste generation over the course of a year. The proposed project would generate approximately 300 pounds of paper, 550 pounds of glass, and 1,000 pounds of plastic per year that would be disposed/shipped to the Lake County Waste Solutions Transfer Station and Recycling Center. The proposed project would not generate vegetative waste to be disposed off site.</p> <p>The project would minimize solid waste generation by packaging the product in an off-site facility. All solid waste produced on-site will be collected daily and be separated for landfill, recycling, or compost. Solid waste will be temporarily stored on-site prior to weekly disposal at appropriate facilities by C & S Waste Solutions. The project will prioritize the purchasing of materials in reusable, eco-friendly, compostable, and/or recyclable packaging when possible; reuse and recycle materials as much as possible to divert waste from</p>	1, 2, 3, 4, 6, 53.

				landfills and designate multiple recyclable materials collection receptacles on the project property. All vegetative waste will be composted on-site. All compost will be regularly turned and spread throughout the property once or twice annually. Less than Significant Impact	
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X	The proposed project will contract for collection of solid waste on a weekly basis and recyclable materials removal every other week by a permitted solid waste/recycling facility. The project's preferred permitted solid waste/recycling provider is C & S Waste Solutions. Pura Vineyard's contract for recycling and solid waste removal services will be arranged in accordance with state or local laws or requirements, including a local ordinance or agreement, applicable to the collection, handling, or recycling of solid waste to the extent that these services are offered and reasonably available from a local service provider. Impacts in this regard would be less than significant. Less than Significant Impact	1, 2, 3, 4, 6, 53.
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	The County uses a standard condition of approval regarding compliance with all federal, state and local management for solid waste. The cultivator must chip and spread any vegetative waste on-site. To further minimize solid waste production, all cannabis packaging and manufacturing would occur off-site. Accordingly, the proposed project would comply with all statutes and regulations related to solid waste. Less than Significant Impact	1, 2, 3, 4, 6, 53.
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>					
a) Impair an adopted emergency response plan or emergency evacuation plan?			X	The proposed project would not impair operation or implementation of the 2018 Lake County Emergency Operations Plan. The EOP establishes multi-agency and multijurisdictional coordination during emergency operations, assigns functions and tasks consistent with California's Standardized Emergency Management System and the National Incident Management System, and serves as the policy for emergency management in the Operational Area. No aspects of the proposed project would interfere with implementation of, coordination between agencies, or hamper any emergency response on site or in surrounding areas. The project property is mapped within an area designated as a Wildland Fire Hazard Area by Lake County and is in a State Responsibility Area (SRA) as mapped by the California Department of Forestry and Fire Protection (CalFire). The CalFire map indicates that the proposed cultivation area is in Very High Fire Hazard Severity Zone (VHFHSZ). Portion of the southerly area of the project property within APN 007-029-05 is within a Moderate Fire Hazard Severity Zone (MFHSZ) and the westerly portion of APN 007-018-02 also is in a (MFHSZ). The slopes within the cultivation area are generally slight and are between 0-20 percent. Access to the site is taken from a short private drive that intersects with SH-29 near the southern project property. This access would be improved as part of the project and within previously disturbed areas to comply with Caltrans standards. The gate would be set back from the roadway at least 30 feet and be improved to a width of 20 feet, and have a Knox box. The project would meet CBC standards for emergency access as verified by the County Fire Marshall or other approving authority. This would include improving as needed, and then maintenance of access roads with all-weather standards (no mud or standing water), loops and/or turn-a-rounds/or hammerhead T's, and provision of turnouts or bulb outs every 400 feet. The existing internal roadway is not located in area with greater than 16 percent grade. In addition, the proposed project would implement all design requirements set for in Sections 4290 and 4291 CalFire Standards related to hazardous fire areas. The proposed project would not alter or modify any existing county roads and does not include any uses that would impede the use of SH-29 should it be needed to evacuate nearby areas. The proposed project would not alter or modify any existing county roads and does not include any uses that would impede the use of SH-29 should it be needed to evacuate nearby areas. Impacts would be less than significant, and mitigation is not required.	1, 2, 4, 5, 6, 54.

