



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: November 08, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 21-38

1. **Project Title:** 8179 Associates
2. **Permit Numbers:** Minor Use Permit MUP 21-34
Initial Study IS 21-38
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner
5. **Project Location(s):** 8179 South State Highway 29, Lower Lake, CA
APN: 011-069-08
6. **Project Sponsor's Name/Address:** 8179 Associates, LLC
1462 Churchill Downs Avenue
Woodland, CA 95776
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL-SC": Rural Lands – Scenic Combining
9. **Supervisor District:** Five (5)
10. **Flood Zone:** "D" Areas of undetermined flood hazard
11. **Slope:** Varied; Project site is less than 15%
12. **Fire Hazard Severity Zone:** SRA –Very High Fire Hazard Zone
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:** 68.7 Acres
16. **Waste Management:** Portable Restroom Facilities

17. Water Access:

Existing onsite groundwater wells (two)

18. Environmental Setting and Existing Conditions

The Project is requesting an A-Type 2B license consisting of eight (8) 24' x 96' greenhouses for 18,432 sq. ft. of mixed-light cultivation (about 9,900 sq. ft. of plant canopy), and one (1) A-Type 13 Self Distribution license.

The Parcel/Property is located along and south of Highway 29, between the unincorporated communities of Kelseyville and Lower Lake. The Project Parcel is accessed via a private gravel and native soil surfaced access road off of Highway 29. Current and past land uses of the Project Property are/were extensive and intensive agriculture (vineyard). The Project Parcel has been improved with two groundwater wells, a 20-acre vineyard, and six 5,000-gallon water storage tanks.

Topography of the Project Property is dominated by a gentle ridge, with elevations that range from approximately 1,900 to 2,210 feet above mean sea level. The Project Property is located completely within the Thurston Lake Watershed (HUC12), which is a closed/terminal drainage basin with Thurston Lake as its natural terminus. There are no watercourses or wetlands on the Project Parcel, and the nearest watercourse, Thurston Creek, flows from south to north over 1,000 feet west from the location of the proposed cultivation operation.

The proposed cultivation operation will be established in the center of the existing and actively managed vineyard (Project Site). As such, no trees or vegetation will be removed to establish the proposed cultivation operation.

Figure 1. Aerial Image of Project Parcel and Surrounding Properties



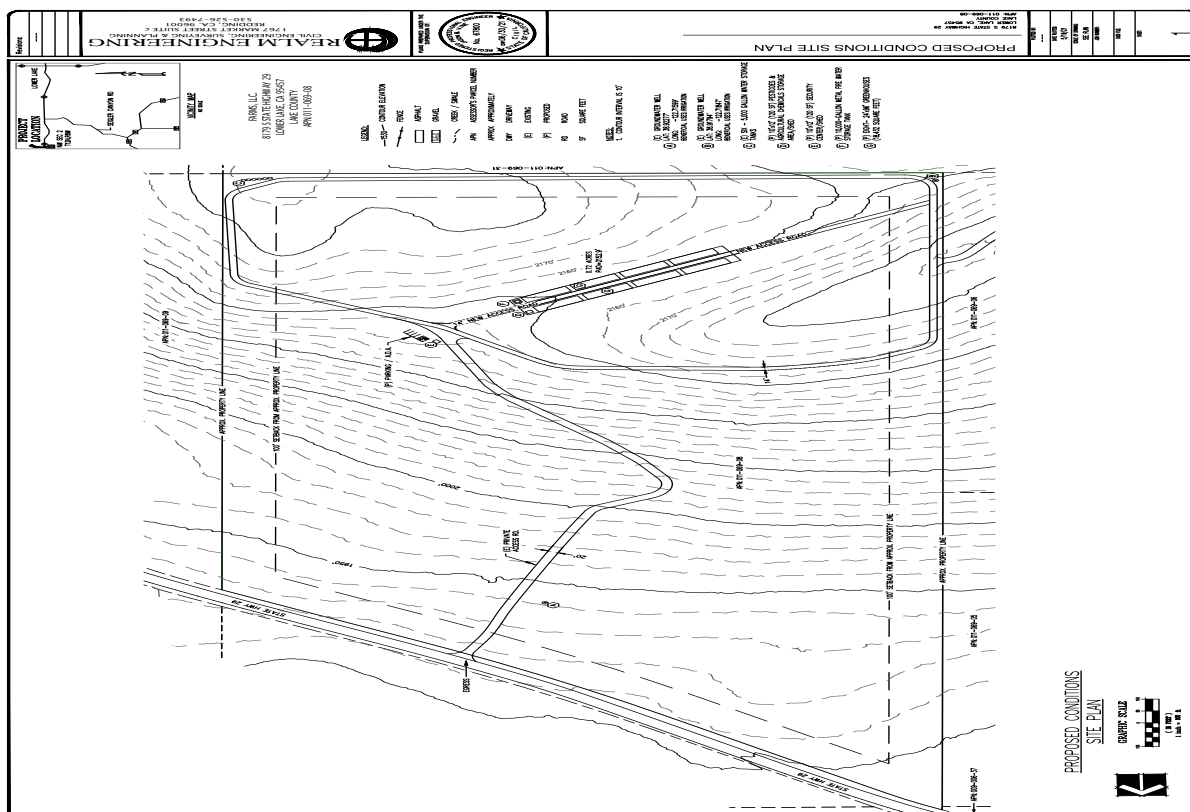
Source: Lake County GIS Mapping

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

Approval of a Minor Use Permit for an A-Type 2B “Small Mixed-Light” commercial cannabis cultivation operation, with A-Type 13 Cannabis Distributor Transport Only, Self-Distribution. The proposed cultivation operation would be composed of eight 24’x96’ (2,304 ft²) greenhouses and two 120 ft² wooden sheds. Six proposed greenhouses would each contain two 9’x92’ (828 ft²) mixed-light canopy areas, for a total aggregate cannabis canopy of 9,936 ft². The Project Property is serviced by Pacific Gas and Electric’s electrical grid. The applicant proposes to install twenty 1000-watt horticultural lights within each of the proposed greenhouse structures, for supplemental light. The greenhouse structures will be covered with a black plastic film to prevent light from within the greenhouse structures from escaping when artificial light is being used.

The growing medium of the proposed cultivation operation will be an imported organic soil mixture in garden beds and nursery pots, with drip and micro-spray irrigation systems. All water for the cultivation operation will come from two existing onsite groundwater wells. All cannabis waste generated from the proposed cultivation operation will be chipped and composted onsite. All agricultural chemicals (fertilizers, amendments, pesticides, and petroleum products) will be stored within a 120-foot wooden shed (proposed Pesticide & Agricultural Chemicals Storage Area).

