



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 20, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 21-30

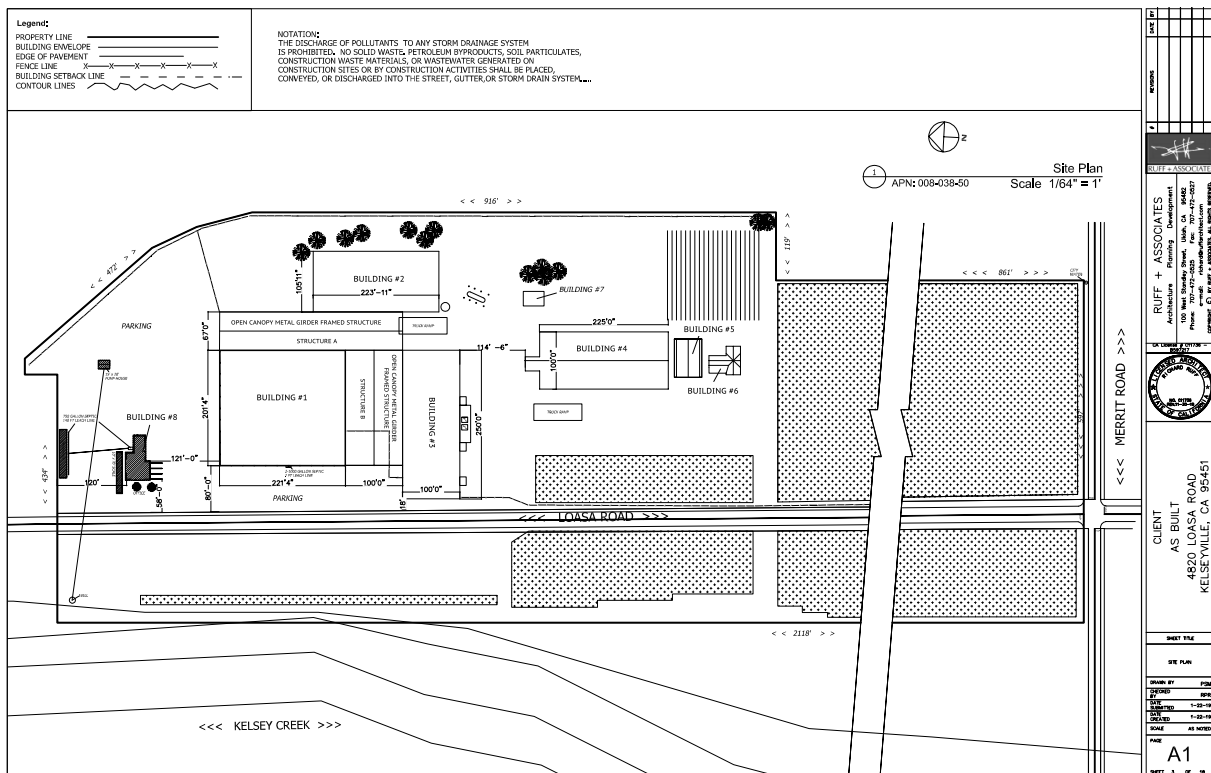
1. **Project Title:** Adobe Creek Cannabis Processing Facility
2. **Permit Number:** Major Use Permit UP 21-29
Early Activation EA 21-36
Initial Study IS 21-30
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Andrew Amelung, Program Manager, (707) 263-2221
5. **Project Location(s):** 4820 Loasa Road, Kelseyville, CA 95451
APN 008-038-50
6. **Project Sponsor's Name/Address:** 2CW Productions, Inc. / Katherine Clark
2351 Circadian Way
Santa Rosa, California 95407
7. **General Plan Designation:** Industrial (I)
8. **Zoning:** "A-WW-FF"; Agriculture – Waterway Combining
District - Floodway Fringe
9. **Supervisor District:** District Five (5)
10. **Flood Zone:** "X" - Areas of minimal flooding hazard
11. **Slope:** Flat (less than 2% slopes)
12. **Fire Hazard Severity Zone:** Urban Unzoned
13. **Earthquake Fault Zone:** Not located within an Earthquake Fault Zone
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** 27 acres

16. Environmental Setting and Existing Conditions:

The Project Parcel (Lake County APN 008-038-50) is located at 4820 Loasa Road in the unincorporated community of Kelseyville, immediately north of Merritt Road (Township 13N, Range 9W, Mount Diablo Meridian). The Project Parcel is bounded on the south by Merritt Road, and Loasa Road runs from north to south through the Project Parcel. Surrounding land uses include: walnut and pear processing facilities and a commercial storage facility to the north; vineyards, a church, residential and commercial uses to the south; pear orchards and a residence to the east; and Adobe Creek, a gravel plant, and service commercial uses to the west. The Project Parcel is fully developed with over 156,000 square feet of existing agricultural structures and row crop production (vineyard) with little to no native vegetation.

The Project Parcel is located in the northeastern portion of Big Valley, within the Kelsey Creek Watershed (HUC12). Topography of the Project Parcel is flat, with an elevation of approximately 1,365 feet above mean sea level. Kelsey Creek, an intermittent Class I watercourse, flows from south to north along the western boundary of the Project Parcel. Kelsey Creek flows into Clear Lake approximately 2.5 miles north of the Project Parcel. The climate of the area is characterized by a Mediterranean-type climate, with distinct seasons of hot dry summers and cool wet winters.

The site has a long history of pear processing, cold storage, distribution, and operations. The existing buildings of the Project Parcel consist of concrete, metal, and wood construction on approximately 18 acres of land area. Existing structures include a large packing house, two attached receiving sheds, three cold-storage buildings, a metal storage shed, an office and truck scale facility, a high capacity/production private agricultural well, and miscellaneous support buildings. At peak operations, up to 200 employees worked at the Facility, although employment and packing activity have gradually declined in recent years.



17. Description of Project:

The Applicant, 2CW Productions, Inc. / Katherine “Katy” Clark, is seeking discretionary approval from the County of Lake for a Major Use Permit (UP 21-29) for a commercial cannabis processing operation with self-distribution, at 4820 Loasa Road, Kelseyville, CA on Lake County APN 008-038-50 (Project Parcel). Loasa Road bisects the Project Parcel in a north/south alignment. The proposed processing operation would utilize the existing facilities of the Project Parcel, along with the addition of ten 320 ft² modular frozen harvest storage units. The proposed processing operation would be composed of:

- a 44,440 ft² Drying and Office Building (Existing Building #1)
- a 23,744 ft² Processing, Packaging, and Harvest Storage Building (Existing Building #2)
- a 25,300 ft² Cold Storage Building (Existing Building #3)
- a 24,250 ft² Drying Building (Existing Building #4)
- a 1,000 ft² Maintenance Building (Existing Building #7)
- a 2,325 ft² Security Building (Existing Building #8), and
- ten (10) 320 ft² Frozen Harvest Storage Areas (proposed modular freezer units).