				Less than Significant Impact	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	<p>The project site is generally flat and gently sloping with 0 to 20 percent slopes. A portion of the cultivation area is within a VHFHSZ, however, the site has been previously improved for use as a vineyard and project implementation would not require work in additional areas that could exacerbate fire hazard.</p> <p>The project would place all prefabricated structures in a concentrated area that is largely void of vegetation and would be mostly surrounded by proposed cultivation. The proposed project would use appropriate setbacks and fuel breaks of at least 100 feet around all prefabricated structures. Fire buffers also will be used along the interior roadway by thinning, disking, mowing, or other means to reduce potential fire hazards.</p> <p>Therefore, while the project site is located within a VHFHSZ, the proposed cultivation operations would not exacerbate these conditions and would not expose project occupants to the uncontrolled spread of a wildfire. In addition, the project would include MM WLDF-1 through WLDF-3 to further ensure impacts remain less than significant.</p> <p>MM 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.</p> <p>MM 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.</p> <p>MM WLDF-3: Water tender shall be present on-site during earth work to reduce the risk of wildfire and dust.</p> <p>Less than Significant Impact with Mitigation.</p>	1, 2, 3, 4, 6, 54.
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>As discussed above, access to the site is taken from a short private drive extending north from SH-29. This access would be improved as part of the project and within previously disturbed areas to comply with Caltrans standards. The gate would be set back from the roadway at least 30 feet and have a width of at least 20 feet to enable two way emergency vehicle access and have a Knox box. The project would meet CBC standards for emergency access as verified by the County Fire Marshall or other approving authority.</p> <p>All areas of the project that require electricity would be powered by on grid utilities from PG&E. Any lines that are extended are planned to occur within areas proposed for disturbance, away from high fire hazard areas, and would implement all require safety and construction methodologies to minimize activities that result in temporary sparks, open flames, and minimize use of machinery to the extent feasible. Where and if generators are needed to support operations, the generators will be placed on a minimum of a ten-foot radius of non-combustible materials surface and will have a 3A-40B fire extinguisher within the ten feet.</p> <p>Therefore, project construction would not exacerbate the risk of wildfire on a temporary or permanent basis. A less than significant impact would occur and no mitigation is required.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 6, 54.
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 would 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>Less than Significant Impact</p>	1, 2, 3, 4, 6, 54.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		The project proposes a cultivation of commercial cannabis and placement of prefabricated structures within previously disturbed areas and areas that are devoid of substantial vegetation and habitat with significant value to wildlife or other plant species or complexes. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X		Potentially significant impacts have been identified related to Cultural Resources, Geology and Soils, and Tribal Cultural Resources. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		The proposed project has the potential to result in adverse indirect or direct effects on human beings. Cultural Resources, Geology and Soils, and Tribal Cultural Resources have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Municipal Code
4. Lake County Zoning Ordinance
5. Lake County Commercial Cannabis Zones
6. Google Earth
7. Lake County Scenic Combining District
8. CDOT, California State Scenic Highways
9. USDA Websoilsurvey
10. California Department of Conservation - Important Farmland
11. California Department of Conservation -Williamson Act Contract
12. California Code – Public Resources Code Section 12220
13. California Code – Government Code Section 51104
14. California Air Resources Board – Air Quality and Land Use Handbook
15. Lake County AQMD Rules and Regulations
16. California Department of Fish and Wildlife – CNDDDB
17. Natural Investigations Co., Biological Resources Assessment
18. United States Fish and Wildlife Service – National Wetlands Inventory.
19. John W. Parker – Cultural Resources Evaluation.
20. California Energy Commission – Total System Electric Generation
21. California Energy Commission – Consumption Database
22. Pacific Gas & Electric – 2019 Electric Power Mix.
23. California Department of Conservation – Earthquake Zones of Required Investigation
24. United State Geologic Survey – USGS Topographic Map
25. Lake County GIS Slopes Map
26. Bay Area Quality Management District
27. California Air Pollution Control Officer Association – CEQA & Climate Change.
28. California Air Pollution Control Officers Association – CalEEMod Users Guide
29. Department of Toxic Substances Control – Envirostor
30. Department of Toxic Substances Control – CORTESE List
31. California Waterboards – Geotracker
32. Lake County – Lampson Field Master Plan Report
33. Federal Emergency Management Agency – Flood Hazard Map
34. Lake County – Lake County Groundwater Management Plan
35. CDM - Lake County Water Demand Forecast
36. State Water Resources Control Board - Cannabis Cultivation Policy.
37. Lake County Department of Water Resources – Groundwater Management
38. Lake County Zoning Ordinance Section 21-50
39. Lake County Zoning Ordinance Section 21-51
40. Lake County Zoning Ordinance Section 21-27
41. Lake County Aggregate Resources Management Plan
42. Lake County Aggregate Resources Management Map Book
43. California Department of Transportation – Technical Noise Supplement
44. California Department of Transportation and Construction Induced Vibration Guidance Manual
45. Cyril M. Harris – Handbook of Noise Control
46. Cyril M. Harris, Noise Control in Buildings – A Practical Guide for Architects and Engineers
47. Federal Transit Administration – Transit Noise and Vibration Impact Assessment Manual
48. California Department of Finance. Table E-1 Population.
49. California Employment Development Department – Lake County Profile.
50. Kelseyville Fire Protection District, 2021. About Kelseyville Fire Protection District.
51. Lake County Sheriff's Office, 2021. About Lake County Sheriff
52. AB 52 Communication Letters and Responses.
53. C&S Waste Solutions
54. California Department of Forestry and Fire Protection (FRAP), Fire Hazard Severity Zone.

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