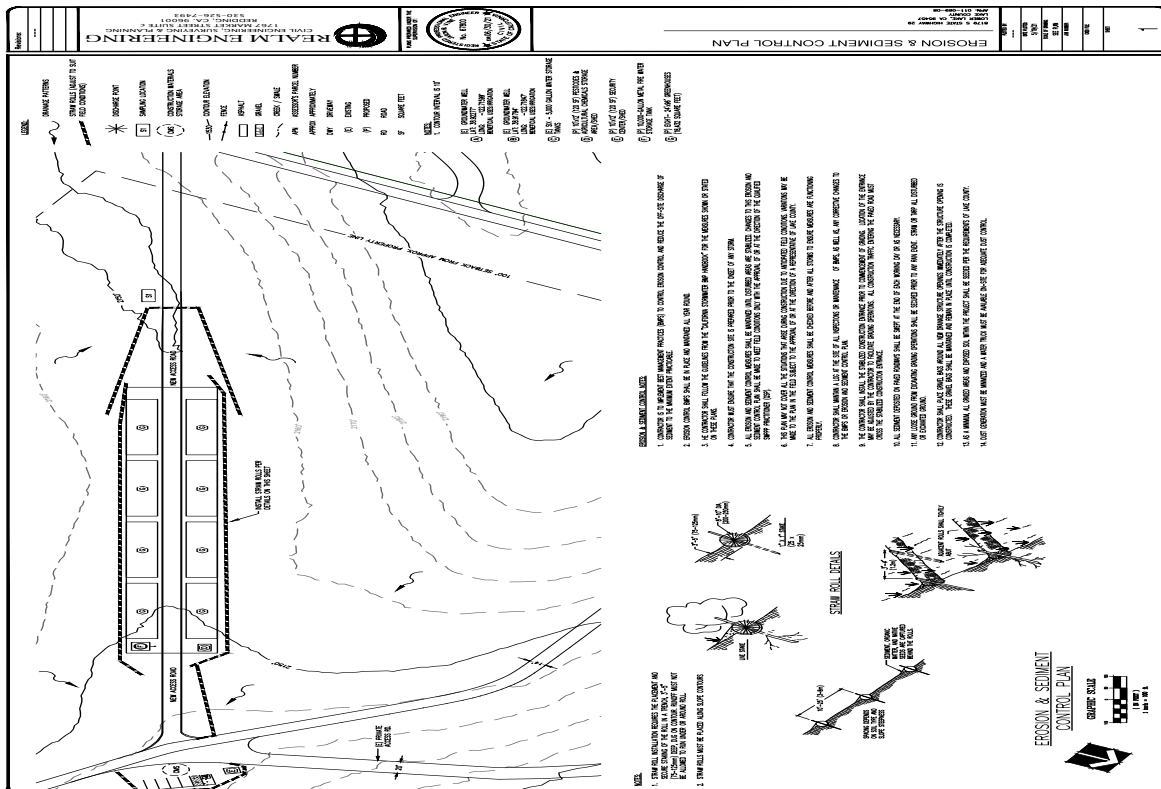
Figure 2 – Proposed Conditions Site Plan



Source: Site Plan Submitted by Applicant

- Operation will require four to six full-time employees on two shifts
- The applicant anticipates to generate the following traffic (daily drips, delivery/pick-up, miscellaneous, etc.)
 - 8 to 12 trips per day from staff commuting
 - 1-2 deliveries/pickups per week
 - Approximately 6 miscellaneous trips per week
- The operation will implement and maintain Best Management Practices (BMPs) in accordance with all applicable Federal, State and local agency requirements, in Chapters 29 and 30 of the Lake County Code. All BMPs will be maintained for the life of the project.

Figure 4 – Drainage and Erosion Control Plan



Source: Material Submitted by the Applicant

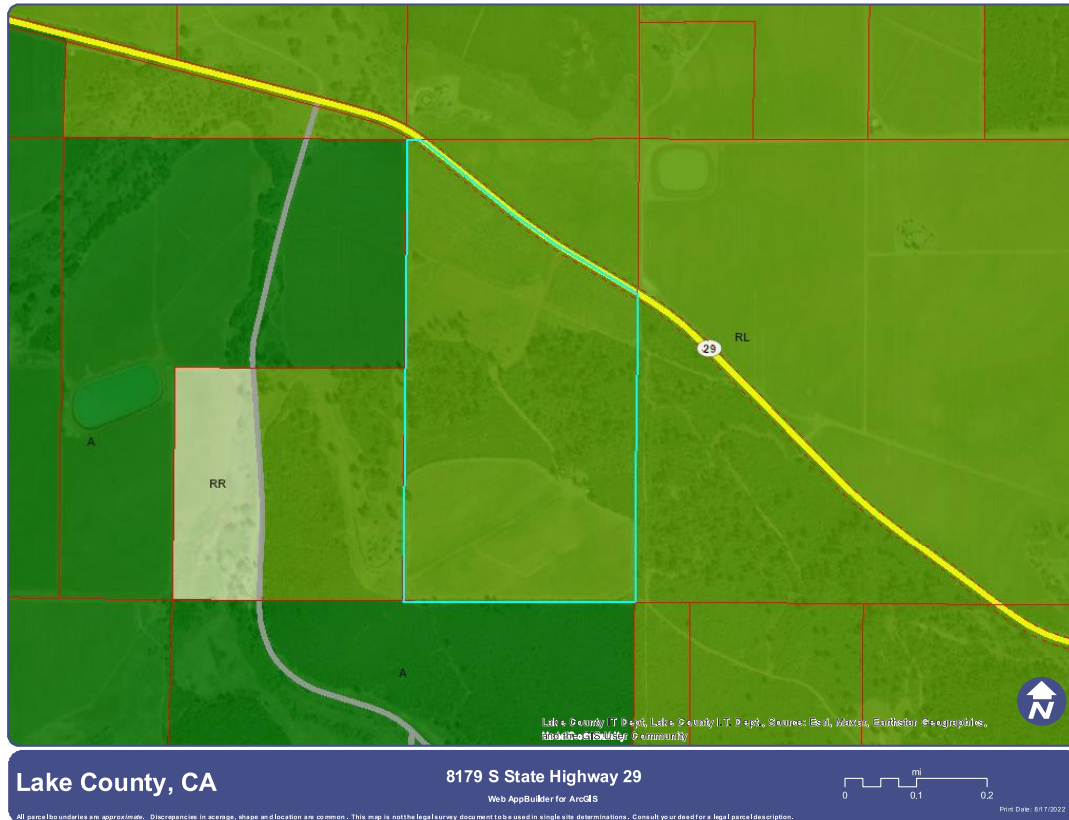
WATER USAGE AND HYDROLOGY:

In reference to the Property Management Plan, all water utilized for the cultivation operation will be supplied by two existing onsite groundwater wells. The irrigation systems of the proposed greenhouses will be composed of PVC pipes and drip tapes/lines and micro-spray emitters. The proposed cultivation operation is expected use approximately 1.23 acre-feet of water per year, with a peak anticipated daily demand for water of approximately 1,520 gallons, and an average daily demand for water of approximately 1,100 gallons. The applicant provided a Hydrology Report, concluding that there will be no net increase in water usage and/or groundwater pumping on the Project Parcel, due to the fact that approximately two acres of the existing onsite vineyard will be removed from production as a result of the proposed cannabis cultivation operation. The Hydrology Report also concluded that based on the well yield test data collected at the site, it appears that the existing onsite groundwater wells are sufficient water resources to support both the established vineyard and the proposed cannabis cultivation operation.

