



December 13, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 20-109)

1. **Project Title:** Cresta Properties LLC Development
2. **Permit Numbers:** Use Permit UP 20-90
Initial Study IS 20-109
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Katherine Schaefer, Assistant Planner
(707) 263-2221
5. **Project Location(s):** 6267 Kelsey Creek Drive and 6245 Gold Dust Drive,
Kelseyville, CA
APNs: 007-013-23 and 007-013-22
6. **Project Sponsor's Name/Address:** Svetozar Sabev
6245 Gold Dust Drive
Kelseyville, CA 95451
7. **General Plan Designation:** Agriculture
8. **Zoning:** "A" Agriculture and "SC" Scenic Combining District
9. **Supervisor District:** District Five (5)
10. **Flood Zone:** "X" – Low-risk flood zone
11. **Hazard:** State Responsibility Area, Non-Wildland/Non-Urban
12. **Slope:** 2% or less slope
13. **Parcel Size:** 007-013-23 (Approximately 20.82 acres)
007-013-22 (Approximately 37.72 acres)
14. **Previous Land Use Permit:** None
15. **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).**

A. General Project Setting

The proposed project, Cresta Properties Development, is located in central Lake County, south of Clear Lake, in an area predominantly dedicated to agricultural production. The area is relatively flat, but is bounded to the west and south by the coast range and to the east by Mount Konocti.

B. Project Purpose

The applicant, Cresta Properties, LLC (Cresta), proposes to establish and operate a cannabis cultivation operation on property owned by Svetozar Sabev in Lake County, near the town of Kelseyville. Cresta has filed an application with Lake County for five licenses to cultivate cannabis for adult use, including:

- Site 1 – Type 1C specialty cottage, mixed light cultivation, 2,500 square feet (SF)
- Site 2 – Type 1C specialty cottage, mixed light cultivation, 2,500 SF
- Site 3 – Type 1C specialty cottage, mixed light cultivation, 2,500 SF
- Site 4 – Type 3B mixed light cultivation, 22,000 SF
- Site 5 – Type 3B mixed light cultivation, 22,000 SF

Cresta seeks to obtain a Major Use Permit for these proposed cannabis cultivation activities. In total, Cresta requests a total cultivation area of 72,000 SF and a total cannabis canopy of 51,500 SF. This total includes both cultivation areas and nursery areas.

C. Project Location

The proposed project is located on a 21.1-acre parcel at 6267 Kelsey Creek Drive (APN 007-013-23). For the proposed project, water will be provided from an existing agricultural well via an easement located on the the adjacent 37.7 acre parcel which is also owned by Cresta (APN 007-013-22). These parcels are both owned by Cresta Properties and are located south of the town of Kelseyville (Figure 1). Kelseyville is an unincorporated community located just south of Clear Lake, in central Lake County. The parcels can be accessed from either Kelsey Creek Drive or Gold Dust Drive.

D. Description of Project Site

General Topographic Features

The property is located in a relatively flat agricultural area, but is surrounded by mountains on three sides. The Coast Range is located less than 5 miles from the project site, and approximately two miles from the western flank of Mount Konocti. Clear Lake is located approximately 5 miles north of the project site.

Existing Natural Features

The project property is within the Kelsey Creek watershed (HUC12=180201160303). Kelsey Creek is a small blue-line stream that flows northward approximately 700 feet east of the eastern boundary of the project parcel. Kelsey Creek drains the eastern flank of Cobb Mountain, and flows into Clear Lake within Clear Lake State Park (Figure 1).

Mount Konocti is an active volcanic peak which, at 4,315 feet, dominates the south shore of Clear Lake, and is located approximately 5 miles to the east of the project property. The peak can be seen prominently in the east from the property.

Existing Land Uses and Zoning

Parcel 007-013-23 has a General Plan designation of A (Agriculture) and is zoned as A-SC (Agriculture District with Scenic combining district). Parcel 007-013-22, also owned by Cresta, is a 37.7-acre parcel with the same general plan and zoning designations. No new project features are planned for this parcel, although some existing structures will be used for activities ancillary to the proposed project.

The project property is currently planted in vineyards, and has been used for agricultural purposes, at least since 1993 (Google Earth 2021), but likely much longer.

Existing Features

At present, the only constructed features on the property are a garage/storage structure on the southeast corner of the property and a small 20-foot by 25-foot barn on the northern edge of the property. The barn is used for vineyard activities and will not be used for cannabis cultivation. A construction trailer located near the southeast corner of the property is used for storage, and will also not be used for cannabis cultivation. Several structures, including a residence, a worker cottage, and a barn are located on the adjacent parcel, and are not intended to be used for cannabis cultivation-related activities. In addition, there is a 30' x 32' x 12' construction trailer on the southeast portion of the property. (Figure 2)

E. Required Site Improvements and Construction Activities

Site Improvements

No grading of the project parcel is required to construct project structures or facilities, and all existing structures will remain in place, so no demolition would be required. However, the removal of approximately 8.2 acres of vineyard will be required, including the removal of vines, and the dismantling of vineyard irrigation equipment.

Structures and Facilities

Implementation of the proposed project will involve the construction of a number of structures and facilities, as described below and shown on Figure 5.

- **Greenhouses** – Twenty-four (24) 35' x 100' x 13' greenhouses, for a gross area of 84,000 square feet. Of this total, 51,500 square feet will be for cannabis cultivation and 20,500 square feet will be for nursery operations¹. The greenhouses will be constructed of steel tube inner and outer structures, both lined with heavy plastic sheeting. The greenhouses will be erected on bare ground, not on a foundation. One of the two crops per year will be grown in the native soil and the other will be grown in pots. All greenhouses will allow for mixed light cultivation, which means that both natural sunlight and artificial light will be provided to crops. The greenhouses will not be heated, but will be cooled using a water wall, but will be equipped with exhaust fans for air circulation, and equipped with FOGCO odor control fog rings installed outside exhaust vents to neutralize odors.
- **Storage Barns** – Four (4) 30'x120'x14'2" metal storage barns, to be used for agricultural chemical storage, harvest storage, project drying, and product processing. These barns will be constructed of steel, and each will be attached to a concrete slab foundation.
- **Cannabis Waste Compost Area** – A 30' x 30' cannabis waste compost area, surrounded by a 6' tall metal deer fence, with screening fabric incorporated.
- **Waste Enclosure** – A 10' x 10' wood fence-enclosed waste enclosure.
- **Break Area** – A 20' x 20' break area for workers, including a 10' x 10' pop-up tent, water station, portable toilet, table, and 50-gallon covered waste bin.

Ancillary Facilities

Implementation of the proposed project will also involve the installation of a number of ancillary facilities, as described below, and shown on Figure 5.

- **Water Supply facilities** – Water for irrigation of the cultivation site will be provided by an existing permitted agricultural well located on the adjacent parcel (also owned by Cresta); water is provided to the adjacent parcel via an easement. This well currently provides water

¹ Note: Nursery stock will be used only for on-site cultivation, and will not be sold commercially.

for irrigation of the vineyards on both properties, and would also be used to provide water for the proposed cannabis cultivation. A 6” underground PVC pipe will be installed to convey water from the well to the cannabis cultivation site. Ten (10) 5,000-gallon plastic water storage tanks will be installed near the northwest corner of the cannabis cultivation area, to provide a total storage capacity of 50,000 gallons. A separate 6” underground PVC pipeline will connect the storage tanks to the cannabis irrigation system within the greenhouses. The water storage tanks will also serve as a source of water for firefighting, if needed. A separate well provides domestic water to the owner’s house located on the adjacent parcel.

- **Lighting and Security** – Exterior and interior lighting and security features to be installed will include:
 - A 6’ tall welded metal wire fence surrounding the cultivation area,
 - A gate installed across the access driveway,
 - Gate and door alarms installed at access points into the cultivation area and the barns,
 - Motion sensors installed in open areas between the greenhouses,
 - Motion sensor alarms placed within the barns,
 - A Dakota alert or similar device at the driveway entrance to announce any vehicles approaching the operation,
 - Security cameras placed within barns, and
 - Three (3) integrated shielded motion-sensor/security lights mounted on 10’ poles.
 - All security lighting will be downcast and shielded to meet international Dark Sky Standards
 - Supplemental lighting in greenhouses will be shielded by an automated black-out tarp system to prevent any light from escaping greenhouses between dawn and dusk.

- **Circulation and Parking** – Circulation and parking improvements include:
 - Placement of at least 6” of #3 stone (0.5” to 2” crushed rock) to armor the existing 12’-wide dirt private access driveway to reduce erosion and dust from vehicle traffic,
 - Construction of site circulation road (armored as above), 11 gravel parking spaces, and one ADA-compliant paved parking space, and
 - Construction of a paved accessible sidewalk.

- **Power Supply** – Installation of power service to carry power from an existing PG&E power pole to the cultivation facilities, and from another PG&E power pole to provide power to the existing well pump (currently powered using a diesel generator).

Construction Activities

Equipment

The following equipment is expected to be required to construct the proposed project buildings and facilities:

- Trencher,
- Backhoe,
- Excavator,
- Backhoe,
- Cement truck, and
- Water truck.

Construction by Phase

Construction of project buildings and facilities is expected to take approximately 1 year, and is intended to be completed in three phases:

- Phase I – 8 greenhouses and 2 barns,
- Phase II – 8 greenhouses and 2 barns, and
- Phase II – 8 greenhouses.

F. Post Construction Cultivation Activities

Hours of Operation/Work Shifts

The proposed project will be operated from 8 am to 8 pm, seven days a week from March 1 through December 31 of each year.

Number of Employees

The cannabis operation will employ 4 permanent employees, working 8 am to 8 pm, 3.5 days per week. These employees will live in the existing studio cottage on the adjacent parcel (Figure 5). An additional 8 temporary employees will be hired during harvest periods (typically May, July, and October). These employees will be brought to the site by a licensed agricultural labor contractor.

Estimated Daily Trips

During non-peak operation periods, vehicle trips generated will be minimal. Because the permanent employees will live onsite, no work trips will be generated, and daily travel will be limited to non-work trips by the off-shift employees. In addition, there will be occasional trips to deliver materials to the site, and trips to take product offsite. These are estimated to be no more than 1 trip per day each.

During peak operation periods (May, July, and October), an additional 2 round trips per day will occur when the agricultural labor contractor transports the temporary workers to and from the site.

Source(s) of Water

As noted above under Water Supply Facilities, water for irrigation will be supplied by an existing agricultural well on APN 007-013-22. This well currently provides water for irrigation of the vineyards on both properties, and would also be used to provide water for the proposed cannabis cultivation.

Sources of Electricity

All electricity for the proposed project will be provided by Pacific Gas and Electric (PG&E), which currently provides power to the project site. No new facilities, other than a connection to the power lines, will be required to provide power to the proposed facilities. This power will be used to operate the well pump (currently powered using a diesel generator), and for lighting and cannabis cultivation. No air conditioning will be provided to the greenhouses. No alternative sources of electricity are planned to be used for the proposed project.

Solid Waste Management

Annual non-hazardous solid waste generated by project operations is estimated to include:

- 100 pounds of printer paper (peak daily usage of 5 pounds),
- 1 ton of plastic wrap, pallet shrink wrap, and plastic trellises (peak daily usage of 100 pounds),
- 3-4 tons of cultivation greenwaste and 500 pounds of wooden pallets to be disposed of as greenwaste, and
- 20 gallons of 90% isopropyl alcohol (peak daily usage of 0.5 gallons).

All non-hazardous waste will be hauled to the nearest waste disposal facility located in Lakeport.