Many existing site improvements will be utilized, including existing onsite employee parking areas, miscellaneous storage facilities, electrical supply/system, propane tank, and water and septic systems. The existing vineyards in the southern portion of the Project Parcel will be retained as is. New 6' tall chain link security fencing will be installed around the entire perimeter of the facility including along the Loasa Road frontage and around the north, east, south, and west sides of the existing buildings. Two new 24-foot wide gates will provide vehicular access to the Project Site. Metal tables, shelves, and racks will be installed within the existing buildings of the proposed processing operation, to be used for drying, processing, packaging, and harvest storage activities. No cannabis processing activities are proposed within 150 feet of a residence, or within 1,000 feet any youth-oriented facility, including a Church located south of the Project Parcel.

The Facilities Site Plan below provides a colorized depiction of the layout of the proposed processing operation. 45 parking spaces will be striped in the existing paved area between Loasa Road and the Drying and Office Building (Existing Building #1), including six accessible parking spaces. 96 additional parking spaces will be developed in the northern portion of the Project Parcel, east of the Security Building (Existing Building #8). In total approximately 150 parking spaces will be provided for staff to use across the Project Parcel. There is an additional temporary parking and truck staging area available in an existing gravel lot across Loasa Road from the Drying and Office Building.

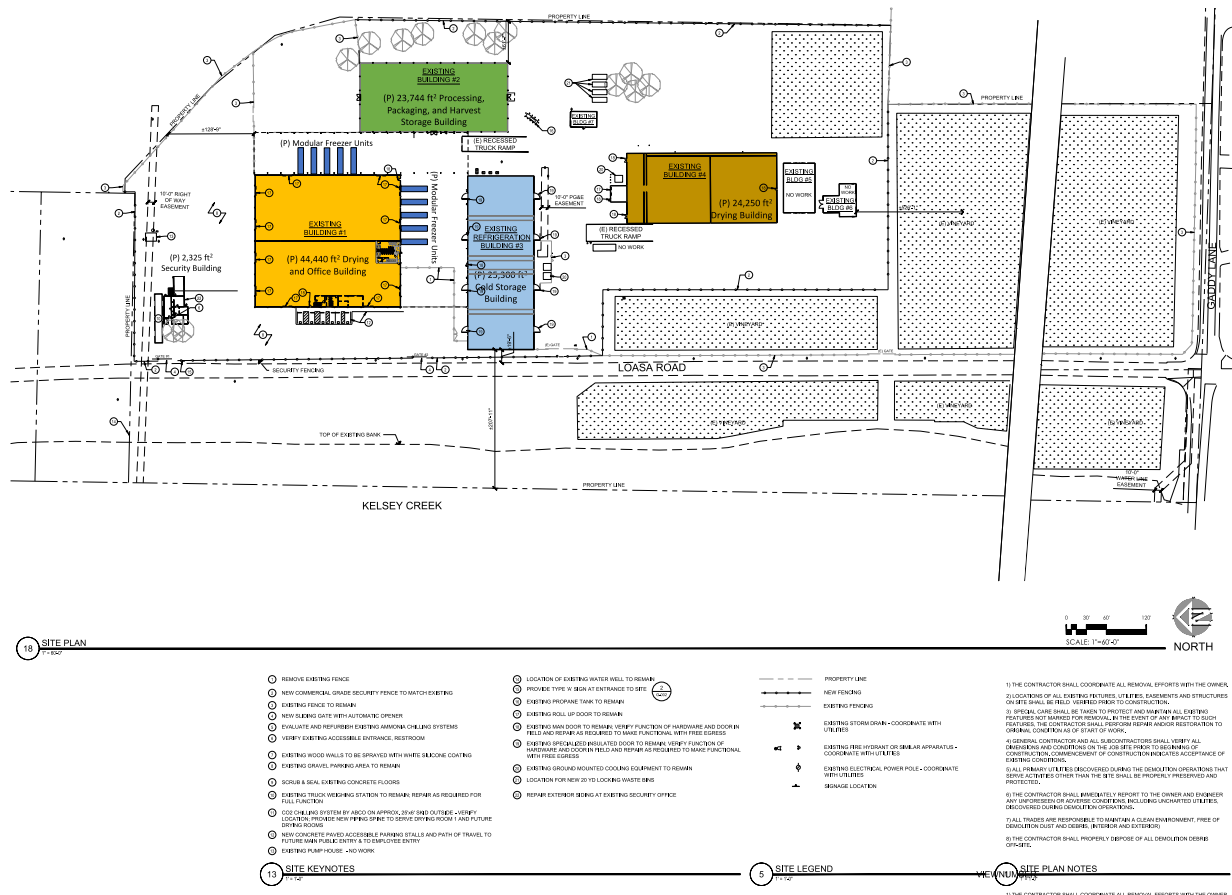


Figure 3 – Facilities Site Plan

Operations

The premises of the proposed processing facility will be closed to the public. The proposed hours of operation are as follows:

- Off-Season (January through August): 7:00 a.m. to 5:00 p.m., Monday through Friday
- Harvest/Processing Season (September through December): 6:00 a.m. to 8:00 p.m., Monday through Sunday

The proposed processing operation will require approximately 12 year-round full time employees. Up to 80 seasonal employees will be needed from September through December during the harvesting/processing season. The Lake County Zoning Ordinance restricts deliveries and pickups for commercial cannabis operation to 9am-7pm Monday through Saturday, and 12pm-5pm on Sunday. Security personnel will be onsite 24 hours a day, seven days a week, 365 days a year.

Odor Control

Processing operations have the potential to release odors given that they involve the handling of cannabis flower, which is known to release Volatile Organic Compounds (VOCs) called terpenes. The proposed cannabis processing operation will employ mechanical and operational controls to prevent odors from emanating from the Facility. The proposed processing operation will employ negative air pressure and carbon filtration technology to reduce the amount of VOC emissions released from operational activities and control the odor leaving the buildings. Incoming cannabis material from licensed offsite cultivation locations will be unloaded within buildings

equipped with the mechanical odor control systems. Sealed containers will be used for intra-facility transfers/movements of cannabis material between the buildings of the proposed operation. Outgoing cannabis product will be contained in properly packaged and sealed containers, prior to loading and transportation activities.

Security personnel will use Nasal Ranger Field Olfactometers to monitor odors around the perimeter of the Facility. The Nasal Ranger provides precise odor strength measurements, that take the subjectivity out of odor monitoring and provides a universal standard for personnel to document odor strength. Using the Nasal Ranger, personnel will be able to determine when odor controls are failing to reduce odors to acceptable levels, and determine from which building and/or activity the odors are emanating. Additionally, a Community Liaison/Emergency Contact will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays. The Applicant will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. When an odor complaint is received, the Community Liaison/Emergency Contact will consult with security personnel and review their odor monitoring records, immediately taking action to determine the source of the odor for which the complaint was received. Then mitigation methods will be implemented to reduce/eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens and/or the installation of additional air pollution/odor control equipment.

Waste Management

Solid waste will be stored within two existing onsite waste bins (8'x20' roll-off dumpsters with lids) and hauled to an appropriate licensed facility by a private waste-hauling contractor or operational staff. Potentially hazardous materials will be segregated from the solid waste and disposed of at a Lake County Integrated Waste Management facility by operational staff. Spill containment and cleanup equipment will be maintained within each of the buildings of the proposed processing facility. No effluent is expected to be produced by the proposed operation.