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

All of the surrounding parcels have a Land Use designation of “RL” Rural Lands or “A” Agricultural, and are greater than ten (10) acres in size. These parcels are either undeveloped or developed with residential dwellings, accessory structures, and/or agricultural uses.

Figure 5 – Zoning Map of Site and Surrounding Lots



Source: Lake County GIS Mapping

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
 Lake County Fire Protection District (CalFire)
 Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Forestry & Fire Protection (Calfire)
 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

21. 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.

AB52 Tribal Consultation Notification was sent to all potentially impacted area Tribes on September 27th 2021. Consultation has not been requested by the notified Tribal Agencies as of the date of this document.

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 checked="" type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Land Use / Planning</u> | <input type="checkbox"/> <u>Transportation</u> |
| <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input checked="" type="checkbox"/> <u>Geology / Soils</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input checked="" type="checkbox"/> <u>Wildfire</u> | <input type="checkbox"/> <u>Energy</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

Initial Study Prepared By: Roy Sherrell, Environmental and Regulatory Compliance Consultant
 Edited By: Eric Porter, Associate Planner
 Reviewed By: Andrew Amelung, Cannabis Program Manager, County of Lake



Signature: _____

November 10, 2022

Date: _____

Mireya Turner, Director
Community Development Department

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

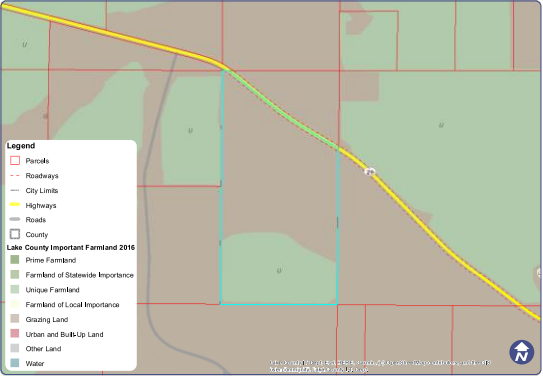
- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact 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 Project Parcel is located in a rural area and is accessed via a private gravel access road off of Highway 29. The Project Site is located in a saddle between two mountain peaks that are situated northwest and southeast of the Project Site. Highway 29 is a designated scenic corridor, with an associated Scenic Combining District that extends approximately 500 feet from the highway. The Project Site is located approximately 1,400 feet from Highway 29 and approximately 250 feet higher in elevation than Highway 29. The Project Site is not visible from Highway 29 due to topography. Therefore, the Project will not have a substantial adverse effect on a scenic vista. Less than Significant Impact	1, 2, 3, 4, 5, 6, 9, 39
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		There are no rock outcroppings or historic buildings on the Project Parcel, and the Project does not propose tree removal. Therefore, the Project is not anticipated to substantially damage a scenic resource. Less than Significant Impact.	1, 2, 3, 4, 5, 6, 9, 39
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The Project would impact a single potentially scenic feature, an existing onsite vineyard. The Project Site and existing onsite vineyard are not visible from Highway 29. Therefore, the Project is not anticipated to substantially degrade the existing visual character or quality of public views of the site and its surroundings. Less than Significant Impact	1, 2, 3, 4, 5, 6, 9, 39
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The Project has some potential to create additional light and/or glare from the use of horticultural lights within the proposed greenhouses, and exterior security lighting. The Lake County Zoning Ordinance requires that all lights involved in the cultivation process be fully contained within structures or otherwise shielded to fully contain any light or glare. According to applicant's Property Management Plan, the greenhouse structures will be covered with a black plastic film to prevent light from within the greenhouse structures from escaping when artificial light is being used. The Lake County Zoning Ordinance also requires all outdoor lighting to be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed. The following mitigation measures would reduce the impacts to less than significant: 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	1, 2, 3, 4, 5, 6, 9, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>(www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance.</p> <p>AES-2: All greenhouses shall incorporate blackout screening so that no light is visible from outside each greenhouse.</p> <p>Less than Significant Impact with Mitigation Measure AES-1 and AES-2 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>						
<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?</p>			X		<p>The Project Site is located in an area designated as “U” – Unique Farmland by the Farmland Mapping and Monitoring program. The site contains a working vineyard; the existing onsite vineyard is approximately 20 acres in size, and occupies the majority of the southern portion of the Project Parcel. The Project Site is located in the center of the existing onsite vineyard, and would result in the removal of approximately 2 acres of vines. The applicant plans to continue operating/maintaining the existing onsite vineyard around the proposed cannabis cultivation operation. The proposed activities are agricultural in nature and are consistent with the current and past use of the property, the surrounding existing uses, and existing zoning. Therefore, the Project would not convert farmland to non-agricultural use.</p>  <p align="center"><i>Figure 5. Farmland Mapping and Monitoring Program designation for Project Parcel</i></p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>			X		<p>The Project Parcel is zoned “RL” – Rural Lands and is not under a Williamson Act contract. The proposed use will not conflict with an existing zoning for agricultural use or a Williamson Act Contract, and the proposed use is agricultural in nature and consistent with the current and past use of the property, surrounding uses, and existing zoning.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The Project Site does not contain forest land or timberland (as defined in Public Resources Code sections 12220(g) and 4526). The proposed use will not conflict with existing zoning, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. No Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The Project Site does not contain forest land and the project would not result in the loss or conversion of forest land to a non-forest. No Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural uses or the conversion of forest land to non-forest uses. Less than Significant Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
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>The project has potential to result in short-term and long-term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, routine maintenance, uncovered soil or compost piles, and vehicle trips on unpaved roads. Fugitive dust will be controlled by:</p> <ul style="list-style-type: none"> • Applying gravel or crushed rock to the primary access roads and parking areas of the property. • Wetting soils with a mobile water tank and hose during ground disturbance activities. • Delaying ground disturbance activities until site conditions are not windy. • Eliminating and/or covering soil stockpiles. <p>Cannabis cultivation can generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s), or when being processed (drying, curing, trimming) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the generous setbacks provided from property lines, neighboring residences, and outdoor activity areas. Additionally, the Applicant proposes to have a Community Liaison/Emergency Contact that will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays.</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The following mitigation measures would reduce the 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: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>AQ-6: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>AQ-7: The applicant shall apply water to the ground during any and all site preparation work that is required for the proposed greenhouses, as well as during any interior driveway improvements to mitigate dust migration.</p> <p>Less Than Significant with Mitigation Measures AQ-1 through AQ-7 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 the use of generators is only allowed during an emergency (i.e. a power outage).</p> <p>On-site construction is likely to occur over a relatively short period of time (approximately 6 weeks) with vegetation removal and grading. Potential particulate matter could be generated during construction activities and build-out of the site, however, in general, construction activities that last for less than one year, and use standard quantities and types of construction equipment, are not required to be quantified and are assumed to have a less than significant impact. It is unlikely</p>	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					that this use would generate enough particulates during and after construction to violate any air quality standards. Additionally, the applicant would be required to mitigate all construction-related dust through Mitigation Measures AQ-1 through AQ-7. Less Than Significant with Mitigation Measures AQ-1 through AQ-7 incorporated	
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The nearest sensitive receptor is a residence located over 500 feet away from a proposed cultivation area. Airborne pollutants associated with cannabis are typically odors and dust migration during site preparation. The Lake County Zoning Ordinance requires the cultivation area be setback a minimum of 200 feet from an off-site residence. With the proposed cultivation area meeting this requirement, the passive odor control (separation distance) may be adequate for the outdoor cultivation area. Mitigation measures are proposed that will suppress dust migration and odor release during and after site preparation. Burning of cannabis waste is prohibited. Less than Significant Impact with Mitigation Measures AQ-1 through AQ-7 incorporated	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X		The project site is located in a rural area of the County of Lake, where the majority of development is agricultural uses and limited single family residential dwellings. There is only one residence within 2,000 feet of the Project Site. Therefore, the Project will not result in emissions adversely affecting a substantial number of people. Less than Significant Impact	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
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			A Biological Resources Assessment (dated November 23, 2020) was prepared by Natural Investigations Co. for the Project Parcel. Another Biological Assessment (dated July 6, 2000) was prepared by Northwest Biosurvey for development of the now existing onsite vineyard. Both assessments provide information about the biological and botanical resources of the Project Parcel. The Project Site is located near the center of the actively managed vineyard, and all ground disturbance would occur in areas of the Project Parcel that were previously ripped, graded and planted with vines. No natural vegetation would be disturbed as a result of development of the proposed cultivation operation. According to the Biological Resources Assessment (BSA), the Project Parcel contains the following terrestrial vegetation communities: Ruderal/Disturbed, Chaparral, and Pine Woodland. The northern half of the Project Parcel is vegetated with Chaparral and Knobcone Pine Woodland, while the southern half consists of disturbed or converted natural habitat that is now either in a ruderal state, graded, or urbanized with gravel roads. Additionally, there are no channels or wetlands (potentially-jurisdictional water resources) on the Project Parcel.	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33