No hazardous waste generated by project operations will need to be hauled offsite. Such waste will be is expected to include:

- Biological hazards such as powdery mildew and fungus, which can grow on cannabis will be managed using OMRI-certified horticultural oils and greenhouse management practices; any affected product will be added to the compost, and

- Chemical hazards, which will include nutrients (to be delivered through soil amendment and through the irrigation system), and certified organic pesticides.

Wastewater Management

Portable toilets onsite will be leased from a servicing company, which will manage the collected waste. There will be a bathroom in one of the barns, which will be maintained by a licensed septic system contractor. A new, larger capacity, septic system has been installed south of the existing residence (Figure 5) to support both the existing residence, the proposed worker housing residence, and wastewater from Barn C.

Stormwater Management

Cresta has enrolled in the State Water Resources Control Board Cannabis General Order, and has been assigned waste discharge identification (WDID) number 5S17CC428892 by the Central Valley Regional Water Quality Control Board (CVRWQCB). As part of the application, Cresta prepared three documents that describe the methods by which Cresta will avoid the discharge of pollutants to waters of the state:

- A Site Management Plan (including a winterization plan), and
- A Nitrogen Management Plan.

G. Environmental Commitments

Cresta has included the following environmental commitments, in addition to those described above, to minimize the environmental impacts of project construction and operations:

- Design of greenhouse ventilation fans so that noise levels will not exceed 55 dBA² at the property line,
- During the period between when the vines and irrigation equipment is removed from the area to be developed and when the construction starts, this area will be cropped with nitrogen-fixing plants and straw will be applied to minimize erosion.
- Biological hazards, such as mold and fungi on cannabis product, will be rendered unusable and will be placed in a composting area to bio-degrade,
- One employee will be a certified private pesticide applicator and will train other employees on the proper use and application of pesticides,
- All pesticides will be used per manufacturer's directions, as indicated on the label,
- Nutrients and pesticides will be stored in a secure, locked area of the designated storage barn that is clearly labeled with a warning sign barn. Pesticides and isopropyl alcohol (used for cleaning and sterilizing equipment) will be stored in a locked "job" box accessed only by trained employees.
- Spill kits will be placed in each barn and at locations near the cultivation areas, for ease of access in the event of a spill,
- Exhaust fans will be shut off during pesticide applications until the pesticides have settled, to prevent the exhausting of pesticides,
- Pesticides will not be applied when pollinators are present,
- Drift from pesticide applications will be managed, as outlined above, to prevent drift towards plants attractive to pollinators,
- Pesticides will not be sprayed directly to surface waters and will not be allowed to drift to surface waters. Pesticides will not be applied when winds blow towards nearby surface water bodies,
- Pesticides will not be used within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool on the lot of record or within a 100 foot setback from any identified spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland, or vernal pool,

² dBA is a method for measuring sound based both on the intensity of the sound and on how the human ear responds.

- Only properly labeled pesticides will be utilized, and

When at least 5 gallons of used isopropyl alcohol is collected, it will be disposed of at a scheduled Lake County Integrated Waste Management Household Waste Collection event.

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

All properties surrounding the project property are also currently zoned for agricultural and in agricultural uses (orchards or vineyards), with a few scattered residences, including the owner's home on the parcel directly south of the subject parcel, and homes on adjacent parcels (Figures 3 and 4).

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District
 Lake County Department of Public Works
 Lake County Department of Public Services
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 Kelseyville Fire Protection District,
 Central Valley Regional Water Quality Control Board - Coverage under the Cannabis General Order
 State Water Resources Control Board
 California Department of Forestry & Fire Protection (Calfire)
 California Department of Fish & Wildlife (CDFW) - Notification for a Lake or Streambed Alteration Agreement.
 California Department of Food and Agriculture (CalCannabis) - Cannabis cultivation licenses
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs
 California Department of Transportation (CalTrans)

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

Lake County sent letters to 12 tribes including Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley, Robinson Rancheria, Scotts Valley Band of Pomo, Uppper Lake Habematolel, and Yocha Dehe, including the Hinthil Environmental Resource Consortium (HERC) on February 25, 2021, informing tribes of the proposed project and requesting consultation under AB-52. No responses were received within the 30 day period provided for comments. As a follow up to these letters, on May 12, 2021, Lake County sent a letter to the Native American tribe Habematolel Pomo of Upper Lake informing the tribe of the proposed project, and requesting cultural information from the tribe about the project site. On May 20, 2021, Lake County received a letter from Robert Geary, Tribal Historic Preservation Officer, stating:

“The Habematolel Pomo Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Habematolel Pomo of Upper Lake. Therefore, we respectfully decline any comment on this project.”

No other communications were received from tribes.

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” or “Less Than Significant with Mitigation Incorporated”, as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

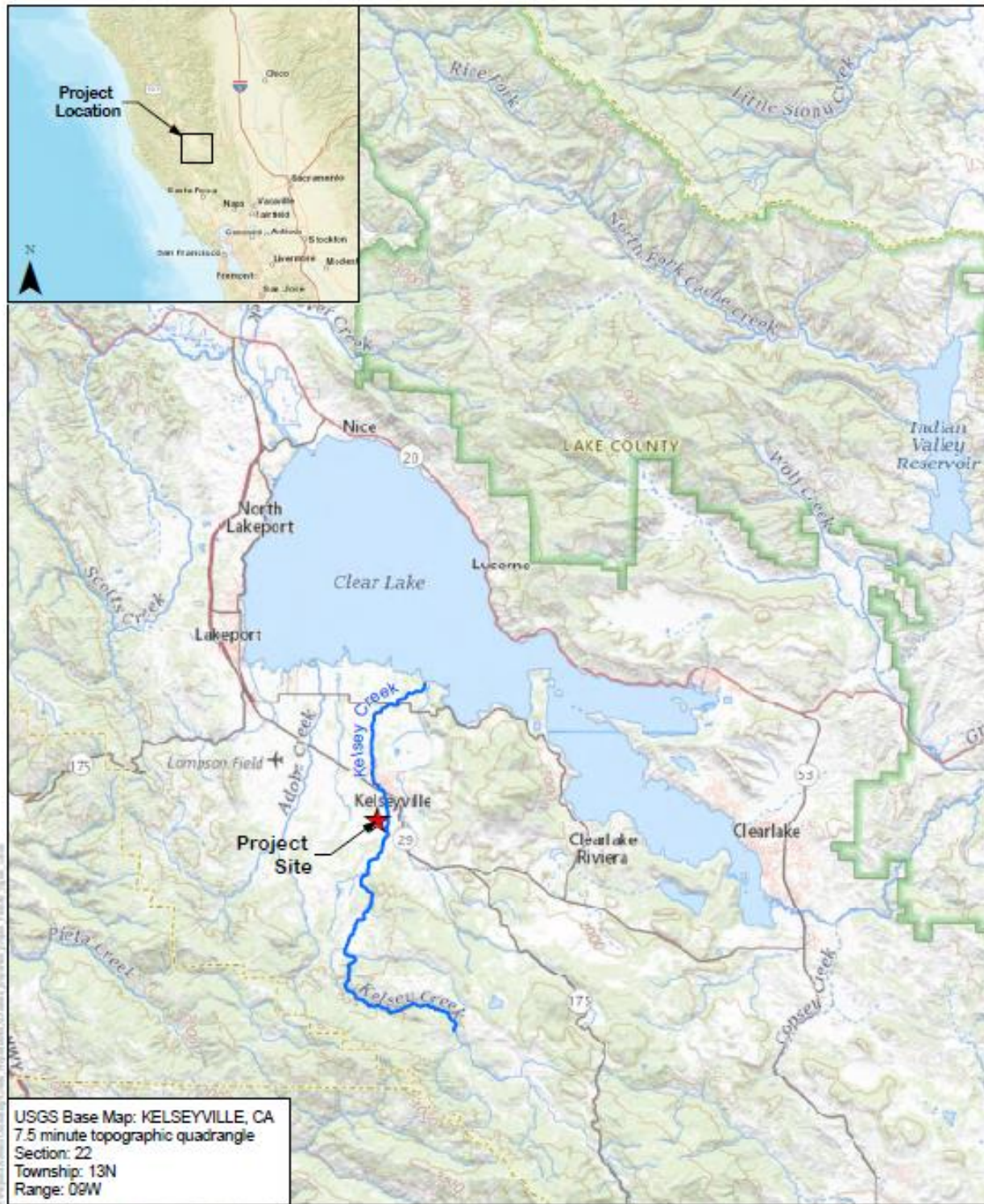
Initial Study Prepared By:
LACO; Support Documents prepared by Lake County Planning Staff

Reviewed by: Michael McGinnis, Eric Porter
SIGNATURE

Date: _____

Mary Darby, Director
Community Development Department

FIGURES 1-6:



Source Data: USGS (2020)
Map Date: 04/06/2021



Figure 1 - Project Vicinity
Cresta Kelseyville Cannabis Project
Kelseyville, Lake County, CA