There will be a dedicated area where cannabis waste is handled. This area will be surveilled by video camera, and cannabis waste will be weighed at regular intervals as part of the Track-and-Trace Program. Cannabis waste will be handled with appropriate PPE, including long-sleeved shirts, pants, boots, dust mask, eye protection, and gloves. Cannabis waste will be rendered unusable and unrecognizable and disposed of at a licensed green waste facility. Cannabis waste must be kept inside a secured area until ready for transport. The Applicant would be responsible transporting cannabis waste to the proper disposal facility.

18. Surrounding Land Uses and Setting:

North: "A" Agricultural and "M2" Heavy Industrial-zoned parcels greater than 1 acre in size

South: "C3" Service Commercial and "R2" Two-Family Residential-zoned parcels less than an acre in size.

West: "M2" Heavy Industrial-zoned parcels greater than an acre in size

East: "A" Agricultural-zoned parcels greater than 10 acres in size

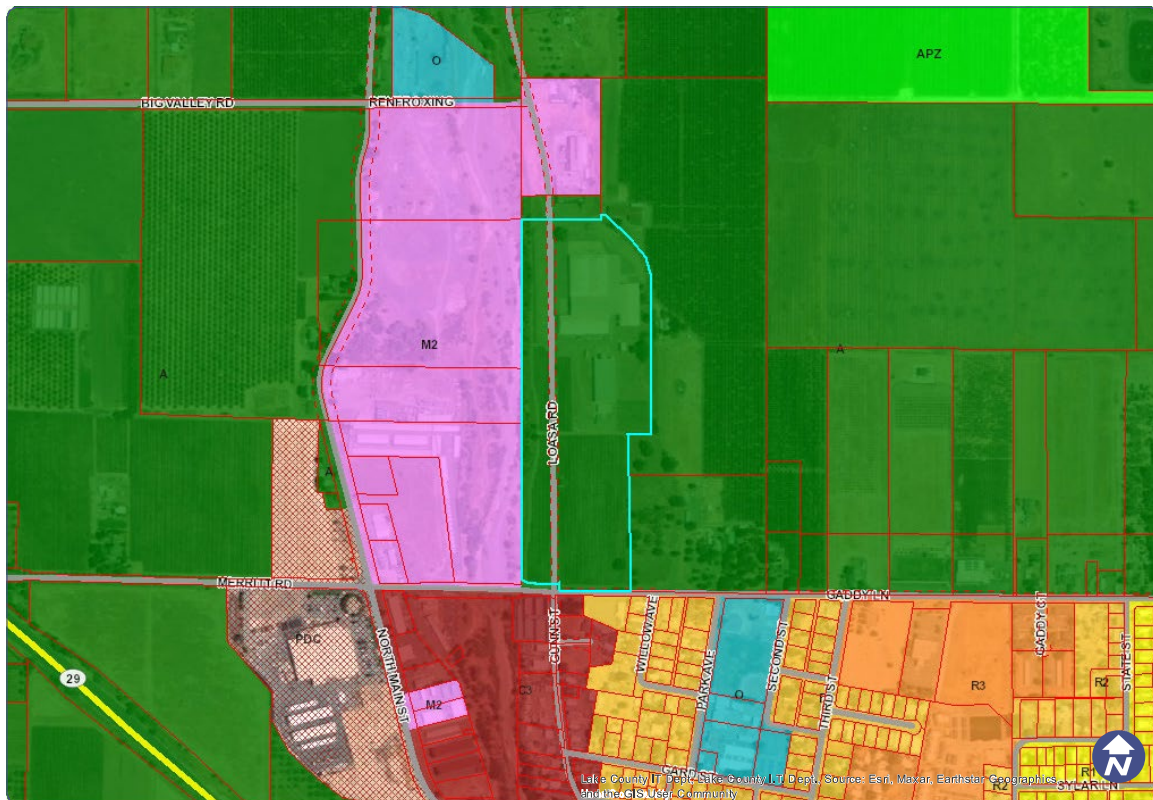


Figure 4 – Zoning of Project Parcel and Surrounding Properties

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
 Kelseyville Fire Protection District
 Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agricultural
 California Department of Pesticides Regulations
 California Department of Public Health
 California Department of Cannabis Control

19. 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.

AB 52 Tribal Notifications were distributed to local tribes on March 16, 2022. The Habematolel Pomo responded in writing on April 5th, 2022, and the Yocha Dehe responded in writing on April 12th, 2022. Both deferred correspondence to the Big Valley Band of Pomo Indians. On March 16th, 2022, the Big Valley Band of the Pomo Indians requested a copy of the Initial Study for the proposed project via an email response to the AB 52 Tribal Notification. No additional comments were received.

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 checked="" 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 type="checkbox"/> <u>Geology / Soils</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input 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: Roy Sherrell, Environmental and Regulatory Compliance Consultant
Reviewed By: Byron Turner, Deputy Planning Director, LACO Associates

SIGNATURE *André Andrey* AWA

Date:

Mireya Turner, Director
Community Development Department

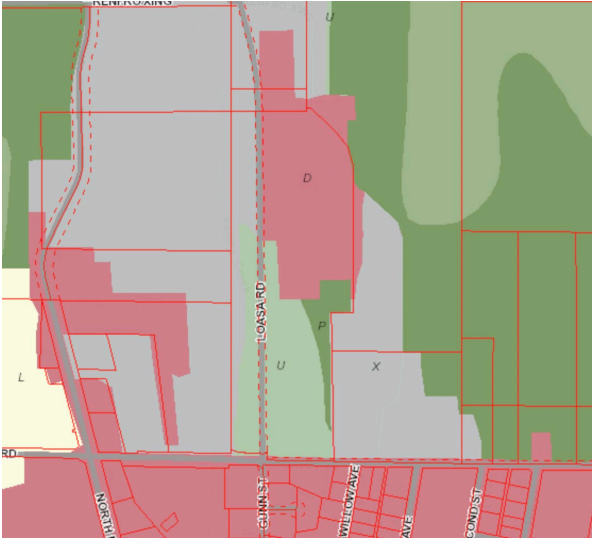
SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) the significance criteria or threshold, if any, used to evaluate each question; and
 b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?				X	The Facility is not located in a scenic vista. The Facility is an existing agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. No new exterior construction is proposed, aside from the installation of ten (10) 320 ft ² Frozen Harvest Storage Areas (proposed modular freezer units) and perimeter fencing as required by County code. No Impact.	1, 2, 3, 4, 5, 8, 34
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses and which is not located on or visible from a designated scenic highway. No new exterior construction is proposed, aside from the installation of ten (10) 320 ft ² Frozen Harvest Storage Areas (proposed modular freezer units) and perimeter fencing as required by County code. No new land would be disturbed as part of the proposed project. No Impact.	1, 2, 3, 4, 5, 8, 34
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 proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The proposed project is consistent with the visual character of these surrounding uses. No new exterior construction is proposed, aside from the installation of ten (10) 320 ft ² Frozen Harvest Storage Areas (proposed modular freezer units) and perimeter fencing as required by County code. No new land would be disturbed as part of the proposed project. The proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The proposed project's use of the existing structures would not conflict with applicable zoning or other regulations governing scenic quality. No Impact	1, 2, 3, 4, 5, 8, 34
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The Facility already utilizes security lighting. However, some additional security lighting would be installed as part of the proposed project, and therefore the proposed project has some potential to create additional light and/or glare through exterior security lighting. Implementation of the following mitigation measure would reduce the impacts to less than significant:	1, 2, 3, 4, 5, 8, 34