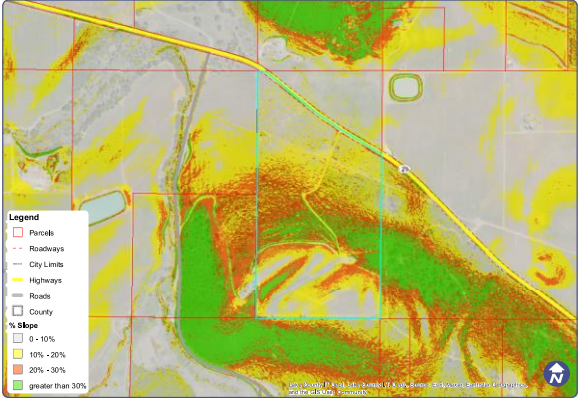
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>Critical Habitat/Special Status Habitat:</u> According to the BSA, no critical habitat for any federally-listed species occurs on the Project Parcel.</p> <p><u>Habitat Plans and Wildlife Corridors:</u> No designated wildlife corridors or fishery resources exist on the Project Parcel, nor is it located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan.</p> <p><u>Potential for Listed Species or Special-Status Species:</u> No special-status were detected on the Project Parcel during the field survey performed for the BSA. The chaparral and woodland habitats of the Project Parcel have a moderate potential for harboring special-status plant species. Konocti manzanita (<i>Arctostaphylos manzanita</i> ssp. <i>elegans</i>) is mapped by CNDDDB as occurring on the Project Parcel, along Highway 29 (but outside of the Project Area). Suitable habitat for this species is found throughout the Project Parcel in chaparral and pine woodland habitat. The Project Site has a low potential for harboring special-status animal species due to the lack of water resources and the history of land disturbance (vineyard management).</p> <p><u>Summary and Findings of the Report:</u></p> <ul style="list-style-type: none"> • Portions of the Project Parcel (the woodland and chaparral habitats) have a moderate potential to support special-status plant species, especially Konocti manzanita. However, the Project Area is located in ruderal/disturbed habitat which has very little potential to support special-status plants. • No special-status animals were observed on the Project Parcel and they are not likely to occur within the Project Area because of the lack of water resources and habitat disturbance. No direct impacts to special-status species are expected from implementation of the proposed Project. • The Project Parcel contains suitable nesting habitat for various bird species because of the presence of trees and poles. However, the Project Site is located near the center of the actively managed vineyard, and all ground disturbance would occur in areas of the Project Parcel that were previously ripped, graded and planted with vines. No natural vegetation would be disturbed as a result of development of the proposed cultivation operation. • The Project Parcel is not within any designated listed species' critical habitat and does not contain special-status habitats. Additionally, there are no water resources on the Project Parcel and no direct impacts to water resources could occur during project construction. There is no indication that Project implementation will impact any special-status habitats. <p>The mitigation measures below would reduce impacts to less than significant:</p> <p>BIO-1: All work should incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-001-DWQ).</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>BIO-2: If construction activities would occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</p> <p>BIO-3: The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.</p> <p>BIO-4: The applicant shall maintain a minimum of a one-hundred-foot setback/buffer from the top of bank of any creek (perennial and intermittent), the edge of a lake, delineated wetland, and/or vernal pool.</p> <p>Less Than Significant Impact with Mitigation Measures BIO-1 through BIO-4 incorporated</p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>The Project Parcel is not within any designated listed species' critical habitat and does not contain special-status habitats. Additionally, there are no water resources on the Project Parcel and no direct impacts to water resources could occur during project construction.</p> <p>Implementation of the Project will 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>Less than Significant Impact</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	<p>There are no water resources on the Project Parcel and no direct impacts to water resources could occur during project construction. There is no indication that Project implementation will have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33
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>Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The proposed use will not conflict with any local policies or ordinances protecting biological resources such as tree preservation. Tree removal is not proposed for this project. No Impact	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans applicable to the Project Parcel. Less than Significant Impact	1, 2, 3, 4, 5, 10, 11, 12, 13, 16, 29, 30, 33
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resource Evaluation was prepared by Wolf Creek Archaeology and dated May 25, 2021.</p> <p>According to the Cultural Resource Assessment, a pedestrian survey within the project area was conducted on May 20th, 2021. All portions of the Project Area that will be subject to direct and indirect impacts from cultivation-related development were surveyed intensively using transects spaced 3 to 5 meters apart. During the survey, the ground surface was open and clear throughout the Project Area, allowing a complete inspection of the mineral soil.</p> <p>Prior to the field inspection, a record search was conducted at the Sonoma State University office of the California Historical Resource Information System. This record search indicated that the project area had not been previously inspected for cultural resources, and that seven prehistorics site had been recorded within 1 mile of the Project Area. Additionally, on May 18th, 2021, a request for information was sent to the California Native American Heritage Commission (NAHC) for their review of the Sacred lands file for the project area, and an email requesting information concerning cultural resources in the area was sent to the Tribal Administrator of the Koi Nation Pomo Tribe.</p> <p>No historic or prehistoric materials or features were encountered during the field inspection, and it was determined that no "significant" cultural resources exist within the Project Area.</p> <p>Lake County is rich in tribal history. Because of this, standard practice of the County is to require several specific mitigation measures in the event that potential artifacts, relics or human remains are discovered during any site disturbance. Although the likelihood of such items being found is small, due to the fact that all ground disturbance would occur in areas of the Project Parcel that were previously ripped, graded and planted with vines, the following mitigation measures will further ensure a measure of protection of tribal resources:</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 Director.</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</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>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?				X	<p>No historic or prehistoric materials or features were encountered during the field inspection, and it was determined that no "significant" cultural resources exist within the Project Area.</p> <p>No Impact</p>	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>The Project Site is located near the center of the actively managed vineyard, and all ground disturbance would occur in areas of the Project Parcel that were previously ripped, graded and planted with vines. Disturbance of human remains is not anticipated. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, the culturally affiliated Tribe, and the Community Development Department if any human remains are encountered.</p> <p>Less than Significant with Mitigation Measures CUL-1 through CUL-2 incorporated</p>	1, 3, 4, 5, 11, 14, 15
VI. ENERGY <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		<p>On-grid power, supplied by PG&E, is the proposed primary energy source for the proposed Project. It is anticipated that the greenhouses will need one 200 amp service; this is typically the amperage required by a single family dwelling. The mixed-light cultivation areas would include artificial lighting of up to 25 watts per square foot of canopy area. Other power uses include well pumps, security system(s), and any outdoor security lighting that might be needed. The proposed use would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project development or operations. All energy usage will adhere to all Federal, State and local agency requirements regarding energy use.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	<p>The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>No Impact</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X		<p><u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the Project Site.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards. The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction.</p> <p><u>Landslides</u> The Project Property is hilly, with some slopes that are greater than 30% in grade, but the project site is minimally sloped (less than 15% slopes). According to the Landslide Hazard Identification Map, prepared by the California Department of Conservation, Division of Mines and Geology, the Project Parcel is not located within and/or adjacent to an existing known "landslide area".</p> <p>Less than Significant Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31