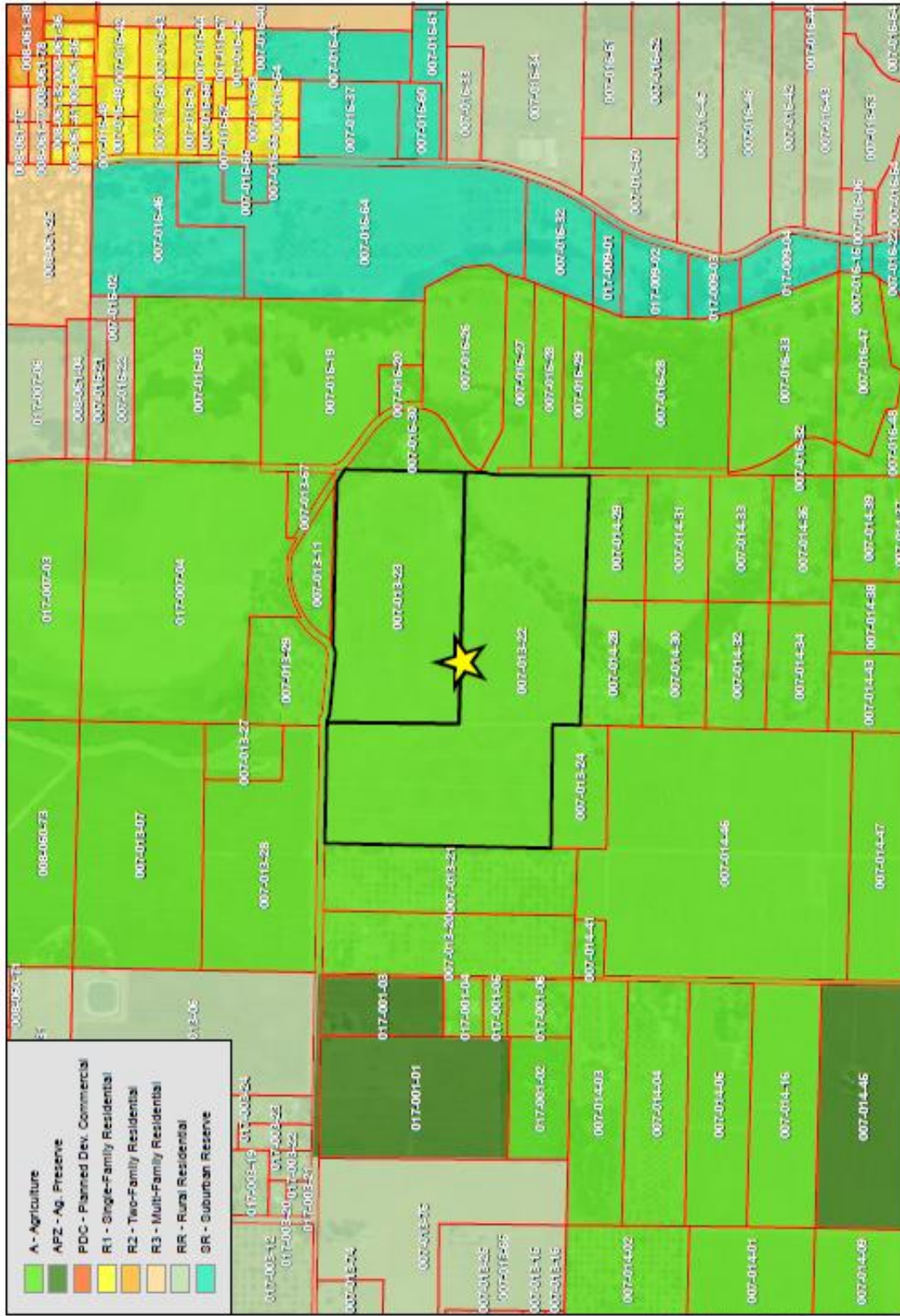
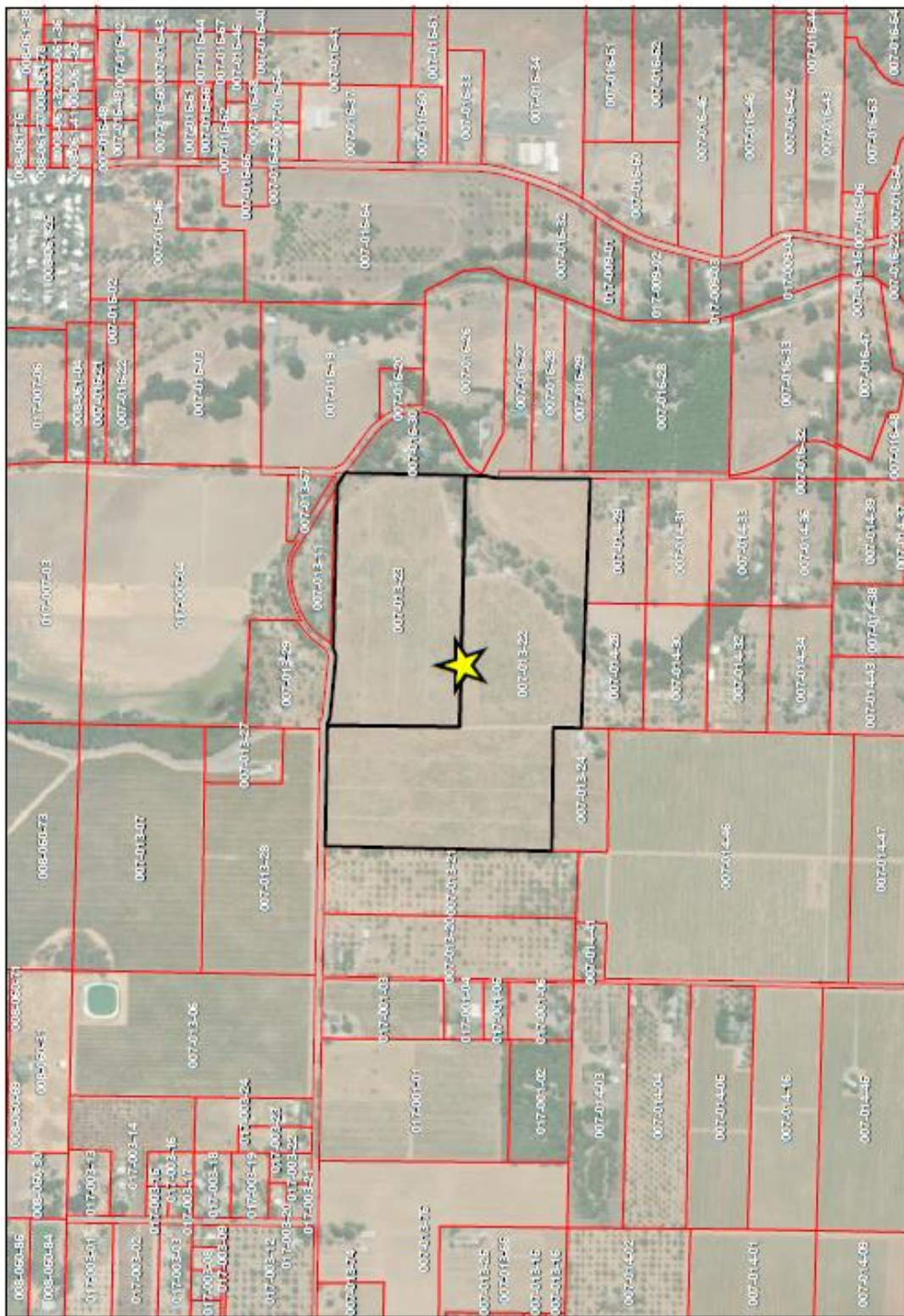
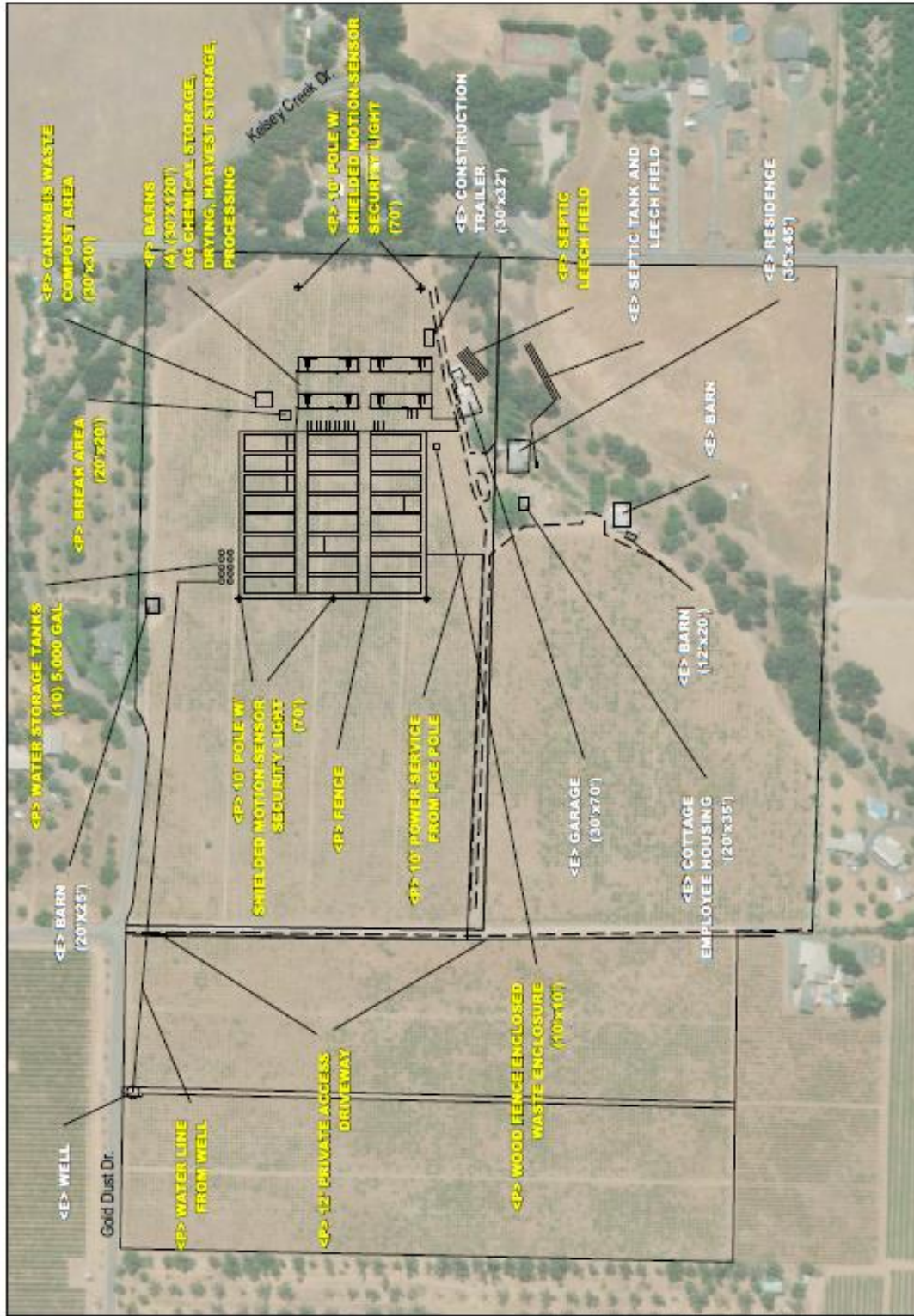


Figure 3 - Zoning Map of Site and Area
Cresta Kelseyville Cannabis Project
Kelseyville, Lake County, CA



Map Date: 08/06/2021
Aerial Source: Measur (2020)

Figure 4 - Aerial Photo of Site and Vicinity
Cresta Kelseyville Cannabis Project
Kelseyville, Lake County, CA



Map Date: 05/21/2021
Aerial Source: Maxar



Figure 5 - Project Location with Proposed Features
Cresta Kelseyville Cannabis Project
Kelseyville, Lake County, CA