				<p>AES-1: All outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance.</p> <p>Less than Significant Impact with Mitigation Measure AES-1 incorporated.</p>	
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	<p>Per the Farmland Mapping and Monitoring Program, the portion of the Project Parcel that is currently in row crop protection is classified as Unique and Prime Farmland, while the Project Site is classified as Developed. All proposed commercial cannabis activities (processing and self-distribution) would occur within existing structures, and the proposed project does not entail new land disturbance. As such, the proposed project would not convert farmland that is high quality farmland to a non-agricultural use.</p>  <p align="center"><i>Figure 5: Farmland Mapping and Monitoring Program designation on the Project Parcel</i></p>	1, 2, 3, 4, 5, 6, 7
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	<p>No Impact.</p> <p>The Project Parcel is not under a Williamson Act contract. The Project Parcel is located within a Lake County Farmland Protection Zone, however the proposed project does not include cannabis cultivation, and existing row crop production would continue under the proposed project. The Project Parcel is zoned Agriculture (A), which is a designated zone for agriculture, including cannabis processing and self-distribution.</p> <p>No Impact.</p>	1, 2, 3, 4, 5, 6, 7

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	<p>The Project Parcel is zoned Agriculture (A) and does not contain forest land. Therefore, the proposed project would not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g).</p> <p>No Impact.</p>	1, 2, 3, 4, 5, 6, 7
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	<p>The Project Parcel is zoned Agriculture (A) and does not contain forest land. Further, the proposed project would occur entirely within existing structures, and does not include new land disturbance. Therefore, the project would not result in the loss or conversion of forest land to a non-forest use.</p> <p>No Impact.</p>	1, 2, 3, 4, 5, 6, 7
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The commercial cannabis activities proposed as part of the project are consistent with and would continue the agricultural use of the Facility. As such, the proposed project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.</p> <p>No Impact.</p>	1, 2, 3, 4, 5, 6, 7
<p align="center">III. AIR QUALITY</p> <p align="center"><i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The Project Parcel is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards.</p> <p>No new exterior construction is proposed, aside from the installation of ten (10) 320 ft² Frozen Harvest Storage Areas (proposed modular freezer units) and perimeter fencing as required by County code. All of the Project Site is paved or surfaced with gravel.</p> <p>Potential operational emission sources from the processing operation will consist of fresh cannabis material and internal processing activities including sorting, drying, trimming, and packaging. Cannabis/cannabis products have the potential to emit volatile compounds and a distinctive odor that may be considered offensive to some members of the public, if not properly controlled. With respect to cultivation, the recognizable odor of cannabis is most closely associated with the flowering stage (i.e., when the flower buds start to form). The proposed processing operation will handle cannabis flower cultivated at offsite locations during processing and distribution operations. The proposed project will employ mechanical and operational controls to prevent odors from emanating from the Facility. Additionally, security personnel will use Nasal Ranger Field Olfactometers to monitor odors around the perimeter of the Facility.</p>	1, 2, 3, 4, 6, 9, 32

				<p>The mitigation measures below would reduce air quality impacts to less than significant:</p> <p>AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p>AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</p> <p>AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p>AQ-4: The Odor Control Plan of the Property Management Plan prepared for the cannabis processing operation shall be implemented at all times to prevent cannabis odors from emanating from the facility.</p> <p>Less Than Significant with Mitigation Measures AQ-1 through AQ-4 incorporated.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X	<p>The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators is only allowed during an emergency (i.e. a power outage).</p> <p>Potential particulate matter could be generated during construction activities and build-out of the site, however, proposed construction activities are minor and will occur over a period of several weeks. Operation of the proposed cannabis processing facility is not anticipated to generate dust or other substances that will violate air quality in the vicinity.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 6, 9, 32
c) Expose sensitive receptors to substantial pollutant concentrations?		X		<p>Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. Article 27 of the Lake County Zoning Ordinance imposes a minimum 1,000-foot setback for cannabis processing activities from schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes, and a 150-foot setback from offsite residences.</p> <p>The proposed project would occur entirely within existing structures, which will include adequate ventilation and odor control mechanisms. The proposed project does not include the use of pesticides, chemicals, stationary sources, or mobile sources with the potential to generate substantial pollutant concentrations. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from the proposed project.</p>	1, 2, 3, 4, 6, 9, 32

				<p>The proposed project will employ mechanical and operational controls to prevent odors from emanating from the Facility, as well as an odor monitoring program. Additionally, the applicant has designated an individual to be responsible for the odor response program that they have proposed. The designated individual will be responsible for responding to odor complaints that are received.</p> <p>Less than Significant Impact with Mitigation Measures AQ-1 through AQ-4 incorporated.</p>	
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X		<p>Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. Article 27 of the Lake County Zoning Ordinance imposes a minimum 1,000-foot setback for cannabis processing activities from schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes, and a 150-foot setback from offsite residences.</p> <p>The proposed project would occur entirely within existing structures, which will include adequate ventilation and odor control mechanisms. The proposed project does not include the use of pesticides, chemicals, stationary sources, or mobile sources with the potential to generate substantial pollutant concentrations. As such, sensitive receptors would not likely be exposed to substantial pollutant concentrations from the proposed project.</p> <p>The proposed project will employ mechanical and operational controls to prevent odors from emanating from the Facility, as well as an odor monitoring program. Additionally, the applicant has designated an individual to be responsible for the odor response program that they have proposed. The designated individual will be responsible for responding to odor complaints that are received.</p> <p><u>Mechanical Odor Controls</u> The proposed processing operation will employ negative air pressure and carbon filtration technology to reduce the amount of VOC emissions released from operational activities and control the odor leaving the buildings. Carbon filtration is an effective and proven technology for reducing VOC emissions from cannabis operations. Carbon filters work by an absorption process where the porous surfaces chemically attract the VOC contaminants present in the exhaust air stream. Carbon filters are effective at removing between 50% to 98% of VOC. At all mechanical exhaust locations, a combination of high efficiency particle capture filtration will be coupled with Activated Carbon Matrix (ACM) carbon filters to mitigate odors on a single pass basis. Negative air pressure will be maintained within the buildings of the proposed operation, to prevent odors from escaping when doors are opened for entry into the buildings.</p> <p><u>Operational Odor Controls</u> Incoming cannabis material from licensed offsite cultivation locations will be unloaded within buildings equipped with the mechanical odor control systems. Sealed containers will be used for intra-facility transfers/movements of cannabis material between the buildings of the proposed operation. Outgoing cannabis product will be contained in properly packaged and</p>	1, 2, 3, 4, 6, 9, 32

					sealed containers, prior to loading and transportation activities	
					Less than Significant Impact with mitigation measures AQ-1 through AQ-4.	
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project. As such, the proposed project would not have a substantial adverse effect on any candidate, sensitive or special-status species.</p> <p>No Impact.</p>	2, 4, 10, 11, 12, 29
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 located within the Kelsey Creek watershed, and Kelsey Creek flows from south to north along the western boundary of the Project Parcel. The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project. As such, the proposed project would not 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</p> <p>No Impact.</p>	2, 4, 10, 11, 12, 29
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>The Project Site is located within the Kelsey Creek watershed, and Kelsey Creek flows from south to north along the western boundary of the Project Parcel. The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project. As such, the proposed project would not have a substantial adverse effect on any state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means.</p> <p>No Impact.</p>	2, 4, 10, 11, 12, 29
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	<p>The Project Site is located within the Kelsey Creek watershed, and Kelsey Creek flows from south to north along the western boundary of the Project Parcel. The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project. As such, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	2, 4, 10, 11, 12, 29