b) Result in substantial soil erosion or the loss of topsoil?			X		<p>Soils on the Project Parcel in the area of the proposed cultivation operation are identified as Type 117 Bottlerock-Glenview-Arrowhead complex, 5 to 30% slopes by the NRCS Web Soil Survey, and characterized as very gravelly loams derived from residuum weathered from obsidian. The proposed cultivation operation will increase the impervious surface area of the Project Parcel by approximately 18,672 ft² (less than 1% of the Project Parcel) through the installation/construction of eight 2,304 ft² greenhouse structures and two wooden sheds. The access roads and proposed parking lot will have permeable gravel surfaces, and the proposed ADA parking space will be constructed of permeable pavers. Approximately 1,335 cubic yards of earthen materials will be moved/graded to create a level pad on which to construct the proposed greenhouse structures. Approximately 2 acres of existing onsite actively managed grape vines will be removed to establish the proposed cultivation operation. No other vegetation will be disturbed.</p> <p>The applicant has provided engineered Grading, Erosion and Sediment Control Plans that address potential erosion through the application of gravel/rock to access roads, weed-free straw mulch to disturbed areas, and the installation of straw wattles. Additionally, the applicant shall comply with the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-001-DWQ) and Chapters 29 and 30 of the Lake County Code, to protect water quality through the implementation of Best Management Practices (BMPs) / Best Practicable Treatment or Control (BPTC) measures, which include erosion and sediment control BMPs/BPTC measures.</p> <p>Less Than Significant Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>The Project Property is hilly, with some slopes that are greater than 30% in grade, but the project site is minimally sloped (less than 15% slopes). According to the Landslide Hazard Identification Map, prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel is not located within and/or adjacent to an existing known “landslide area”.</p>  <p><i>Figure 6: Slopes of the Project Parcel</i></p> <p>Soils on the Project Parcel in the area of the proposed cultivation operation are identified as the Bottlerock-Glenview-Arrowhead complex by the NRCS Web Soil Survey, and characterized as very gravelly loams derived from residuum weathered from obsidian. Soils of this type are considered “generally stable” and not in danger of lateral spreading, subsidence, liquefaction or collapse.</p> <p>Less Than Significant Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31
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 on the Project Parcel are gravelly loams derived from residuum weathered from obsidian. Gravelly loams are not considered an expansive soil, as defined in Table 18-1-B of the Uniform Building Code.</p> <p>No Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31
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>Soils on the Project Parcel in the area of the proposed cultivation operation are identified as the Type 117 Bottlerock-Glenview-Arrowhead complex by the NRCS Web Soil Survey, and characterized as very gravelly loams derived from residuum weathered from obsidian. According to the USDA Soil Survey, this soil could support a septic system.</p> <p>The applicant would have to obtain a permit from the Lake County Division of Environmental Health for a septic system. The Lake County Division of Environmental Health would require a Site Evaluation to determine suitability of the site for a septic system. A percolation test would be conducted to determine the water absorption rate of the soil, and the septic system would be located, designed, and installed appropriately, following all applicable State and County guidelines and requirements.</p> <p>Less Than Significant Impact</p>	2, 5, 6, 7, 17, 18, 19, 29, 30, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		The project site does not contain any known unique geologic features or paleontological resources. Disturbance of these resources is not anticipated, due to the fact that all ground disturbance would occur in areas of the Project Parcel that were previously ripped, graded and planted with vines. Less than Significant Impact	2, 5, 6, 7, 17, 18, 19, 29, 30, 31
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 the jurisdiction of the LCAQMD. The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions.</p> <p>In general, GHG emissions can come from construction activities (operation of equipment) and from post-construction activities (vehicle trips and energy to run mixed-light cultivation activities). Construction expected to occur over a six week period and approximately 60 vehicle trips would be needed to complete construction activities.</p> <p>According to the applicant, operations would occur year-round and up to seven days per week, with four to six fulltime year-round personnel needed for cultivation operations. Post construction, average daily employee trips are anticipated to be approximately 12, including one delivery/pickup trip per day.</p> <p>Energy would be required to power 18,000 sq. ft. of mixed-light cultivation area, with up to 25 watts per square foot, as well as the well pumps and security system(s). The proposed power source is expected to be one 200 amp service taking power from PG&E's electrical grid, which would be brought to the cultivation area through the building permit process with Lake County.</p> <p>The California Department of Cannabis Control regulations for commercial cannabis operations include renewable energy requirements beginning January 1, 2023, which require all indoor and mixed-light cultivators with greater than 6 watts per sq. ft. of canopy to ensure that electrical power related to commercial cannabis activities meets the average greenhouse gas emissions intensity required by their local utility provider. As such, the Project would be required to ensure that their electrical power meets the average greenhouse gas emissions intensity as required by PG&E.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have any established thresholds of significant for greenhouse gases. Less than Significant Impact	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
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><u>Chemicals Storage and Effluent</u> According to the applicant, chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area (proposed wooden shed). Petroleum products will be stored under cover, in State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the proposed Pesticides & Agricultural Chemicals Storage Area. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite. No effluent is expected to be produced by the proposed cultivation operation.</p> <p><u>Solid Waste Management</u> According to the applicant, the types of solid waste that will be generated from the proposed cultivation operation include gardening materials and wastes (such as plastic mulch and plastic/fertilizer/pesticide bags and bottles) and general litter from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation areas. At no time will the bins be filled to a point that their lids cannot fit securely. Solid waste from the bins will be deposited into a dump trailer and hauled to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. The Eastlake Landfill is the closest Lake County Integrated Waste Management facility to the project site.</p> <p><u>Site Maintenance</u> According to the applicant, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately. 100 feet of defensible space will be established and maintained around the proposed cultivation operation for fire protection and to ensure safe and sanitary working conditions. Areas of defensible space will be mowed and trimmed regularly around the cultivation operation to provide for visibility and security monitoring. Access roads and parking areas will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved throughout the entire site to filter and infiltrate storm water runoff from access roads, parking areas, and the proposed cultivation operation. Portable restroom facilities will be made available for use whenever staff are onsite and regularly serviced to ensure a safe and sanitary working environment.</p>	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p>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>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<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>HAZ-8: The applicant shall obtain an Operator Identification Number from the California Department of Pesticide Regulation prior to using pesticides onsite for cannabis cultivation.</p> <p>Less Than Significant with Mitigation Measures HAZ-1 through HAZ-8 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>All fertilizers, pesticides, and other hazardous materials are to be properly stored in a secure Pesticides & Agricultural Chemicals Storage Area (proposed metal shipping/storage container). 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-8 incorporated</p>	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	<p>The proposed project is not located within one-quarter mile of an existing or proposed school. The nearest school is located over five (5) miles west of the project property.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
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 1-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, and the project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA).</p> <p>No Impact</p>	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	The project would not impair or interfere with an adopted emergency response or evacuation plan. Highway 29 would be used to evacuate the area of the project site. During evacuations, all persons at the project site would be required to follow emergency response instructions for evacuations. No Impact	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is located in a Very High Fire Hazard Severity Zone and is in State (CalFire) Responsibility Area. The applicant shall adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space. Said requirements will be maintained for life of the operation. Additionally, the applicant proposes to install a 5,000-gallon metal water storage tanks to be used for fire suppression purposes. Less Than Significant Impact	1, 2, 3, 4, 5, 21, 22, 23, 24, 25, 29, 31, 32, 33, 34, 36, 37