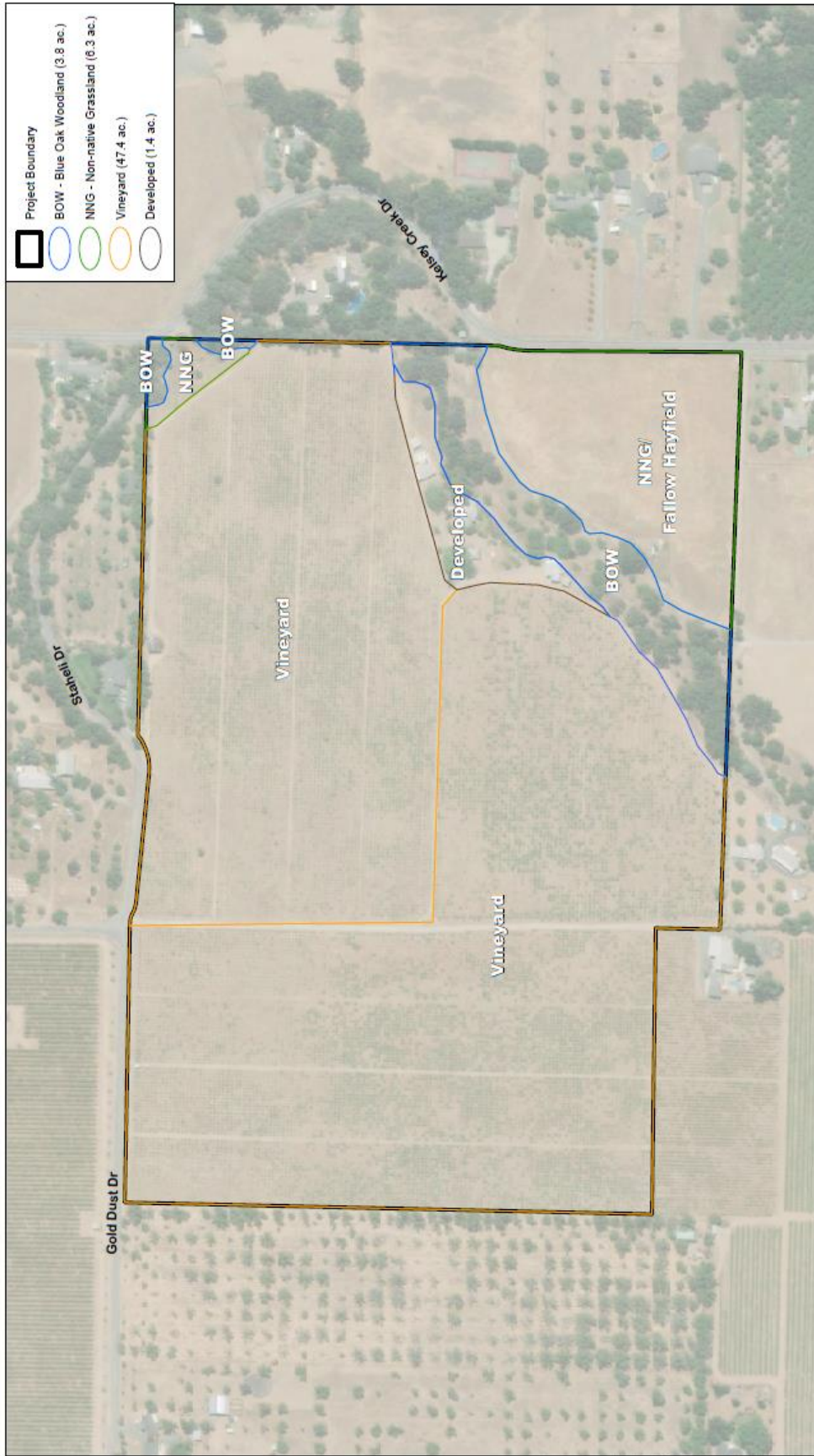


Figure 6: Vegetation Communities
Cresta Kelseyville Cannabis Project

Source Data: Wine Valerius Consulting
Map Date: 05/10/2021

6245 Gold Dust Drive
Kelseyville, Lake County, CA

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>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The project parcels are zoned "A-SC" - Agricultural District with scenic combining district. This zoning results from the prominent views of Mount Konocti from the property. Otherwise, the property is flat and surrounded by agricultural uses and rural residences, and there are no views of Clear Lake. The properties are only visible from Gold Dust Drive and Staheli Drive, both lightly used rural roadways. There are no County-designated scenic highways in the vicinity of the project site.</p> <p>The site takes access from Kelsey Creek Drive, a scenic County-maintained paved road. The property is in the Scenic Combining overlay zone, however the property is not immediately adjacent to Kelsey Creek Drive; there is a property between the subject lot and the source of the Scenic Combining overlay district. See graphic below.</p> <div data-bbox="630 787 1382 1270" style="text-align: center;"> </div> <p>The County has made an interpretation that a lot must be adjacent to a scenic road in order for the restrictions associated with greenhouses to apply. This site, while in the SC overlay zone, does not have to adhere to the height and size restrictions that would otherwise apply to greenhouses if the lot were immediately adjacent to the scenic road.</p> <p>The proposed project would involve the construction of greenhouses and barns on the project property, but these would be similar to existing structures in the vicinity of the proposed project, and at 13 to 14 feet in height, they would not be tall enough to affect the views of Mount Konocti either from the property itself, from neighboring properties, nor from public views. Therefore, the impact would be less than significant, and no mitigation is required.</p> <p>Less than Significant Impact</p>	1, 2, 3
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	<p>The proposed project is not visible from a state scenic highway, would not result in the removal of any trees, and does not contain any rock outcroppings or historic buildings. The proposed project would therefore would not substantially damage any scenic resources visible from a state scenic highway, and no mitigation measures are required.</p> <p>No Impact</p>	1, 2, 3

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		<p>The proposed project would involve the construction of greenhouses and barns on the project property, but these would be similar to existing structures in the vicinity of the proposed project, and at 13 to 14 feet in height, they would not be tall enough to affect the views of Mount Konocti either from the property itself, from neighboring properties, nor from public views. Therefore, the impact would be less than significant, and no mitigation is required.</p> <p>Less Than Significant Impact</p>	2
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>Even though the proposed project is located in a rural area of Lake County, it would involve the installation of security lighting, which would be a new source of light in the area. This is considered a significant impact. To reduce this impact to a less-than-significant level, implement Mitigation Measures AES-1 through AES-4.</p> <p>AES-1: Prepare an Outdoor Lighting Plan The permit holder will prepare an Outdoor Lighting Plan that meets the lighting recommendations of the International Dark Sky Association, to be found at: https://www.darksky.org/our-work/lighting/. A draft Outdoor Lighting Plan shall be submitted to the Lake County Community Development Department for review and approval prior to operation of the facility.</p> <p>AES-2: Artificial Lighting Use in Greenhouses All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact of such lighting on surrounding parcels and to maintain dark skies. The Applicant shall submit a Blackout/Materials Plan to the Community Development Department for review and approval prior to issuance of any permits.</p> <p>AES 3: All cannabis-related buildings shall be screened from view from neighboring lots and public roads by a minimum 6' tall screening fence.</p> <p>AES 4: Prior to any phase, all cultivation areas shall incorporate a vegetative plant screening consisting of trees being planted at 25' intervals. Vegetation screening shall be irrigated; shall consist of native trees, and shall be maintained in good health for the life of the project.</p> <p>By preparing an Outdoor Lighting Plan that complies with the International Dark Sky Association recommendations, by application of materials to block light from greenhouses at night, and by constructing view-blocking fencing and vegetation, all with review from the Community Development Department, the potential for the project to result in a substantial amount of stray light would be minimized.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>	2

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	<p>The project area consists of two parcels, both of which have a general plan designation of Agriculture, and are zoned for agricultural uses. Land on both parcels is categorized as Prime farmland and is within a Agricultural Protection Zone as designated by Lake County. Neither parcel has a Williamson Act contract.</p> <p>The conversion of a portion of one parcel within the project area to cannabis cultivation would not convert the land from agricultural uses nor impact the continued use of the property for agricultural purposes. The cultivation of cannabis is an agricultural use and would take place both in pots and in the native soil. The construction of four barns on the property would remove a small amount of land from cultivation, but the barns would support the agricultural use and thus are not considered a conversion. Although the project is within an area designated as a farmland protection zone, all cultivation will take place indoors, and thus meets the County's requirements. Thus, there would be no impact and no mitigation measures are required.</p> <p>No Impact</p>	4, 5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	<p>Both project parcels are zoned for agricultural use, and the proposed project would be consistent with that use. Further, neither of the parcels has a Williamson Act contract. Therefore, there would be no impact related to conflicts with zoning or Williamson Act contracts, and no mitigation measures are required.</p> <p>No Impact</p>	4
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	<p>Neither parcel is zoned as forest land and no trees will be removed as a result of implementing the proposed project. Therefore, there would be no impact on timberlands or forested areas, and no mitigation measures are required.</p> <p>No Impact</p>	4
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	<p>Neither parcel is zoned as forest land and no trees will be removed as a result of implementing the proposed project. Therefore, there would be no impact on timberlands or forested areas, and no mitigation measures are required.</p> <p>No Impact</p>	4
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	<p>As noted above, the proposed project site is not zoned as timberlands and would not result in the removal of any trees. Neither would the proposed project result in the conversion of any farmlands. Therefore, there would be no impacts related to the conversion of farmland or forest lands to other uses, and no mitigation measures are required.</p> <p>No Impact</p>	4

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>III. AIR QUALITY</p> <p><i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i></p> <p><i>Would the project:</i></p>						
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>		X			<p>The project site is located within Lake County and is potentially subject to the jurisdiction of both Lake County and the Lake County Air Quality Management District (LCAQMD). The Lake County Board of Supervisors has limited the jurisdiction of the LCAQMD regarding cannabis cultivation projects to project elements involving burning or the use of diesel generators, or disturbance of serpentine (asbestos-containing) soils.</p> <p>Criteria pollutants are those that are regulated by either the state or federal Clean Air Acts. Non-criteria pollutants are not regulated by these Acts, but are a concern as precursors to criteria pollutants and/or for their potential for harm or nuisance. Ambient air quality is described in terms of compliance with state and national standards, and the levels of air pollutant concentrations considered safe to protect the public health and welfare.</p> <p>The California Clean Air Act requires the California Air Resources Board (CARB) to evaluate air quality through the state and assign all areas of the state into one of three categories for each state standard: attainment, non-attainment, or unclassified. An "attainment" designation for an area indicates that pollutant concentrations do not violate the standard. A "non-attainment" designation indicates that pollutant concentrations violated the standard at least once. An "unclassified" designation indicates that available data does not support either an attainment or non-attainment status. Areas classified as "non-attainment" for one or more pollutants are required to prepare attainment plans describing how they will reduce pollutant levels to become "attainment". Areas are classified similarly, though not identically under the federal Clean Air Act.</p> <p>Lake County is designated as "Attainment" for all criteria pollutants under the State standards, and as "Unclassified/Attainment" for all criteria pollutants under the federal standards.</p> <p>Project Construction</p> <p>Construction of the proposed project has the potential to result in short-term dust emissions during site preparation and construction. "Lake County is in compliance with both federal and state standards for PM₁₀ and PM_{2.5} and the proposed project does not require any grading. However, construction of the proposed project has the potential to result in short-term dust emissions during site preparation and construction. Therefore, this impact is considered significant." To reduce this impact to less than significant, implement Mitigation Measures AQ-1 through AQ-7.</p> <p>Mitigation Measure AQ-1: Authority to Construct Permit 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>Mitigation Measure AQ-2: Mobile Diesel Equipment All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for compression ignition engines.</p> <p>Mitigation Measure AQ-3: Disposal of Vegetation Materials During Construction All vegetation removed during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation and construction debris, including waste material, is prohibited.</p> <p>Mitigation Measure AQ-4: Surfacing of Access and Parking Areas The applicant shall apply gravel to all vehicle access and parking areas, and</p>	2, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>will provide concrete walkways for all pedestrian travel paths.</p> <p>Mitigation Measure AQ-5: Infrequently Used Driveways and Parking All areas subject to infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>Mitigation Measure AQ-6: Dust Migration Mitigation The applicant shall apply water to the ground during any and all site preparation work that is required for project building, as well as during any interior driveway improvements to mitigate dust migration.</p> <p>Because Mitigation Measures AQ-1 through AQ-6 requires the applicant to minimize dust generation and to minimize other sources of pollution during construction of the proposed project, it will ensure that this impact is less than significant.</p> <p>Project Operations</p> <p>The project does not include the use of portable or stationary diesel generators, and no tractors will be used as stationary power sources; all power use on the project site will be electricity provided by PG&E. However, operation of the proposed project has the potential to generate air pollutants through travel to and from the site by workers, for the delivery of materials, and for the shipment of finished product. Travel-related emissions would be very small, as all four permanent employees would live onsite, and during peak harvest periods, temporary workers would be transported in a van to and from the site, resulting in only 2 round trips per day. The delivery of materials and shipment of product is expected to average fewer than one trip per day.</p> <p>In addition, emissions could result from the use of volatile compounds in project operations. This is considered a significant impact. To reduce this impact to less than significant, implement Mitigation Measure AQ-7.</p> <p>Mitigation Measure AQ-7: Hazardous or Toxic Materials The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS), for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p>The implementation of Mitigation Measure AQ-7 will ensure that volatile chemicals used during the operation of the proposed project are handled appropriately, and that any impacts will be reduced to less than significant.</p> <p>Less than Significant Impact with Mitigation Incorporated.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?			X		<p>As indicated above, Lake County is in compliance with relevant federal and state standards for all criteria air pollutants. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment. This impact is considered less than significant and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	6
c) Expose sensitive receptors to substantial pollutant concentrations?			X		<p>Sensitive receptors are defined as areas where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside. There are no sensitive receptors within or adjacent to the project area. Therefore, this impact is considered less than significant, and no mitigation is required.</p> <p>Less Than Significant Impact</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X		<p>During project operations, odors found to be unpleasant by some are emitted from cannabis plants. However, all cannabis plants would be grown within greenhouses, and each greenhouse will be equipped with a ventilation system containing a FOGCO odor control system, which will substantially reduce odors vented from the greenhouses. In addition, the greenhouses have been sited to be at least 150 feet from the nearest property line, and 200 feet from the nearest residence. Further, the project management plan prepared for the proposed project includes an Odor Response Program, which will provide contact information for neighbors to report any odor problems, and a process for addressing any odor complaints received. These measures are also included in the Environmental Commitments listed above. Therefore, this impact is considered less than significant and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>1. Methodology</p> <p>The information for this section is taken from two biological resource reports prepared for the proposed project, which are summarized below. In August 2020, a biological study and report was prepared for the project site which included an analysis of both botanical and wildlife resources on the project site. Because the botanical survey was completed outside of the blooming period for plants which could potentially occur on the site, a follow-up botanical study and report was completed in May 2021.</p> <p>The methods used in each of these studies are provided below.</p> <p>Klamath Wildlife Resources Study</p> <p>Klamath Wildlife Resources (Klamath) began by preparing a list of threatened, endangered, and sensitive species using the California Natural Diversity Database (CNDDDB) for an area with a radius of five miles from the property center, including both the Lakeport and adjacent quadrangles. They then created a table listing the protection status of each species, and its potential to occur on the project site.</p> <p>Next, Klamath conducted a wildlife evaluation to determine if habitat potentially capable of supporting endangered, threatened, proposed, or candidate species was present, or may be present, in the study area. The wildlife evaluation was conducted in two stages. First, historical occurrence databases were queried to identify federally listed, proposed, and candidate animal species previously reported in the vicinity of the study area, and/or potentially affected by construction within this project. These records include CNDDDB records, and critical habitat GIS data maintained by the National Marine Fisheries Service (NMFS) and the U.S. Fish and Wildlife Service (USFWS). The second stage of the project consisted of a habitat and species study within and just beyond the bounds of the study area, conducted on August 20, 2020. Based on the results of the records review and this field evaluation, the potential for federally listed, proposed, and candidate animal species to utilize habitats in the study area was determined to be minimal.</p> <p>A botanical evaluation was conducted to determine if habitat potentially capable of supporting federally listed, proposed, or candidate plant species exists in the study areas. The botanical evaluation was completed in two stages. First, historical occurrence databases were queried to identify federally listed, proposed, and candidate species previously reported in the vicinity of the study area, and/or species that could potentially be affected by the construction associated with this project. These records included the USFWS species list for the Lakeport and adjacent quadrangles, CNDDDB records, and critical habitat geographic information system (GIS) data maintained by the USFWS. The second</p>	2, 7, 8