					Less than Significant Impact.	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	Ground disturbance and/or vegetation removal is not proposed for this project. The proposed use will not conflict with any local policies or ordinances protecting biological resources such as tree preservation. No Impact.	2, 4, 10, 11, 12, 29
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 would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the site or project. No Impact.	2, 4, 10, 11, 12, 29

V. CULTURAL RESOURCES*Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X		<p>An Archaeological Survey Report was prepared by Flaherty Cultural Resource Services (FCRS) for the Project Property, and dated March 6th, 2020. According to the Archaeological Survey Report, cultural resources surveys were conducted of the Project Parcel on January 23rd and February 3rd of 2020. Prior to the cultural resources surveys, a record search was conducted at the California Historical Resources Information System Northwest Information Center. The record search indicated that no archaeological or ethnographic sites had been recorded within the project boundaries.</p> <p>No prehistoric cultural resources were discovered. Many of the structures of the Project Parcel are likely older than 50 years and may be eligible for the California Register of Historic Resources. FCRS recommended that should any of the structures be removed or substantially remodeled in the future, they should first be evaluated by an architectural historian to determine their eligibility for the California Register of Historic Resources.</p> <p>The Project does not propose the removal or substantial remodels of the existing buildings of the Project Parcel. Minor improvements to the existing buildings are proposed, such as the installation of tables, shelves, racks, and air/odor filtration and dehumidification equipment, but these minor improvements would not constitute a substantial adverse change in the significance of a historical resource. Additionally, there is an existing small "culturally historic" brick structure located in the southern portion of the Project Parcel that will not be utilized in any way by the proposed processing operation. As such, there will be no renovations or modifications of this building.</p> <p>Lake County is rich in tribal history. Because of this, it is standard practice of the County is to require the following mitigation measures in the event that potential artifacts, relics or human remains are discovered.</p> <p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the culturally affiliated Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Department.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Department shall be notified of such finds.</p> <p>Less than Significant with Mitigation Measures CUL-1 through CUL-2 incorporated.</p>	1, 3, 4
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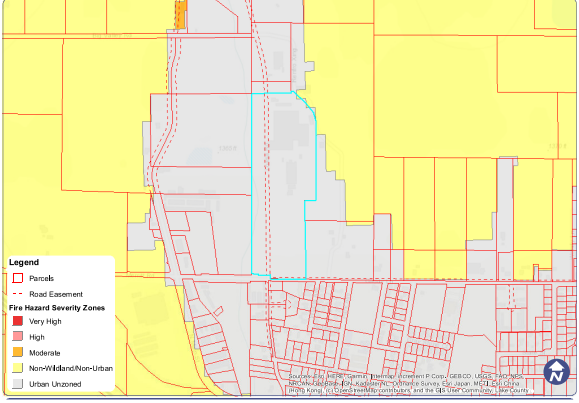
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X		See response to Section V (a). Mitigation measures CUL-1 through CUL-2 have been incorporated in case of a discovery of a cultural resource and/or human remains. The applicant shall notify the Local Overseeing Tribe, the Sheriff, and the Community Development Department if such finds are identified. Less than Significant Impact with Mitigation Measures CUL-1 through CUL-2 incorporated.	1, 3, 4
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		See Response to V (a). Mitigation measures CUL-1 through CUL-2 have been incorporated in case of a discovery of a cultural resource and/or human remains. The applicant shall notify the Local Overseeing Tribe, the Sheriff, and the Community Development Department if such finds are identified. Less than Significant with Mitigation Measures CUL-1 through CUL-2 incorporated.	1, 3, 4
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	The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. Energy/electricity will be supplied by the PG&E electrical grid. Minor interior upgrades are proposed for the Project, such as the installation of tables, shelves, racks, and air/odor filtration and dehumidification equipment, but no new structures are proposed. The proposed cannabis processing operation should consume approximately the same amount of energy as that of the Adobe Creek pear packing operation that utilized the Project Parcel until recently. Less Than significant impact.	1, 2, 3, 4
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency. Less than Significant Impact.	1, 2, 3, 4
VII. GEOLOGY AND SOILS <i>Would the project:</i>					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X	<u>Earthquake Faults</u> Lake County contains numerous known active faults, however, there are no mapped earthquake faults on or adjacent to the Project Parcel. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction will be required to be built consistent with current California Building Code standards. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable. Less Than Significant Impact.	1, 2, 3, 4, 5, 6, 9, 13, 14, 15, 22, 26, 35, 39

b) Result in substantial soil erosion or the loss of topsoil?			X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project. As such, the proposed project would not result in substantial soil erosion or the loss of topsoil.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 9, 13, 14, 15, 22, 26, 35, 39
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 proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project. The Project Parcel is nearly completely level, with slopes between 0 and 2 percent. As such, on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse should not occur as a result of the proposed project.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 5, 6, 9, 13, 14, 15, 22, 26, 35, 39
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	<p>Soils of the Project Parcel consist of soil types 235 and 125. Soil Type 235 is the Still-Talmage complex of gravelly sandy loam that is deep and well drained. Soil Type 125 is the Cole Variant clay loam that is deep and moderately well drained. The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 5, 6, 9, 13, 14, 15, 22, 26, 35, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. There are established restroom facilities within the existing structures that discharge wastewater to existing onsite septic systems. The existing onsite septic systems functioned for decades for the agricultural production, processing, and packing facility. As such, there's ample evidence that the Project Parcel does not have soils incapable of adequately supporting the use of septic tanks for the disposal of wastewater.</p> <p>Additionally, State law requires permits for onsite systems to ensure that they are constructed and sited in a manner that protects human health and the environment. As such, the existing septic system would have to be inspected, reviewed and approved by the County Division of Environmental Health, prior to operational use of the proposed project.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 5, 6, 9, 13, 14, 15, 22, 26, 35, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The Project Parcel does not contain any known unique geologic features or paleontological resources. Disturbance of these resources is not anticipated.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 5, 6, 9, 13, 14, 15, 22, 26, 35, 39

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>The project site is located within the Lake County Air Basin, which is under jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions.</p> <p>In general, greenhouse gas emissions can come from construction activities and from post-construction operational activities. Very little new construction activities will occur as a result of the proposed project (construction of security fence, installation of modular freezer units, and internal improvements to existing structures), and there are minimal gasses that could result from cannabis processing activities. The operation can potentially generate carbon dioxide minimally from vehicle trips for employees.</p> <p>Lake County has adopted the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. Air emissions modeling performed for this project demonstrates that the project, in the operational phase (all construction would be minor and within the existing structures), would not generate significant quantities of greenhouse gases and does not exceed the project-level thresholds established by BAAQMD.</p> <p>Less than Significant.</p>	1, 3, 4, 32
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	<p>This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have any established thresholds of significant for greenhouse gases.</p> <p>No Impact.</p>	1, 3, 4, 32
IX. HAZARDS AND HAZARDOUS MATERIALS					
<i>Would the project:</i>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		<p>The proposed project would have to comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic, or otherwise hazardous materials shall comply with all applicable local, state, and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil</p>	1, 3, 4, 16, 17, 21, 25, 27, 30, 36