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		The Project Parcel is located completely within the Thurston Lake Watershed (HUC12), which is a closed/terminal drainage basin with Thurston Lake as its natural terminus. There are no watercourses or wetlands on the Project Parcel, and the nearest watercourse, Thurston Creek, flows from south to north over 1,000 feet west from the location of the proposed cultivation operation. The Property Management Plan submitted with the application materials included Storm Water and Water Use Management Plans, with engineered erosion and sediment control plans and water resource protection measures to reduce and/or eliminate to impacts to water quality during site development and operation. According to the Property Management Plan, access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Additionally, personnel will have access to portable restroom/washroom facilities, at all times when onsite. The project property has been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ). The applicant shall maintain compliance with the Cannabis General Order for the protection of water resources for as long as the proposed cultivation operation is operating. Less than Significant Impact	1, 2, 3, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Project Parcel is located within the Clear Lake Pliocene Volcanic Ar. groundwater basin/Clear Lake Volcanics Groundwater Source Area as identified in the 2006 Lake County Groundwater Management Plan. All water for the existing onsite vineyard and proposed cultivation operation will come from two existing onsite groundwater wells.</p> <p>The existing onsite vineyard has an estimated annual water use requirement of approximately 4,346,850 gallons. Approximately two acres of the existing onsite vineyard will be removed from production to establish the proposed cultivation operation, reducing the estimated annual water use requirement of the onsite vineyard to 3,910,200 gallons. The 436,650 gallon reduction in the estimated annual water use requirement of the existing onsite vineyard (4,346,850 – 3,910,200 = 436,650) is greater than the expected total annual water use requirement of approximately 402,150 gallons for the proposed cannabis cultivation operation. Therefore, there should not be a net increase in water usage and/or groundwater pumping on the Project Parcel as a result of the proposed cannabis cultivation operation.</p> <p>The applicant proposes to use drip and micro-spray irrigation systems as part of the commercial cannabis cultivation, and proposes the following measures in regards to water conservation:</p> <ul style="list-style-type: none"> • Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks. • Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss. • Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation). • Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas. • Install float valves on all water storage tanks to keep them from overflowing onto the ground. <p>The applicant provided a Hydrology Report prepared by Realm Engineering. The report identified that precipitation, primarily as rainfall, is the major source of inflow to the fractured rock aquifer of the Project Property. The estimated annual water usage of the existing onsite vineyard and proposed cannabis cultivation operation is approximately 13.2 acre-feet/year. Average annual recharge available to the site aquifer is estimated at 18.7 acre-feet/year. The report conclude that there are sufficient existing onsite water resources to support the established vineyard and the proposed cannabis cultivation operation.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X		<p>The proposed cultivation operation will increase the impervious surface area of the Project Parcel by approximately 18,672 ft² (less than 1% of the Project Parcel) through the installation/construction of eight 2,304 ft² greenhouse structures and two wooden sheds. The access roads and proposed parking lot will have permeable gravel surfaces, and the proposed ADA parking space will be constructed of</p>	1, 2, 3, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					<p>permeable pavers. Approximately 1,335 cubic yards of earthen material will be moved/graded to create a level pad on which to construct the proposed greenhouse structures. Approximately 2 acres of existing onsite actively managed grape vines will be removed to establish the proposed cultivation operation. No other vegetation will be disturbed.</p> <p>Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measure. All structures and cultivation areas will be located more than 1,000 feet from the nearest surface water bodies, and stormwater runoff from the structures and cultivation areas will be discharged to the highly permeable soils of the Project Property to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff, and prevent those pollutants from reaching surface water bodies.</p> <p>The applicant has provided engineered Grading, Erosion, and Sediment Control Plans that address potential erosion through the application of gravel/rock to access roads, weed-free straw mulch to disturbed areas, and the installation of straw wattles. Additionally, the applicant shall comply with the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-001-DWQ) and Chapters 29 and 30 of the Lake County Code, to protect water quality through the implementation of Best Management Practices (BMPs) / Best Practicable Treatment or Control (BPTC) measures, which include erosion and sediment control BMPs/BPTC measures.</p> <p>Less than Significant Impact</p>	
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, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan			X		<p>The Project Property 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>There are no groundwater management plans for the affected groundwater basin(s) at this time. Groundwater use and monitoring data collected and reported to comply with the Lake County Zoning Ordinance could be used in the development of a sustainable groundwater management plan at some point in the future.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 7, 13, 16, 17, 25, 29, 30, 33, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project site is located in a rural area of Lake County, and would not physically divide an established community. No Impact	1, 2, 3, 4, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan and Rivas Area Plan. The proposed commercial cannabis cultivation operation would create diversity within the local economy and create future employment opportunities for local residents. The Project Parcel is zoned "RL" Rural Lands. Commercial Cannabis Cultivation is an allowable use in RL zoning districts upon securing a Minor or Major Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance. The project is consistent with all other development standards within the zoning code for commercial cannabis cultivation. Less than Significant	1, 2, 3, 4, 5, 6
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	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, 5, 17, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Rivas Area Plan, nor the Lake County Aggregate Resource Management Plan designate the project site as being a locally important mineral resource recovery site. No Impact	1, 2, 3, 4, 5, 17, 26
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			Noise related to cannabis cultivation typically occur either during construction, or as the result of machinery related to post construction equipment such as well pumps or emergency backup generators during power outages. This project would have some noise related to construction and site preparation. There may be a need for an emergency backup generator, however generator usage would be limited to power outages. 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: 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.	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>NOI -2: 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-3: Generators shall only be used as Emergency Power Backup Supply and shall not be used for regular power provision to this facility.</p> <p>Less Than Significant with Mitigation Measures NOI-1 through NOI-3 incorporated</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>There would be some grading required for the proposed structures, however earth movement is not expected to generate excessive ground-borne vibration or noise levels Operation of the proposed cultivation operation is not expected to create unusual groundborne vibration. Truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		<p>The project is anticipated to induce population growth to the area through employment. However, it is not expected to be a substantial increase in employment, with approximately 4 employees hired locally.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No housing will be displaced as a result of the project.</p> <p>No Impact</p>	1, 2, 3, 4, 5
XV. PUBLIC SERVICES <i>Would the project:</i>						
<p>a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities? 			X		<p>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 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.</p> <p>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.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37