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>stage of the study consisted of a field visit and project walkthrough and survey of the natural environment in and near the project footprint. The survey generally followed the CDFW Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities, 2009. A survey was completed on August 20, 2020.</p> <p>Valerius Study</p> <p><i>Database Searches</i> Jane Valerius Environmental Consulting (Valerius) compiled updated information on special status plant species through a review of the literature and a database search. Database searches were completed for known occurrences of special status species focused on the Kelseyville U.S. Geologic Service 7.5-minute topographic quadrangle, which provided a five-mile radius around the proposed project area. The following sources were reviewed to determine which special status plant and wildlife species have been documented in the vicinity of the project site, as well as previous work conducted on the site:</p> <ul style="list-style-type: none"> • California Natural Diversity Database Special Vascular Plants, Bryophytes and Lichens. • California Natural Diversity Database, Rarefind • California Native Plant Society (CNPS) Electronic Inventory records <p>Botanical nomenclature used in the Valerius study conforms to Baldwin, et al. for plants and to Sawyer for vegetation communities.</p> <p><i>Site Visit</i> Valerius then conducted a one-time site visit on April 8, 2021, when the weather was clear and warm. As required by CDFW, surveys for special status plants are to be conducted during the time of year when special status plants were in flower and therefore identifiable to species. The April survey was floristic in nature, meaning that every plant observed was identified to the extent possible to determine its rarity and listing status. The 6-acre proposed project development area was walked in transects across the site and a list of identified plant species was prepared. Areas outside of the proposed project area were also walked and a list of plants sufficient to characterize the areas was also recorded.</p> <p><i>Definition of Special-status Plants</i> Special status plant species are those species that are legally protected under the Federal Endangered Species Act (FESA) and/or the California Endangered Species Act (CESA) as either listed or proposed for listing as threatened or endangered, as well as species that are considered rare by the scientific community. For more detail regarding the definitions used for special status plant species, please consult the Valerius report.</p> <p>2. Regulatory Framework The following federal, state, and local laws and regulations may pertain to the proposed project:</p> <ul style="list-style-type: none"> • Federal Endangered Species Act • Bald and Golden Eagle Protection Act • Migratory Bird Treaty Act • Section 404 of the Clean Water Act • Executive Order 11990: Protection of Wetlands • Executive Order 13112: Prevention and Control of Invasive Species • California Endangered Species Act • California Fish and Game Code Section 1600 et. seq. – Lake or Stream Alteration • California Fish and Game Code Sections 3503 and 3503.5 – Protection of Birds and Raptors 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> • California Fish and Game Code Sections 3511, 3513, 4700, and 5050 – Fully Protected Species • California Native Plant Act • Porter-Cologne Water Quality Control Act and Clean Water Act Section 401 • Lake County General Plan <p>More information regarding these laws and regulations can be found in the Valerius report.</p> <p>3. Environmental Setting This description of existing biological resources within the study area is taken from both the Klamath and Valerius reports, with Valerius used to describe botanical resources, including species and habitats, and Klamath used to describe wildlife resources.</p> <p>Botanical Resources The property consists of 47.4 acres of vineyard with approximately 3.8 acres of blue oak woodland, 6.3 acres of nonnative grassland, and 1.4 acres of developed areas which include the residence and landscaped areas. According to the current owner, the property has been in vineyard cultivation since the 1800s. The vineyard is mowed once a month for 2 to 3 months during the year to keep the weeds and grasses down. A variety of herbicides area also used for weed control and the soil receives supplements such as copper oxychloride, sulfur, zinc, phosphoric acid, boron, and phosphate.</p> <p>Vegetation Communities Four vegetation community types have been identified on the property, as shown on Figure 6 and described below. Nomenclature for the vegetation communities is based on The Manual of California Vegetation, 2nd Edition.</p> <p>Vineyard: Approximately 47.4 acres of existing vineyard occur within the 58.5 acre property The vineyard is comprised of wine grapes (<i>Vitis vinifera</i>) with and understory of weedy non-native grasses and forbs including filarees (<i>Erodium spp.</i>), black mustard (<i>Brassica nigra</i>), bindweed (<i>Convolvulus arvensis</i>), vetch (<i>Vicia sativa</i>), and wild radish (<i>Raphanus sativus</i>). At the time of the site visit the vineyard had been mowed but there was sufficient unmowed vegetation along the fence lines and edges to obtain a detailed species list.</p> <p>Quercus douglasii Woodland Alliance or Blue Oak Woodland: Approximately 3.8 acres of blue oak woodland occur in the study area. One small area is located in the northeastern corner and a row of oaks occurs in the southeastern corner. These are probably remnant communities that existed priority to the area being developed. A variety of oak trees were observed onsite including blue oak, black oak (<i>Quercus kelloggii</i>), interior live oak (<i>Quercus wislenzii</i>), Oracle oak (<i>Quercus x morehus</i>), canyon live oak (<i>Quercus chrysolepis</i>), and leather oak (<i>Quercus durata</i>). Understory shrub species included poison oak (<i>Toxicodendron diversilobum</i>), manzanita (<i>Arctostaphylos manzanita ssp. manzanita</i>), and buck brush (<i>Ceanothus cuneatus</i>). The herbaceous layer consists of the grassland species identified below.</p> <p>Non-Native Annual Grassland: This vegetation type on the project site is comprised of a combination of wild oats (<i>Avena barbata</i> and <i>A. fatua</i>), bromes (<i>Bromus hordaeceus</i>, <i>B. diandrus</i>), hare barley (<i>Hordeum murinum ssp. leporinum</i>), dogtail grass (<i>Cynosurus echinatus</i>), ryegrass (<i>Festuca perennis</i>), rattail fescue (<i>Festuca myuros</i>), medusa-head grass (<i>Elymus caput-medusae</i>), orchard grass (<i>Dactylis glomerata</i>), and bulbous blue grass (<i>Poa bulbosa</i>). Non-native forb species include horehound (<i>Marrubium vulgare</i>), English plantain (<i>Plantago lanceolata</i>),</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>yellow star thistle (<i>Centaurea solstitialis</i>), Queen Anne's lace (<i>Daucus carota</i>), filarees, vetch (<i>Vicia sativa</i>, <i>V. villosa</i>), and wild radish. Native species noted include narrow-leaved mule's-ears (<i>Wyethia angustifolia</i>), California poppy (<i>Eschscholzia californica</i>), soaproot (<i>Chlorogalum pomeridianum</i>), sanicle (<i>Sanicula crassicaulis</i>), man root (<i>Marah fabacea</i>), miner's lettuce (<i>Claytonia perfoliata</i>), and cleavers (<i>Galium aparine</i>).</p> <p>The field in the southeastern portion of the site has in the past been used as a hayfield, but is currently fallow. The dominant species noted here was medusa head grass, which is a highly invasive non-native grass.</p> <p>Developed: Approximately 1.4 acres of developed areas occur within the study area. Developed areas include the existing residence, several storage buildings, and areas around the residence which have been planted with landscaped ornamental species.</p> <p>Wetlands and Waters of the U.S. and State: No wetlands or waters of the U.S. and State were observed in the study area.</p> <p>Special Status Vegetation Communities: Sensitive natural communities are those that are considered rare in the region, may support special status plant or wildlife species, or may receive regulatory protection (i.e., through Section 404 of the CWA and/or Sections 1600 et seq. of the California Fish and Wildlife Code). In addition, sensitive natural communities include plant communities that have been identified as having highest inventory priority in the CNDDB. One special status community type is recorded to occur in the area based on the CNDDB search: Northern Volcanic Ash Vernal Pool. This type is not present on the property. There are no sensitive natural communities on the property.</p> <p>Botanical Survey Results</p> <p>A total of 30 special status plant species have been reported to occur on the Kelseyville topographic quadrangles. Many species were considered to have no potential to occur either because these species are restricted to areas with serpentinite or alkaline substrates which are lacking within the study area, or the species occurs in habitats not present within the study area such as lower montane coniferous forest, closed-cone coniferous forest, North Coast coniferous forest, bogs and fens, freshwater marsh, brackish or saltwater marshes and swamps, coastal bluff scrub, coastal prairie, coastal scrub, or playas and vernal pools.</p> <p>No special status plants were observed during the April 2021 site visit which was within the flowering period for most of the special status plants with the potential to occur in the area.</p> <p>Wildlife Resources</p> <p>General Environmental Conditions</p> <p>The climate of the western portion of interior Lake County is Mediterranean in nature and is found through all of Lake County, except the far western edge, where it is a more coastal climate. Thus, dry summers are the common here with mild, temperate winters. Annual precipitation in Kelseyville, CA, a town only 1 mile from the subject property, is 41 inches per year.</p> <p>The 58 acre property parcel lies in the Coast Range Mountain geological province in Lake County, CA at an elevation of approximately 1,377 feet. The area is located in the vegetation communities of grasslands and riparian. This was further verified during the August 2020 field visit.</p>	