				<p>shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p>A spill containment and cleanup kit would be kept on site in the unlikely event of a spill. All employees would be trained to properly use all cultivation equipment, including pesticides. Proposed site activities would not generate hazardous waste.</p> <p>The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials with implementation of the mitigation measures below:</p> <p>HAZ-1: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment shall occur on an impermeable surface. In an event of a spill or leak, the contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p>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>HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</p> <p>HAZ-4: 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>HAZ-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 provide the Lake County Air Quality Management District such information to complete an updated Air Toxic Emission Inventory.</p> <p>HAZ-6: 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>	
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				<p>HAZ-7: 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>Less Than Significant with Mitigation Measures HAZ-1 through HAZ-7 incorporated.</p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		<p>The proposed project would not utilize hazardous materials or generate hazardous waste. As stated above, a spill kit would be kept on site in the unlikely event of a spill. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil, if any, shall be stored, transported, and disposed of consistent with applicable local, State, and Federal regulations. The site is not within a flood zone or inundation area, nor is it in area mapped as unstable soil.</p> <p>Less Than Significant with Mitigation Measures HAZ-1 through HAZ-7 incorporated.</p>	1, 3, 4, 16, 17, 21, 25, 27, 30, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	<p>The project site is not located within one-quarter mile of an existing or proposed school. Additionally, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 16, 17, 21, 25, 27, 30, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	<p>The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment. The following databases compiled pursuant to Government Code 65962.5 were checked for known hazardous materials contamination within - mile of the project site:</p> <ul style="list-style-type: none"> • State Water Resources Control Board (SWRCB) GeoTracker database • Department of Toxic Substances Control EnviroStor database • SWRCB list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit. <p>The project site is not listed in any of these databases as a site containing hazardous materials as described above.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 16, 17, 21, 25, 27, 30, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. The nearest airport is Lampson Airfield, which is approximately 2.9 miles west of the Project Parcel.</p> <p>No Impact.</p>	1, 3, 4, 16, 17, 18, 21, 25, 27, 30, 36

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The project would not impair or interfere with an adopted emergency response or evacuation plan.</p> <p>No Impact.</p>	1, 3, 4, 16, 17, 21, 25, 27, 30, 36
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 Parcel is mapped as an 'Urban Unzoned' Fire Risk. Urban Unzoned areas have the lowest fire risk in Lake County.</p>  <p>Figure 6 – Fire Hazard Severity Zones of Project Parcel</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 16, 17, 19, 21, 25, 27, 30, 36

X. HYDROLOGY AND WATER QUALITY					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X		<p>The Project Parcel is located in the northeastern portion of Big Valley, within the Kelsey Creek Watershed (HUC12). Topography of the Project Parcel is flat, with an elevation of approximately 1,365 feet above mean sea level. Kelsey Creek, an intermittent Class I watercourse, flows from south to north along the western boundary of the Project Parcel. Kelsey Creek flows into Clear Lake approximately 2.5 miles north of the Project Parcel. All cannabis processing activities will occur more than 150 feet from Kelsey Creek.</p> <p>The proposed processing operation will not increase the impervious surface area of the Project Parcel, and the Project Site is located over 100 feet from any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool. Additionally, all equipment shall be maintained and operated in a manner that minimizes any spill or leak of pollutants.</p> <p>As proposed, all construction/site development activities would occur as interior tenant improvements, and all of the proposed cannabis processing activities would occur within existing buildings and/or under permanent roofs on impermeable floors. As such, the proposed processing operation would not increase the volume of stormwater runoff from the Project Parcel, and no ground disturbance would occur as a result of the proposed Project.</p> <p>Wastewater from the proposed project would discharge to existing onsite septic systems. The requirements of Environmental Health require on-site wastewater treatment and/or potable water requirements and would render this impact less than significant.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 12, 20, 29, 38, 39, 43
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>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. All water for the proposed project will come from an existing onsite groundwater well. A Technical Memorandum (Ordinance 3106 Hydrology Report) was prepared for proposed commercial cannabis operations on the Project Parcel by NorthPoint Consulting Group, Inc. According to the Technical Memorandum, the Adobe Creek Pear Packing Facility used over 48 million gallons of water each year, for the washing, sorting, and packing of pears. The proposed processing operation would use approximately 1.4 million gallons of water each year. Water use of the proposed cannabis processing operation would be drastically less than the historic water use of operations on the Project Parcel. As such, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 12, 20, 29, 38, 39, 43
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			X	<p>The Project Site is located within the Kelsey Creek watershed, and Kelsey Creek flows from south to north along the western boundary of the Project Parcel. The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility.</p>	1, 2, 3, 4, 12, 20, 29, 38, 39, 43

through the addition of impervious surfaces, in a manner which would:					The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project. As such, the proposed project would not alter the existing drainage pattern of the Project Parcel or surrounding areas. Since the proposed project does not involve new ground disturbance and/or increase impervious surface area, it would not result in substantial erosion/siltation, increase surface water runoff, or impede/redirect flood flows.	
<ul style="list-style-type: none"> i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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; iv) Impede or redirect flood flows? 						
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	<p>The cultivation site is not located in a flood plain, a tsunami or seiche zone.</p> <p>No Impact.</p>	1, 2, 3, 4, 12, 20, 29, 38, 39, 43
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan			X		<p>The Project Parcel is located within the Sacramento River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin Plan) is applicable to the Sacramento River Basin, as well as the San Joaquin River Basin. The State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) adheres to water quality and management standards identified and outlined within the Basin Plan. Compliance with the Cannabis General Order will ensure that the project does not conflict with or obstruct implementation of a water quality control plan.</p> <p>The Project Parcel is located in the Big Valley Groundwater Basin. The Big Valley Basin was identified as a medium-priority basin by the California Department of Water Resources based on components such as population and groundwater use, and therefore is subject to the Sustainable Groundwater Management Act. The Big Valley Basin Groundwater Sustainability Plan was developed by the Lake County Watershed Protection District and adopted in January of 2022. The goal of the Big Valley Basin Groundwater Sustainability Plan is the sustainable management of the groundwater resources of the Big Valley Basin for the long-term community, environmental, and economical benefits of existing and future residents and businesses in the Basin. The Big Valley Basin is currently considered to be in a sustainable condition. The proposed project does not include cannabis cultivation and would reduce the use of groundwater when compared to historical uses of the Project Parcel. Therefore, the proposed project would not conflict with or obstruct the implementation of a sustainable groundwater management plan.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 12, 20, 29, 38, 39, 43

XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The proposed project site would not physically divide an established community. No Impact.	1, 2, 3, 4, 34
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 utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. This project is consistent with the Lake County General Plan and Kelseyville Area Plan. The proposed commercial cannabis processing operation would create diversity within the local economy and create future employment opportunities for local residents. Less Than Significant Impact.	1, 2, 3, 4, 34
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. According to the California Department of Conservation: Mineral Land Classification, there are no known mineral resources on the project site. Additionally, The Aggregate Resource Management Plan (ARMP) does not identify the project area as a Quarry Resource Area. No Impact.	1, 2, 3, 4, 22, 44
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Kelseyville Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No Impact.	1, 2, 3, 4, 22, 44
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			County noise standards require noise levels at the property line adjacent to residential and agricultural uses not to exceed 55dBA between the hours of 7:00 a.m. and 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. and 7:00 a.m. Where adjacent uses are industrial, noise levels must not exceed 65dBA during daytime hours and 60dBA during nighttime hours. "dBA" is an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear. The proposed project would occur within the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The proposed project would result in continued use of the existing structures for agricultural processing and packing, and would not result in new or more severe noise levels than the historical baseline.	1, 2, 3, 4, 34

				<p>Although the property size and setbacks would help to muffle noises heard by neighboring properties, the following mitigation measures would decrease these noise levels to an acceptable level:</p> <p>NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p>Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p>NOI-2: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p> <p>Less Than Significant with Mitigation Measures NOI-1 and NOI-2 incorporated.</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The proposed project would result in continued use of the existing structures for agricultural processing and packing and would not result in new or more severe ground borne vibration or noise levels than the historical baseline.</p> <p>Less Than Significant Impact.</p>	1, 2, 3, 4, 34
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 proposed project does not involve the construction of new homes or businesses, or the extension of roads or other infrastructure that would induce a permanent growth in population.</p> <p>No Impact.</p>	1, 3, 4, 34
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	<p>No housing will be displaced as a result of the project.</p> <p>No Impact.</p>	1, 3, 4, 34
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			X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The project does not propose any new housing or other uses that would necessitate new or altered government facilities. No new roads are proposed. The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. Construction and operation of the proposed project may result in accidents or crime</p>	1, 2, 3, 4, 16, 25, 33

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				emergency incidents that would require police services. Construction activities would be temporary and limited in scope. Accidents or crime emergency incidents during operation are expected to be infrequent and minor in nature. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact.	
XVI. RECREATION <i>Would the project:</i>					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	The project will not have any direct impacts on existing parks or other recreational facilities. The project would generate business income, increase local employment opportunities, and increase public fee and tax revenue, which may result in a slight increase in population growth which could lead to increased use of park and recreation facilities. However, the increased use of park and recreation facilities, could occur over a large area and in multiple communities and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities. Less Than Significant Impact.	1, 2, 3, 4, 34
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	This project will not necessitate the construction or expansion of any recreational facilities due to the project size and not adding new residents to the communities. Employees would use the existing facilities in their communities. No Impact.	1, 2, 3, 4, 34
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	The Project Site would be accessed via two gated paved access roads off of Loasa Road. There are no bicycle or pedestrian facilities on Loasa Road, and the proposed project does not conflict with an ordinance or policy addressing circulation along Loasa Road. The proposed project would occur within the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The agricultural production, processing, and packing facility employed over 150 people during the peak pear packing season, with up to 30 semi-truck loads/day being hauled out to market and 30 double loads of fresh pears trucked in for processing. Vehicle trips for the proposed project is expected to be less than or equal to historical vehicle trips associated with the agricultural production, processing, and packing facility (the proposed project is not expected to employ more than 100 people at any given time). Less Than Significant Impact.	1, 3, 4, 23, 24, 31, 34, 41, 42
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X	State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows: <i>"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either</i>	1, 3, 4, 23, 24, 31, 34, 41, 42

				<p><i>an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."</i></p> <p>Very little new construction activities will occur as a result of the proposed project (construction of security fence, installation of modular freezer units, and internal improvements to existing structures). Proposed construction activities would occur over a period of several weeks and are not anticipated to generate more vehicle trips than operation of the proposed cannabis processing facility during the harvest/processing season.</p> <p>The proposed project would occur within the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The agricultural production, processing, and packing facility employed over 150 people during the peak pear packing season, with up to 30 semi-truck loads/day being hauled out to market and 30 double loads of fresh pears trucked in for processing. Vehicle trips for the proposed project is expected to be less than or equal to historical vehicle trips associated with the agricultural production, processing, and packing facility (the proposed project is not expected to employ more than 100 people at any given time). Therefore, the proposed project is presumed to have a less than significant transportation impact resulting from a decrease in vehicle miles traveled in the project area compared to existing conditions.</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 project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).</p> <p>No Impact.</p>	1, 3, 4, 23, 24, 31, 34, 41, 42
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	<p>The proposed project will not increase hazards as all roads will remain as is.</p> <p>No Impact.</p>	1, 3, 4, 23, 24, 31, 34, 41, 42
e) Result in inadequate emergency access?			X	<p>The proposed project would not alter the physical configuration of the existing roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles).</p> <p>The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. Access and circulation for emergency response vehicles is expected to function acceptably as the existing Facility was designed to accommodate large trucks.</p> <p>Less than Significant Impact.</p>	1, 3, 4, 23, 24, 31, 34, 41, 42
<p align="center">XVIII. TRIBAL CULTURAL RESOURCES</p> <p><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></p>					

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>An Archaeological Survey Report was prepared by Flaherty Cultural Resource Services (FCRS) for the Project Property, and dated March 6th, 2020. According to the Archaeological Survey Report, cultural resources surveys were conducted of the Project Parcel on January 23rd and February 3rd of 2020. Prior to the cultural resources surveys, a record search was conducted at the California Historical Resources Information System Northwest Information Center. The record search indicated that no archaeological or ethnographic sites had been recorded within the project boundaries. No prehistoric cultural resources were discovered</p> <p>The Project Area is not eligible for listing in the California Register of Historical Resources, or a local register of historical resources as defined in Public Resources Code section 5020.1(k)</p> <p>Less than Significant Impact with mitigation measures CUL-1 and CUL-2 incorporated.</p>	1, 3, 4
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		<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new land would be disturbed as part of the proposed project. As such, the proposed project would not cause a substantial adverse change to 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.</p> <p>It is possible, but unlikely, that significant artifacts or human remains could be discovered during project construction and/or operation. If, however, significant artifacts or human remains of any type are encountered it is recommended that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered. Additionally, the applicant has entered into a Cultural Resources Monitoring and Treatment Agreement with the Tribe that is the Most Likely Descendant of Native American human remains and associated cultural resources found on the Project Property (as designated by the Native American Heritage Commission).</p> <p>Less than Significant Impact with mitigation measures CUL-1 and CUL-2 incorporated.</p>	1, 3, 4
<p>XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i></p>					
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 proposed project will be served by an existing onsite groundwater well. A Technical Memorandum (Ordinance 3106 Hydrology Report) was prepared for proposed commercial cannabis operations on the Project Parcel by NorthPoint Consulting Group, Inc. According to the Technical Memorandum, water use of the proposed cannabis processing operation would be drastically less than the historic water use of operations on the Project Parcel.</p> <p>Energy/electricity will be supplied by existing connection(s) to the PG&E electrical grid. Minor interior upgrades are proposed for the Project, such as the</p>	1, 3, 4, 29, 34, 38