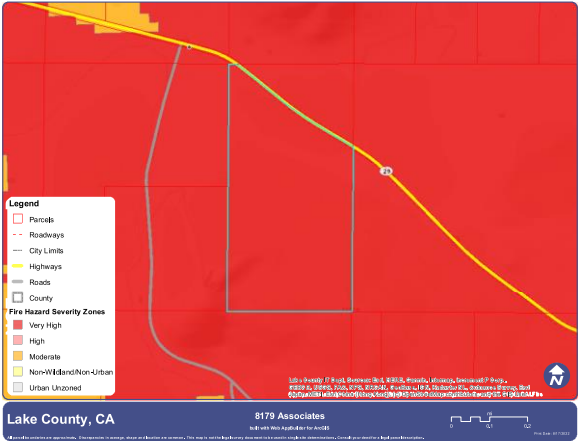
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project would generate business income, increase in 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, would occur over a large area and in multiple sites and therefore be diminished and would not substantially deteriorate existing parks or other recreational facilities. The project will not have any impacts on existing parks or other recreational facilities. No Impact	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	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, 3, 4, 5
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 proposed project site is accessed via graveled access road off of State Highway 29. A minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only. There are currently no pedestrian or bicycle facilities on Highway 29 in the vicinity of the Project Parcel. State Highway 29 in the area of the Project Parcel is a two-lane road with narrow shoulders unsuitable for pedestrian or bicycle traffic. The applicant will be required to obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. Less than Significant Impact	1, 2, 3, 4, 5, 9, 20, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		<p>State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT), as follows:</p> <p><i>"Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."</i></p> <p>Construction would take approximately six (6) weeks and construction would occur Monday through Friday from 9 am to 6 pm. Construction would generate approximately 60 vehicle trips within a 6 week period. Additionally, the project is expected to generate 8 to 12 trips per day during operation.</p> <p>To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. The proposed project would not generate or attract more than 100 trips per day; therefore, it is not expected for the project to have a potentially significant level of VMT, and impacts related to CEQA Guidelines section 15064.3, subdivision (b) would be less than significant. The project has been reviewed by the Lake County Department of Public Works, the California Department of Transportation, and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 9, 20, 27, 28, 35
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, 2, 3, 4, 5, 9, 20, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	<p>The proposed Project will not increase hazards as all roads will remain as is.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 9, 20, 27, 28, 35
e) Result in inadequate emergency access?			X		<p>The proposed Project would not alter the physical configuration of the existing roadway network serving the area, and would have no effect on access to local streets or adjacent uses (including access for emergency vehicles). Internal roadways would meet CalFire requirements for vehicle access. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 9, 20, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X	<p>A Cultural Resource Evaluation was prepared by Wolf Creek Archaeology Services and dated May 25, 2021.</p> <p>According to the Cultural Resource Evaluation, a pedestrian survey within the project area was conducted on May 20th, 2021. All portions of the Project Area that will be subject to direct and indirect impacts from cultivation-related development were surveyed intensively using transects spaced 3 to 5 meters apart. During the survey, the ground surface was open and clear throughout the Project Area, allowing a complete inspection of the mineral soil.</p> <p>Prior to the field inspection, a record search was conducted at the Sonoma State University office of the California Historical Resource Information System. This record search indicated that the project area had not been previously inspected for cultural resources, and that seven prehistoric site had been recorded within 1 mile of the Project Area. Additionally, on May 18th, 2021, a request for information was sent to the California Native American Heritage Commission (NAHC) for their review of the Sacred lands file for the project area, and an email requesting information concerning cultural resources in the area was sent to the Tribal Administrator of the Koi Nation Pomo Tribe.</p> <p>No historic or prehistoric materials or features were encountered during the field inspection, and it was determined that no "significant" cultural resources exist within the Project Area.</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>No Impact</p>	1, 2, 3, 4, 5, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		<p>It is possible, but unlikely due to the fact that the Project Site is located within an area that has been ripped, graded and planted with vines, that significant artifacts or human remains could be discovered during project construction. If, however, significant artifacts or human remains of any type are encountered it is required that the project sponsor contact the culturally affiliated tribe and a qualified archaeologist to assess the situation. The Sheriff's Department must also be contacted if any human remains are encountered.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications			X		<p>The Project Parcel is served by two existing permitted onsite groundwater wells. The applicant provided a Hydrology Report prepared by Realm Engineering. The report concluded that there would be no net increase in water usage on the Project Parcel and that there are sufficient existing onsite water</p>	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
facilities, the construction or relocation of which could cause significant environmental effects?					<p>resources to support the established vineyard and the proposed cannabis cultivation operation.</p> <p>The applicant does not propose relocation or construction of new expanded water, storm water drainage, electric power, natural gas, or telecommunications facilities that would cause significant environmental effects. Additionally, 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>	
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 applicant provided a Hydrology Report prepared by Realm Engineering. The report identified that precipitation, primarily as rainfall, is the major source of inflow to the fractured rock aquifer of the Project Property. The estimated annual water usage of the existing onsite vineyard and proposed cannabis cultivation operation is approximately 13.2 acre-feet/year. Average annual recharge available to the site aquifer is estimated at 18.7 acre-feet/year. The report conclude that there are sufficient existing onsite water resources to support the established vineyard and the proposed cannabis cultivation operation.</p> <p>Additionally, the applicant provided a Drought Management Plan, reducing onsite water usage by 10% during periods of drought. To do this, the applicant will prioritize the proposed cannabis cultivation operation over the existing onsite vineyard, and as such would reduce the amount of water applied to the existing onsite vineyard. This reduction in the amount of water applied to the existing onsite vineyard, would allow the vineyard to remain healthy and alive, but would reduce the amount of fruit the vineyard produces.</p> <p>There is an existing and actively managed 20-acre vineyard on the Project Parcel. A UCANR report concerning vineyard water use in Lake County indicates that vineyards that do not use water for frost protection, such as the existing onsite vineyard, have a water use requirement of 8 inches per year. This equates to an estimated annual water use requirement of 13.3 acre-feet (or 4,346,850 gallons) per year for the existing onsite 20-acre vineyard. Approximately two acres of the existing onsite vineyard will be removed from production to establish the proposed cultivation operation, reducing the estimated annual water use requirement of the onsite vineyard from 13.3 acre-feet (or 4,346,850 gallons) to 12 acre-feet (or 3,910,200 gallons). The 436,650 gallon reduction in the estimated annual water use requirement of the existing onsite vineyard ($4,346,850 - 3,910,200 = 436,650$) is greater than the expected total annual water use requirement of approximately 402,150 gallons for the proposed cannabis cultivation operation. Therefore, a net increase in water usage and/or groundwater pumping on the Project Parcel is not expected.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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	A wastewater treatment provider does not serve, nor is likely to serve, the project property. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. No Impact	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		There is adequate solid waste capacity in the Lake County solid waste facility to accommodate the proposed project. All cannabis waste will be ripped/shredded and composted onsite. The applicant anticipates no growing medium waste to be generated as they will recycle/reuse all growing medium. Less than Significant Impact	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		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 be ripped/shredded and compost cannabis waste onsite, and the project is expected to generate minimal solid waste during operation. Less than Significant Impact	1, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38