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					<p>Klamath determined that there are no significant features of environmental concern on the property. The portion of the property where project features would be constructed is a completely flat vineyard.</p> <p>Survey Results Klamath completed both a botanical and a wildlife survey on August 20, 2020, during the growing season, with an array of plant and animal species found, including the following:</p> <p><i>Birds</i> - Western tanager (<i>Piranga ludoviciana</i>), turkey vulture (<i>Cathartes aura</i>), song sparrow (<i>Melospiza melodia</i>), European starling (<i>Sturnus vulgaris</i>), and house finch (<i>Haemorrhous mexicanus</i>).</p> <p><i>Reptiles/Amphibians</i> - None</p> <p><i>Mammals</i> - Mule Deer (<i>Odocoileus hemionus</i>)</p> <p>Nesting birds, special-status botanical or wildlife species – None were identified by Klamath.</p> <p>4. Environmental Analysis No special-status plant or wildlife species were identified on the project site during surveys. In addition, the portion of the site to be developed is currently a cultivated vineyard with management activities (mowing, pesticide/herbicide spraying) that would minimize the potential for special status plant species or protected habitats, and thus would not provide habitat for special-status wildlife species.</p> <p>However, although no nesting birds were observed by Klamath during their survey in August 2020, the surveys were done near the end of the breeding season. Also, it is possible that bird nests could be established prior to the initiation of construction of the proposed project. Therefore, this impact is considered significant. To reduce this impact to less than significant, implement Mitigation Measure BIO-1.</p> <p>Mitigation Measure BIO-1: Conduct Pre-construction Nesting Bird Survey If any project construction activities will occur during the bird breeding season (February 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to the initiation of project construction activities, to determine if any birds are nesting in trees on or adjacent to the study area. This shall apply to every year when project construction activities will take place.</p> <p>If active nests are found close enough to affect breeding success, the qualified biologist shall establish, in consultation with County staff, an appropriate exclusion zone around the nest. This exclusion zone shall be established based upon the species, nest location, and existing visual and noise buffers.</p> <p>Implementation of Mitigation Measure BIO-1 will ensure that project construction activities do not result in impacts to any nesting birds, and that this impact is reduced to less than significant.</p> <p>Less than Significant Impact with Mitigation 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		X			<p>No riparian habitat or other sensitive natural community, including wetlands, are present on the project site. The landowner submitted an application to CDFW on September 30, 2020 and received a response letter from CDFW on January 12, 2021, stating in part:</p> <p>CDFW has determined the Cannabis Cultivation Project (Project)</p>	2, 8

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
Fish and Game or U.S. Fish and Wildlife Service?					<p>described in your LSA Notification No. LAK-13565-R2 is not subject to the notification requirement in Fish and Game Code section 1602...</p> <p>CDFW finds the Project will not substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material where it may pass into any river, stream, or lake.</p> <p>The landowner has also applied for and on February 5, 2019 received coverage from the State Water Resources Control Board under the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges Of Waste Associated With Cannabis Cultivation Activities (Order WQ 2019-0001-DWQ). Among the requirements contained in Order WQ 2019-001-DWQ is the following:</p> <p>Tier 2 Dischargers with a cannabis cultivation area, or aggregate of cultivation areas, greater than one acre are required to submit a Nitrogen Management Plan (NMP). The NMP shall describe how nitrogen is stored, used, and applied to crops in a way that is protective of water quality.</p> <p>The landowner has prepared a Nitrogen Management Plan, which details the methods to be used to minimize the introduction of nitrogen-based fertilizers into the environment in ways that would degrade water quality.</p> <p>While there are no sensitive habitats on the project site, and while the regulatory activities described above will protect water resources, the site does drain to Kelsey Creek, and construction activities, including soil disturbance, could result in the discharge of sediment to Kelsey Creek, which could impact the biological resources in the creek. Therefore, this impact is considered significant. To reduce this impact to less than significant, implement Mitigation Measures BIO-2 through BIO-3.</p> <p>Mitigation Measure BIO-2: Construction Season Limitations No construction activities shall occur during the rainy season (October 15 through April 15), when more than ¼ inch of rain is projected to fall within a 72-hour period. Construction activities shall resume no sooner than 72 hours following the end of the rain event.</p> <p>Mitigation Measure BIO-3: Discharge of Dredge or Fill Materials No activities involving the placement of dredged or fill materials into waters under the jurisdiction of State or federal agencies, nor the alteration of the bed or banks of a stream shall occur without prior approval of such activities under the following laws:</p> <ul style="list-style-type: none"> • Section 404 of the Clean Water Act (U.S. Army Corps of Engineers); • Porter Cologne Water Quality Control Act (State Water Resources Control Board); • Clean Water Act Section 401 (Central Valley Regional Water Quality Control Board); and • California Fish and Game Code Section 1600 et. seq. (California Department of Fish and Wildlife). <p>The limitations on construction season contained in Mitigation Measure BIO-2, the requirements to comply with federal, state, and local requirements contained in Mitigation Measure BIO-3 will ensure that no impacts to protected habitats such as wetlands and riparian areas will be minimized, and that this impact will be less than significant.</p> <p>Less than Significant Impact with Mitigation Incorporated</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			See discussion above under <i>Question IVc</i> above. Less than Significant Impact with Mitigation Incorporated	2, 8
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		Wildlife movement corridors consist of areas of undisturbed vegetation that interconnect separate areas of habitat. Riparian areas, in particular, are important for maintaining terrestrial wildlife movement, as these areas provide cover, water, and other wildlife habitat elements, and owing to their linear nature along creeks and streams, provide natural interconnections among non-adjacent areas of wildlife habitats. The project site is not adjacent to a known wildlife migratory corridor, and is quite distant from the nearest riparian corridor, Kelsey Creek. Further, the portion of the property to be fenced would be relatively small compared to the size of the property, so any migrations that could occur, would not be prevented by development of the proposed project. This impact is considered less than significant, and no mitigation is required. Less than Significant Impact	7
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The proposed project would be consistent with all Lake County ordinances related to the protection of biological resources, because there are no protected biological resources present on the project site. The proposed project would not affect any wetlands, ephemeral drainages, or other sensitive habitats protected by the Lake County Zoning Ordinance. No tree removal will be required, so no County tree removal policies or ordinances would apply. Therefore, this impact is considered less than significant and no mitigation is required. Less than Significant Impact	1, 2, 4, 7, 8
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 or natural community conservation plan, or other approved local, regional, or state habitat conservation plan applicable to the project site. Therefore, this impact is considered less than significant, and no mitigation is required. Less Than Significant Impact	8
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	1. Methodology This section summarizes information from the report <i>A Cultural Resources Investigation of the Kelseyville Sabev Properties - Final Report</i> prepared for the proposed project by Archaeological Research and Supply Company (ARSC) September 2020. Environmental Study Limits The Area of Potential Effect (APE) was determined to encompass both properties owned by Cresta (APNs 007-13-23 and 007-13-22) plus a 600-foot buffer around the properties. Survey Methodology The entire APE was surveyed by ARSC on September 1, 2020. There was good ground visibility within the APE, averaging 85-100% for each parcel. The APE was surveyed using 15-meter (or less) transects within the APE, including around associated infrastructure, access roads, and within 600-foot buffer zones which did not exceed a 35% grade. Areas that were obscured by vegetation were subject to shovel probes every 15-meters; all such areas were outside of the APE.	2, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Survey Results Four (4) isolated prehistoric artifacts were identified within the APE as a result of this investigation, including two (2) isolated obsidian bifaces, one (1) isolated chert biface, and one (1) isolated obsidian biface reduction flake.</p> <p>Note that during the survey, a previously-recorded site within the APE, had endured extensive plow-work and other ground-disturbing activities associated with management of the vineyard located on the parcels. No evidence of culturally modified obsidian or other cultural markers, besides the four isolated finds, were found at this site.</p> <p>Archival and Database Research The record search for the proposed project was conducted by the staff of the Northwest Information Center (NWIC), in September 2020. The record search at the NWIC revealed twenty-three (23) previous surveys, five (5) previously recorded resources within a ½ mile of the property, and one (1) previously recorded archaeological site within the APE:</p> <ul style="list-style-type: none"> • P-17-00577. A precontact obsidian scatter <p>Native American Coordination In accordance with PRC § 5097.91-5097-94, the Native American Heritage Commission (NAHC) maintains a catalog pertaining to places of special religious or social significance to Native Americans. In order to identify if places of religious or social significance exist within the APE, the NAHC was contacted on to request a review of their Sacred Lands Files. The NAHC responded by letter on September 9, 2020 stating that the Sacred Lands File search did not include any information about the presence of sacred lands within or near the Study Area, and provided a list of individuals to be contacted regarding the proposed project.</p> <p>Public Resources Code (PRC) § 21080.3.1, subd. (b), declares that California Native American Tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources. As such, persons on the designated contact list maintained by the NAHC were contacted, providing each with a project description, location map, a request to respond with any relevant information, and a request to respond to the Lead Agency within 30 days, should the tribe wish to engage in formal government-to-government Consultation. A Request for Comments was emailed to all parties listed on the NAHC list on October 23, 2020, including:</p> <ul style="list-style-type: none"> • Anthony Jack, Chairperson, Big Valley Band of Pomo Indians, • Agustin Garcia, Chairperson, Elem Indian Colony Pomo Tribe, • Merlene Sanchez, Chairperson, Guidiville Indian Rancheria, • Darin Beltran, Chairperson, Koi Nation of Northern California, • Sally Peterson, Tribal Historic Preservation Officer; and Jose Simon III, Chairperson, Middletown Rancheria • Scott Gabaldon, Chairperson, Mishewal-Wappo Tribe of Alexander Valley, • Leona Williams, Chairperson, Pinoleville Pomo Nation, • Shawn Davis, Chairperson, Scotts Valley Band of Pomo Indians. <p>No responses have been received from any of the contacted tribes to date.</p> <p>2. Environmental Setting The project area is located within the traditional ethnographic territory of the xa-bé-na-phò tribal group of the Eastern division of Pomo Indians, one of seven linguistically distinct bands of Pomo. The xa-bé-na-phò lived along Kelsey Creek south of Kelseyville in Lake County. The closest named cultural feature to the project area is the campsite of Kabetsawan one mile to the east.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The town of Kelseyville was founded near the site of a settlement by Charles Stone and Andrew Kelsey, which had lain unoccupied for years after the two had been killed as a part of the violence in the previous period. The first business, a blacksmith's shop, was started there in 1857, which was followed by a period of stagnation until 1864. The town slowly grew from then.</p> <p>The project area is located to the south of Kelseyville. The original General Land Office (GLO) survey plat of 1868 shows the project area as unoccupied. GLO land patent records show that the eastern part of the project area was acquired in 1884 by William Vandenhennel, while the western part was acquired by Henry F. Mathis in 1891.</p> <p>3. Environmental Analysis No historic resources were identified on the project site during the cultural resource surveys conducted by ARSC during September 2020. Therefore, there is no potential for impacts to historical resources, and no mitigation measures are required.</p> <p>No Impact</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			<p>Two (2) isolated obsidian bifaces, one (1) isolated chert biface, and one (1) isolated obsidian biface reduction flake were identified, but these were not considered significant by ARSC. Nevertheless, some excavation and trenching will take place as part of construction project features, so there is a potential for finding as-yet undiscovered resources during project construction. Therefore, this impact is considered significant. To reduce this impact to less-than-significant, implement Mitigation Measures CUL-1 and CUL-2.</p> <p>Mitigation Measure CUL-1: Provide Cultural Resource Sensitivity Training Prior to initiating any ground disturbing activities, Permit Holder or its contractors shall ensure that all workers are provided with archaeological sensitivity training by a qualified archaeologist. The training shall include the identification of archaeological materials that could be present on the project site, and what to do if such materials are discovered. Training will be documenting using a sign-in sheet or similar method.</p> <p>Mitigation Measure CUL-2: Inadvertent Discovery of Historic or Archaeological Resources During Construction If signs of an archeological site are uncovered during grading or other construction activities, such activities shall cease within 100 feet of the find, the local overseeing Tribe shall be notified of the discovery and a professional archeologist shall be retained by the landowner to evaluate the find, determine the significance of any finds, and recommend appropriate mitigation measures. Such measures shall include the measures contained in Section 15126.4 of the CEQA Guidelines, including avoidance, covering in place, and documentation. Project-related activities shall not resume within 100 feet of the find until all approved mitigation measures have been completed.</p> <p>Implementation of Mitigation Measures CUL-1 and CUL-2 would protect any previously unidentified cultural resources identified during project construction, by requiring sensitivity training for all construction personnel and by halting all construction upon the discovery of any previously unidentified cultural materials until protective measures have been completed. This would reduce this impact to a less-than-significant level.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>	2, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>Despite the shallow nature of excavation that would occur, there is a remote possibility that an unanticipated discovery of human remains could occur during construction of the proposed project. This impact is considered significant. To reduce this impact to less than significant, implement Mitigation Measure CUL-3.</p> <p>Mitigation Measure CUL-3: Discovery of Human Remains If human remains are encountered during site preparation or construction activities, the Permit Holder shall halt all work and immediately contact the Lake County Sheriff's Department and the Lake County Community Development Department (CCR 15064.5(e) (1) (A); HSC Sec.7050.5). If the Sheriff's Department determines the remains to be Native American, they shall contact the NAHC within 24 hours and collaboratively determine the Most Likely Descendant (CCR 15064.5(e)(1)(B)).</p> <p>Implementation of Mitigation Measure CUL-3 will ensure that any human remains found during construction are handled according to State law and with appropriate sensitivity and coordination with the appropriate Tribe(s), and would thus ensure that this impact is less than significant.</p> <p>Less Than Significant with Mitigation Incorporated</p>	2, 9
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		X			<p>1. Environmental Setting The house on the project site is currently served with electricity by Pacific Gas & Electric (PG&E) via a power pole that runs adjacent to the property along Kelsey Creek Road. Another PG&E power line runs along the south side of the property.</p> <p>2. Environmental Analysis</p> <p>Construction Power for the equipment needed to construct the proposed project would be provided by diesel fuel, which if the equipment used is old and inefficient, would have the potential to result in an inefficient use of energy, which would be a significant impact. However, implementation of Mitigation Measure AQ-2 would require that all construction equipment conform to State registration requirements, which will ensure that the equipment is operating efficiently. With implementation of Mitigation Measure AQ-2, this impact would be reduced to a less-than-significant level.</p> <p>Operations For operation of the proposed project, power from PG&E would be provided to the well pump, to replace the use of diesel fuel. The power for this would come from the power line that runs along the north edge of the property, along Gold Dust Drive. In addition, power to the greenhouses (for lighting and exhaust systems) and the barns would be supplied from the existing power lines along Kelsey Creek Drive. The greenhouses will not be heated or air conditioned, so they are not subject to Title 24 energy efficiency requirements. However, several energy conservation measures are proposed to minimize the energy usage of the proposed project, including: the use of LED lighting in the greenhouses; and the use of a greenhouse with both an external frame and an internal frame with an interior curtain to trap thermal energy.</p> <p>The use of electricity to power the well pump and the cannabis operations would not result in significant environmental impacts due to the wasteful, inefficient, or unnecessary consumption of energy resources, because the project will use LED lighting for all interior lights in the barns, the greenhouses will be equipped with an interior frame and curtain system to retain heat and eliminates the need to condition the greenhouses, and because</p>	2