				<p>installation of tables, shelves, racks, and air/odor filtration and dehumidification equipment, but no new structures are proposed. The proposed cannabis processing operation should consume approximately the same amount of energy as that of the Adobe Creek pear packing operation that utilized the Project Parcel until recently.</p> <p>The applicant does not propose relocation or construction of new expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities that would cause significant environmental effects.</p> <p>Less than Significant Impact.</p>	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. All water for the proposed project will come from an existing onsite groundwater well. A Technical Memorandum (Ordinance 3106 Hydrology Report) was prepared for proposed commercial cannabis operations on the Project Parcel by NorthPoint Consulting Group, Inc. According to the Technical Memorandum, water use of the proposed cannabis processing operation would be drastically less than the historic water use of operations on the Project Parcel. As such, the proposed project is expected to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 29, 34, 38
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>Wastewater from the proposed project would discharge to existing onsite septic systems. The proposed project does not include new connects to a wastewater treatment provider. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 29, 34, 38
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility. The proposed project is not anticipated to result in waste generation beyond the baseline level of waste generated by the agricultural production, processing, and packing facility. All recyclable waste would be collected separately from non-recyclable waste. All waste and recycling would be hauled to the Lake County Transfer and Recycling Facility where it would be sorted and deposited at the Eastlake Sanitary Landfill (Landfill). The Landfill is well below its current capacity of 6,050,000 cubic yards, with 2,859,962 cubic yards (47%) remaining capacity. In addition, the Lake County Public Services Department is proposing an expansion of the Landfill to extend the landfill's life to about the year 2046; increasing the landfill footprint from 35 acres to 56.6 acres. Therefore, the Landfill would have sufficient capacity accommodate the solid waste generated by the project.</p> <p>Less Than Significant Impact.</p>	1, 3, 4, 29, 34, 38
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X	<p>The proposed use will not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals as the applicant will send all cannabis waste to a green waste/composting facility and implement recycling and solid waste reduction measures.</p>	1, 3, 4, 29, 34, 38

					Less than Significant Impact.	
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All Federal, State and Local requirements related to solid waste will apply to this project, but are not anticipated to create issues that require specific mitigations. Less than Significant Impact.	1, 3, 4, 29, 34, 38
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		<p>The proposed project would occur within the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The Project Parcel is mapped as an 'Urban Unzoned' Fire Risk (see Figure 6 in section IX. g). Urban Unzoned areas have the lowest fire risk in Lake County.</p> <p>The proposed project would not alter the physical configuration of the existing roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. As such, the proposed project would not impair an adopted emergency response plan or emergency evacuation plan.</p> <p>Less than Significant Impact.</p>	1, 2, 4, 5, 6, 16, 19, 21, 33
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 proposed project would occur within the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The Project Parcel is mapped as an 'Urban Unzoned' Fire Risk (see Figure 6 in section IX. g). Urban Unzoned areas have the lowest fire risk in Lake County. .</p> <p>The proposed project would not exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors</p> <p>Less than Significant Impact.</p>	1, 2, 4, 5, 6, 16, 19, 21, 33
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>The proposed project would occur within the existing structures of an agricultural production, processing, and packing facility. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. Existing site driveways allow for fire access. The propose project does not require or propose installation of new infrastructure that would may exacerbate fire risk or result in temporary or ongoing impacts to the environment.</p> <p>Less Than Significant Impact.</p>	1, 2, 4, 5, 6, 16, 19, 21, 33
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	<p>The proposed project would occur within the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. The Facility does not present risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project.</p>	1, 2, 4, 5, 6, 16, 19, 21, 33

					No Impact.	
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			<p>As evaluated in this IS/MND, the project would not 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; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory.</p> <p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production. No new exterior construction is proposed, aside from the installation of ten (10) 320 ft² Frozen Harvest Storage Areas (proposed modular freezer units) and perimeter fencing as required by County code. No new land would be disturbed as part of the proposed project.</p> <p>Mitigation measures are listed herein to reduce impacts related to <u>Aesthetics</u>, <u>Air Quality</u>, <u>Cultural/Tribal Resources</u>, <u>Hazards & Hazardous Materials</u>, and <u>Hydrology/Water Quality</u>. With implementation of the required mitigation measures, impacts would be less than significant.</p> <p>Less Than Significant Impact with Mitigation Measures Incorporated</p>	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			<p>The proposed project would utilize the existing structures of an agricultural production, processing, and packing facility surrounded by existing agriculture, industrial, commercial, and residential uses. The Project Parcel is fully developed with existing structures, paved and graveled roads and parking facilities, and active row crop production.</p> <p>Potentially significant impacts have been identified related to <u>Aesthetics</u>, <u>Air Quality</u>, <u>Cultural/Tribal Resources</u>, <u>Hazards & Hazardous Materials</u>, and <u>Hydrology/Water Quality</u>. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. However, implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. The proposed project would not contribute to any significant cumulative impacts which may occur in the area in the foreseeable future.</p> <p>Less Than Significant Impact with Mitigation Measures Incorporated.</p>	All
c) Does the project have environmental effects which will cause substantial adverse		X			<p>The proposed project has potential to result in adverse indirect or direct effects on human beings in the areas of <u>Aesthetics</u>, <u>Air Quality</u>, <u>Cultural/Tribal Resources</u>,</p>	All

effects on human beings, either directly or indirectly?					<p><u>Hazards & Hazardous Materials</u>, and <u>Hydrology/Water Quality</u>. 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.</p> <p>Less Than Significant Impact with Mitigation Measures Incorporated.</p>	
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* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Adobe Creek Cannabis Processing Facility Major Use Permit Application (updated 7/11/22)
5. U.S.G.S. Topographic Maps
6. U.S.D.A. Lake County Soil Survey
7. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
8. Department of Transportation's Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
9. Lake County Serpentine Soil Mapping
10. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
11. U.S. Fish and Wildlife Service National Wetlands Inventory
12. Water Resources Division, Lake County Department of Public Works Wetlands Mapping
13. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
14. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
15. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
16. Lake County Emergency Management Plan
17. Lake County Hazardous Waste Management Plan, adopted 1989
18. Lake County Airport Land Use Compatibility Plan, adopted 1992
19. California Department of Forestry and Fire Protection - Fire Hazard Mapping
20. The Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board Central Valley Region. 2018. The Sacramento River Basin and The San Joaquin River Basin
21. FEMA Flood Hazard Maps
22. Lake County Aggregate Resource Management Plan
23. Lake County Bicycle Plan
24. Lake County Transit for Bus Routes
25. Lake County Environmental Health Division
26. Lake County Grading Ordinance
27. Lake County Natural Hazard database
28. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
29. Lake County Water Resources
30. Lake County Waste Management Department
31. California Department of Transportation (CALTRANS)
32. Lake County Air Quality Management District website
33. Kelseyville Fire Protection District

34. Kelseyville Area Plan
35. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
36. Hazardous Waste and Substances Sites List, www.envirostor.dtsc.ca.gov/public
37. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order (https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2019/wqo2019_0001_dwq.pdf)
38. Lake County Groundwater Management Plan, March 31st, 2006, and Lake County Water Inventory Analysis, March 2006.
http://www.lakecountycalifornia.gov/Government/Directory/WaterResources/Programs_Projects/Groundwater_Management.htm
39. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
40. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
41. California Department of Transportation, Traffic Census Program.
<https://dot.ca.gov/programs/traffic-operations/census>
42. California Department of Transportation Highway Design Manual, Section 200
43. Groundwater Sustainability Plan for Big Valley Basin (5-015), Lake County Water Resources Department, January 2022
44. California Geological Survey, Mineral Land Classification maps.