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, 2, 3, 4, 5, 21, 29, 32, 33, 34, 36, 38
XVIII. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		The Project Property is accessed via a gravel access road off of State Highway 29, and located within the State Responsibility Area (SRA). The Project Property is hilly, however, the cultivation site will be located on flatter portions of the project property. Compliance with SRA regulations will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur, including a separate water supply for fire personnel. This site is no more prone to excessive fire risk than other sites in Lake County. The applicant will adhere to all regulations of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A. Additionally, according to Property Management Plan, 100 feet of defensible space buffer will be established and maintained around the proposed cultivation operation for fire protection and to ensure safe and sanitary working conditions. Less than Significant Impact.	1, 2, 3, 4, 5, 6, 20, 23, 31, 35, 37
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or		X			The Project Parcel is mapped as being within a Very High Fire Severity Zone. The project includes the installation of a 5,000-gallon metal fire water storage tank, which would be used for fire-suppression purposes when needed. Prevailing winds are typically from the west to east in this area. Overall, cannabis	1, 2, 3, 4, 5, 6, 20, 23, 31, 35, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
the uncontrolled spread of a wildfire?					<p>cultivation does not exacerbate wildfire risks, and the project would improve emergency vehicle accessibility.</p>  <p><i>Figure 7: Fire Severity Zones of Project Parcel</i></p> <p>WILDFIRE-1: Construction activities shall not take place during a red flag warning (per the local fire department and/or national weather service) and wind, temperature and relative humidity will be monitored in order to minimize the risk of wildfire. Grading shall not occur on windy days that could increase the risk of wildfire spread should the equipment create a spark.</p> <p>WILDFIRE-2: Any vegetation removal or manipulation shall take place in the early morning hours before relative humidity drops below 30%.</p> <p>WILDFIRE-3: Water tender shall be present on site during earth work to reduce the risk of wildfire and dust.</p> <p>Less than Significant Impact with Mitigation Measures WILDFIRE-1 through WILDFIRE-3 incorporated</p>	
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 applicant shall adhere to the State of California's Public Resources Code, Division 4, and all sections on 4290 and 4291 shall apply to this application/construction. This shall include, but is not limited to property line setbacks for structures that are a minimum of 30 feet, addressing, on site water storage for fire protection, driveway/roadway types and specifications based on designated usage, all weather driveway/roadway surfaces engineered for 75,000lb vehicles, maximum slope of 16%, turnouts, gates (14 foot wide minimum), gate setbacks (minimum of 30 feet from road), parking, fuels reduction including a minimum of 100 feet of defensible space. Additionally, the project includes the installation of a 5,000-gallon metal fire water storage tank, which would be used for fire-suppression purposes when needed.</p> <p>The installation and maintenance of the infrastructure outlined above would not exacerbate fire risk or result in temporary or ongoing impacts to the environment that have not been evaluated in previous sections of this Initial Study.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 20, 23, 31, 35, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X			<p>The Project Site is relatively flat (less than 15 percent slopes), but the surrounding areas are relatively steep. The erosion and sediment control measures identified in the applicants' Property Management Plan and Erosion and Sediment Control Plan would likely be destroyed in the event of a wildfire on the Project Parcel. Therefore, the erosion and sediment control measures would need to be re-installed post wildfire to reduce risks of downslope/downstream flooding or landslides as a result of runoff and post-fire slope instability.</p> <p>WILDFIRE-4: The applicant shall re-install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project, as soon as possible following a wildfire emergency affecting the Project Parcel.</p> <p>Less than Significant Impact with Mitigation Measure WILDFIRE-4 incorporated</p>	1, 2, 3, 4, 5, 6, 20, 23, 31, 35, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIX. 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>The Project proposes the cultivation of commercial cannabis in a rural area of the County on a parcel that is zoned "RL" Rural Lands. As proposed and 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, with implementation of the required mitigation measures.</p> <p>Mitigation measures are listed herein to reduce impacts related to <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural Resources</u>, <u>Hazards & Hazardous Materials</u>, <u>Noise</u>, and <u>Wildfire</u>.</p> <p>Less Than Significant Impact with All 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>Potentially significant impacts have been identified related to <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural Resources</u>, <u>Hazards & Hazardous Materials</u>, <u>Noise</u>, and <u>Wildfire</u>. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. Incremental impacts, if any, would be very small, and the cumulative impact of the cultivation operation, in combination with other projects in the areas, would be less than significant. 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 with All Mitigation Measures Incorporated</p>	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			<p>The Project has been planned and designed to avoid significant environmental impacts. As discussed in the analysis of this IS/MND, the proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with <u>Aesthetics</u>, <u>Air Quality</u>, <u>Biological Resources</u>, <u>Cultural</u>, <u>-, Hazards & Hazardous Materials</u>, <u>-, Noise</u>, and <u>Wildfire</u> have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels</p> <p>Less than Significant with Mitigation Incorporated</p>	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Rivas Area Plan
5. 8179 Associates Cannabis Cultivation Application – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program,
(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment for 8179 Highway 29, Lower Lake, California, prepared by Natural Investigations Co., dated November 23, 2020.
14. Cultural Resource Evaluation – John W. Parker, Ph.D, RPA, dated May 25, 2021.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Hydrology Report, 8179 South State Highway 29, Lower Lake, CA, Realm Engineering, October 8, 2021
39. Visibility Survey Report, Lake County APN 011-069-08