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					monthly energy use will be tracked, and if energy use exceeds historical use, actions will be taken to improve efficiency. Therefore, this impact is considered less than significant. Less than Significant Impact with Mitigation Incorporated	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		Construction of the proposed project would involve only a small amount of energy use over a short period of time. Project operations would rely on electricity provided by PG&E, which is required to comply with California Renewable Energy Portfolio Standard, which requires that 60% of the state's electricity to come from renewable sources by 2030 and all of the state's electricity to come from renewable sources by 2045 (California Public Utilities Commission 2021). Therefore, this impact is considered less than significant, and no mitigation is required. Less Than Significant Impact	2, 10
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		1. Environmental Setting The proposed project site is composed of only two soil types. The portion of the project site where work would take place is listed as Forbesville loam, 2 to 5 percent slopes, while the portion of the site south of the residence and where no work would occur is listed as Cole variant clay loam. The Forbesville loam is listed as well drained, with a drainage class of medium. No faults mapped by the State Geologist on the Alquist-Priolo Earthquake Fault Zoning map are in or near to the project site. These maps indicate that the liquefaction potential of site soils has not been evaluated. 2. Environmental Analysis While there are numerous active faults within Lake County, which could result in some shaking on the project site, there are no mapped earthquake faults either on or near the project site. Further, the structures to be constructed will be built according to current California Building Code requirements, intended to ensure that buildings are designed and constructed to provide protection from ground shaking associated with expected earthquakes. The soils on the project site where construction is proposed have not been evaluated for liquefaction potential. However, the County has determined that, given the size and weight of the proposed barns, the preparation of a soils report is not required. The project site is flat, and is thus not subject to landslides. Therefore, this impact is considered less than significant, and no mitigation measures are required. Less Than Significant Impact	11, 12, 13
b) Result in substantial soil erosion or the loss of topsoil?		X			The project site is flat, and no grading would be required to construct the project features. The greenhouses would be constructed on bare ground, so as to facilitate the planting of plants in native soils for one of the two crops per year. While the four barns will be constructed on concrete foundations, relatively little earth movement is required for this. Because less than 500 cubic yards of soil movement are required, the County has determined that only a simple grading permit from Lake County is required for this project. The landowner has submitted an application for a simple grading permit. The County has also determined that the preparation of a formal Erosion Control Plan and a Sediment Plan are not needed, as long as the soil stabilization Best Management Practices contained in the Project Management Plan are implemented. However, the project site is located near to Kelsey Creek, so any erosion onsite could adversely impact this water body. This is considered a significant impact. To reduce this impact to less than significant, implement Mitigation Measures GEO-1 through GEO-3 which provide best management practices for project	2

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>construction.</p> <p>Mitigation Measure GEO – 1: Soil Stabilization Measures The permit holder shall document implementation of the soil stabilization measures contained in the Project Management Plan submitted by the landowner as part of its cannabis cultivation permit application.</p> <p>Mitigation Measure GEO-2: Limitation on Timing of Soil Disturbance Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of the defined grading period may be adjusted, according to weather and soil conditions, at the discretion of the Community Development Director.</p> <p>Mitigation Measure GEO-3: Site Monitoring The permit holder shall monitor the site during the rainy season (October 15 to April 15, including post-installation. This shall include monitoring of the application of BMPs, erosion control maintenance, and other improvements as needed. Any deficiencies noted during monitoring shall be immediately corrected. Any corrected deficiencies shall be noted in permittee’s annual inspection/compliance report.</p> <p>The lack of significant slope on the project site, the need for minimal soil disturbance, and the implementation of Mitigation Measures GEO-1 through GEO-3 will ensure that neither construction nor operation of the proposed project would result in substantial soil erosion or loss of topsoil.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>The proposed project would involve the construction of several barns that will require concrete foundations, but these would be constructed of metal and would be relatively light. The portion of the site where the barns would be built is flat, and thus does not present a risk of instability. The soil in the areas to be developed with cultivation facilities is Forbesville loam, which is listed as well drained, with a drainage class of medium, and is not considered subject to expansion. This impact is considered less than significant and no mitigation is required.</p> <p>Less Than Significant Impact</p>	2, 11
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>See response to <i>Question VIIc</i> above.</p> <p>Less Than Significant Impact</p>	11
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		<p>The proposed project will rely on a primary leach field, approved by Lake County and already installed, and a secondary leach field yet to be approved by the County or installed. As indicated by the County approval of the primary leach field, the soils onsite are adequate for use as a leach field.</p> <p>Less Than Significant Impact</p>	2
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		<p>No paleontological resources have been identified on the project site, and there are no unique geological features on or near the site. Further, the ground disturbance that would occur as a result of project construction would be minimal, sufficient only to install foundations for the four barns, so would be very unlikely to be deep enough to reach bedrock, where undiscovered paleontological resources could be located. Therefore, this impact is considered less than significant, and no mitigation measures are required.</p> <p>Less than Significant Impact</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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>1. Regulatory Setting The State of California has passed a number of laws and regulations to combat Global Climate Change by reducing the emissions of greenhouse gases, which trap reflected light from the earth and contribute to warming temperatures. Among these are Executive Order S-3-05 (2005), Assembly Bill 32 (2006), and Senate Bill 32 (2016).</p> <p>Under CEQA, the preparation of a quantitative analysis of GHG emissions is required where it has been determined that project-related emissions would cross a threshold established by the local Air Pollution Control District. The Lake County Air Quality Management District (LCAQMD), has not established a threshold for GHG emissions. However, as described above under <i>Air Quality</i>, NSAQMD has established a threshold for evaluation of criteria air pollutants, and the proposed project would not exceed that threshold. Further, the proposed project involves a very limited amount of construction, and would not result in any on-going operational emissions.</p> <p>Lake County does not have a Climate Action Plan, nor has it established thresholds for greenhouse gas emissions.</p> <p>2. Environmental Analysis The proposed project includes only short-term emissions of GHGs during the construction of the proposed project (intermittently during three construction phases over the course of 1 year), and would involve a limited number of pieces of equipment working during that period. Because construction-related GHG emissions are temporary, the contribution of these emissions is usually not included in GHG inventories, and these activities are typically evaluated and mitigated under criteria air pollutant regulations (see <i>Section III: Air Quality</i> above). The regulations that reduce criteria air pollutants also typically reduce GHG emissions.</p> <p>The ongoing operation of the proposed project would generate only minimal GHG emissions. There would be some direct emissions associated with travel to and from the site (see <i>Section III: Air Quality</i> above), but these emissions would be minimal because the number of daily trips would be extremely small. These would also be some indirect emissions associated with the use of electricity, but the GHG emissions associated with the generation of electricity are controlled by PG&E, which is subject to meeting the California Renewable Energy Portfolio Standard, as discussed above under <i>Section VI: Energy</i>. Therefore, this impact is considered less than significant and no mitigation measures are required.</p> <p>Less than Significant Impact</p>	2, 10
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		<p>The construction and operation of the proposed project would generate a tiny amount of GHG emissions. Lake County has not adopted a Climate Action Plan, so the proposed project could not conflict with a local plan. Energy for the proposed project would come entirely from electricity provided by PG&E, which is required to comply with the requirements of the California Renewable Energy Portfolio Standard, so the project would be consistent with that plan. Therefore, this impact is considered less than significant, and no mitigation is required.</p> <p>Less than Significant Impact</p>	2, 10
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment		X			<p>1. Environmental Setting The project site is in a rural area. The closest developed area is the town of</p>	14, 15, 16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
through the routine transport, use, or disposal of hazardous materials?					<p>Kelseyville, approximately 1 mile north of the project site. The nearest schools are: Riviera Elementary School, Kelseyville Elementary School, Kelseyville Community Day School, Mt. Vista Middle School, Kelseyville High School, Kelseyville Alternative Education, and Kelseyville Alternative Education, all within the Kelseyville Unified School District in the Town of Kelseyville. All of these schools are approximately 1-2 miles from the project site.</p> <p>Based on queries of databases of active hazardous waste sites collected by the California Department of Toxic Substances Control (DTSC) and the SWRCB, there are no hazardous waste sites identified within the Study Area.</p> <p>The closest public use airport to the project site is Lampson Field, located south of Lakeport, approximately 3 miles west of the project site. The nearest private air strip Konocti-Clear Lake Seaplane Base, located north of Kelseyville on Clear Lake, approximately 4 miles from the Study Area.</p> <p>2. Regulatory Setting The California Environmental Protection Agency and the DTSC define hazardous materials as any material that poses a significant present or potential hazard to human health and safety or the environment if released, because of its quantity, concentration, or physical or chemical characteristics. The use of hazardous materials is regulated by federal and state laws, as well as by Lake County policies. For the purposes of this analysis, hazardous materials include any hazardous materials currently identified on the project site and any materials used in constructing or operating the proposed project.</p> <p>In addition, this section evaluates impacts related to other potential hazards such as those associated with airports, wildland fires (evaluated in more detail below under <i>Section XX: Wildfire</i>), and interference with an emergency response or evacuation plan.</p> <p>3. Environmental Analysis Temporary construction activities associated with the proposed project would involve the transport and use of limited quantities of certain hazardous substances including gasoline, diesel fuel, hydraulic fluid, solvents, and oils on the project site. Federal and State laws regulate the handling, storage, and transport of these and other hazardous materials, and define mechanisms to respond to and clean up any spills that occur along local and regional roadways.</p> <p>Proposed project operations will use the following chemicals and substances:</p> <ul style="list-style-type: none"> • 20 gallons of 90% isopropyl alcohol per year, • Organic Materials Review Institute (OMRI)-certified organic pesticides, • Plant fertilizers, and • Biological hazards such as molds and fungi, which can grow on cannabis plants. <p>Current vineyard operations on the project site involve the use of agricultural chemicals such as pesticides, herbicides, and fertilizers, though this use is not part of the proposed project.</p> <p>The Project Management Plan prepared by the Applicant (measures from which are listed under <i>Environmental Commitments</i> above) includes sections on Pesticide Use and Hazardous Waste Management, which indicates that:</p> <ul style="list-style-type: none"> • Biological hazards, such as mold and fungi, on cannabis product will be rendered unusable and will be placed in a composting area to biodegrade, • One employee will be a certified private pesticide applicator and will train other employees on the proper use and application of pesticides, • All pesticides will be used per manufacturer's directions, as indicated on the label, • Nutrients and pesticides will be stored in a secure, locked area of the 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>designated storage barn that is clearly labeled with a warning sign barn. Pesticides and isopropyl alcohol (used for cleaning and sterilizing equipment) will be stored in a locked “job” box accessed only by trained employees,</p> <ul style="list-style-type: none"> • Spill kits will be placed in each barn and at locations near the cultivation areas, for ease of access in the event of a spill, • Exhaust fans will be shut off during pesticide applications until the pesticides have settled, to prevent the exhausting of pesticides, • Pesticides will not be applied when pollinators are present, • Drift from pesticide applications will be managed, as outlined above, to prevent drift towards plants attractive to pollinators, • Pesticides will not be sprayed directly to surface waters and will not be allowed to drift to surface waters. Pesticides will not be applied when winds blow towards nearby surface water bodies, • Pesticides will not be used within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool on the lot of record or within a 100 foot setback from any identified spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland, or vernal pool, • Only properly labeled pesticides will be utilized, and • When at least 5 gallons of used isopropyl alcohol is collected, it will be disposed of at a scheduled Lake County Integrated Waste Management Household Waste Collection event. <p>Even with all of these protections, and with the low level of hazardous materials to be used during cannabis operations, there is a potential for a hazard during the transport, use, or disposal of hazardous materials. To reduce this impact to less than significant, implement Mitigation Measures HAZ-1 through HAZ-5.</p> <p>Mitigation Measure HAZ-1: Disposal of Hazardous Materials All hazardous waste shall not be disposed of on-site without review or permits from the Lake County Environmental Health Department, the Regional Water Quality Control Board, and /or the Lake County Air Quality Management District. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</p> <p>Mitigation Measure HAZ-2: Storage of Potentially Hazardous Materials The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>Mitigation Measure HAZ-3: Cleanup of Construction Spills 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>Mitigation Measure HAZ-4: Storage of Hazardous Materials If 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 are to be stored onsite, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of the Lake County Environmental Health Division. Industrial waste shall not be disposed of onsite without review or permit from Lake County Environmental Health Division or the Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored onsite.</p> <p>Mitigation Measure HAZ-5: Stormwater BMPs The project design shall incorporate appropriate BMPs consistent with County</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>and State stormwater drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15 - April 15) and erosion controls shall be maintained.</p> <p>Implementation of the project environmental commitments and Mitigation Measures HAZ-1 through HAZ-5, will ensure that the transport, use, and storage of all project-related hazardous materials will be completed in a safe manner, protecting both workers and the environment.</p> <p>Less than Significant Impact with Mitigation Incorporated</p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X			<p>The construction and operation of the proposed project would involve the use of a limited amount of some hazardous chemicals, as detailed above under <i>Question 4.9a</i>. These activities could create a hazard to the public or the environment through the accidental release of these chemicals into the environment. This impact is considered significant. To reduce this impact to a less than significant level, implement Mitigation Measures HAZ-1 through HAZ-5, described above.</p> <p>Less than Significant Impact with Mitigation Incorporated</p>	14, 15, 16, 17
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>As noted above, there are no schools within ¼ mile of the project site. Therefore, there is no possibility that the proposed project would result in hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. There would be no impact and no mitigation measures are required.</p> <p>No Impact</p>	17
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>According to queries of the GeoTracker and Envirostor databases, the project site does not contain any sites identified on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5. The proposed project will not be sited in or disturb an area containing hazardous materials. Therefore, implementation of the proposed project would not create a significant hazard to the public or the environment. No impact would result and no mitigation measures are required.</p> <p>No Impact</p>	15, 16, 17
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	<p>The project site is not with an airport land use plan, nor within 2 miles of an airport, and would thus not result in a safety hazard or excessive noise for people residing or working in the vicinity of the project area. Therefore, there would be no impact and no mitigation measures are required.</p> <p>No Impact</p>	17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		<p>Construction of the proposed project would involve the movement of a small number of pieces of construction materials to and from the site. Operation of the proposed project would involve only occasional additional traffic to the project site for materials delivery and product shipments, but this would be similar to the activity associated with the ongoing agricultural activities on the project site. Once constructed, the proposed project would not result in any changes to roadways serving the project site. Thus, the proposed project would not result in any physical features that would impair implementation of, or physically interfere with, emergency evacuations. Access for all fire and police emergency response vehicles would be maintained on State Route 29 and Kelsey Creek Drive. Therefore, the proposed project would have a less-than-significant impact on emergency, fire, and police response, and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		<p>The project site is located in an area designated as Non Wildland/Non-Urban in the Lake County General Plan. However, the proposed project would not involve the construction of any new housing, though it would involve the rehabilitation of an existing building for use as worker housing.</p> <p>The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The impacts of the proposed project related to wildfire is further addressed below in <i>Section XX: Wildfire</i>.</p> <p>Less Than Significant Impact</p>	18

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			<p>1. Environmental Setting There are no water bodies on the project parcels. The only water body in the vicinity of the proposed project is Kelsey Creek, which runs roughly north-south approximately 800 feet west of the eastern boundary of the project parcels, and across Kelsey Creek Road. Clear Lake is located approximately 5 miles north of the project site, separated from the site by the town of Kelseyville.</p> <p>Both domestic water for the residence and irrigation for the vineyard are currently provided by two wells located on APN: 007-013-022. Wastewater from the existing residence on the project site is served by a new leach field, approved by Lake County.</p> <p>The project site is located in an area designated as “X”– Low-risk flood zone.</p> <p>2. Regulatory Setting The following federal, state, and local laws and regulations may apply to the proposed project:</p> <ul style="list-style-type: none"> • Clean Water Act Sections 404, Section 401, and Section 402 • Porter-Cologne Water Quality Control Act • State Wetland Riparian Area Protection Policy • Lake County General Plan <p>3. Environmental Evaluation There is a potential for some construction activities associated with the proposed project to result in impacts to surface water quality that could violate water quality standards. Potential pollutants include sediment, turbidity, and to a lesser degree petroleum products and equipment related chemicals. The proposed project has the potential to result in violations of surface water quality standards, and to introduce contaminants such as petroleum-based materials into the groundwater, through accidental spills. This impact is considered significant. To reduce this impact, implement Mitigation Measure GEO-1.</p> <p>The requirements contained in Mitigation Measure GEO-1 will ensure that proposed project construction will minimize any impacts on water quality by requiring the applicant to implement the erosion control BMPs contained in the Lake County Cannabis Ordinance, and to obtain all required water quality permits and approvals and implement all requirements under the CGP and CWA Section 401 Water Quality Certification.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>	18, 19, 20, 21, 22, 23, 24

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>			X		<p>An existing permitted agricultural well (WE1775) is currently used for irrigation and frost protection for the vineyards currently planted on the project parcels. The existing well does not contain a meter, so the amount of water used is not known. However, the Applicant commissioned a water availability study which estimated current water use on the property based on typical per/acre annual usage values for vineyards in Lake County. This study estimated that irrigation of existing vineyards would use 7.38 acre-feet (2,404,780 gallons) of water usage per year. In contrast, the cannabis operation is expected to use approximately 2.15 acre-feet (700,000 gallons) per year. Water will be pumped from the well, delivered to the cannabis cultivation area via a 6" pipe to ten 5,000-gallon storage tanks, then delivered to the greenhouses.</p> <p>The irrigation of the cannabis plants will be accomplished using a drip irrigation system, operated by timers to provide approximately 2,415 gallons per day to the entire system. Watering will occur approximately every 2-3 days, with a peak daily usage of approximately 9,000 gallons during the period of June through September.</p> <p>The use of a drip-irrigation system will ensure that water use is efficiently applied. Further, because for 1 of the two crops per year, plants will be grown in the native soil and because all plants will be grown in greenhouses, the amount of evapotranspiration will be greatly reduced compared to plants grown in above-ground pots and those grown outside. Further, water use from the well will be metered and a monitoring system will be installed to monitor groundwater levels. For these reasons, and because water use associated with cannabis cultivation is expected to be considerably less than current usage for vineyard cultivation, this impact is considered less than significant, and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2, 34
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:</p> <ul style="list-style-type: none"> i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows? 		X		<p>The proposed project is located on relatively flat ground, with no streams flowing through it. As noted above, the closest stream is Kelsey Creek, located approximately 800 feet west of the eastern boundary of the project parcels, and across Kelsey Creek Road. Other than the existing residence, the worker housing structure, and a few agricultural buildings scattered around the project parcels, the entire project area consists of permeable surfaces. The construction of the proposed project would increase the amount of impermeable surface on the project site, through the construction of the 24 greenhouses and the 4 barns. However, this increase in impermeable surface is relatively small compared to the entire property, so it would not substantially increase the amount of runoff from the site during precipitation events. All chemical usage would take place within barns and greenhouses.</p> <p>Because the area to be developed is relatively flat, because no grading will be required to develop the project, and because the increase in impermeable surface would be small, the proposed project is not expected to change drainage on the property to an extent that would: result in substantial on- or offsite erosion; substantially increase the rate or amount of surface runoff; create or contribute to runoff water which would exceed the capacity of stormwater runoff systems or provide additional sources of polluted runoff; or impede or redirect flood flows.</p> <p>Nevertheless, the proposed project has the potential to contribute to additional sources of pollutant in runoff water. However, with the implementation of Mitigation Measures GEO-1 through GEO-3 and HAZ-1 through HAZ-5, this impact would be reduced to less than significant.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>	2, 17	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The project parcels are in an area designated as "X" by the Federal Emergency Management Agency (FEMA), indicating that there is a low risk of flooding. The proposed project is far inland from the coast so there is no risk of tsunami, and the only potential for seiches would be from Clear Lake, which is approximately 5 miles from the project site. Therefore, this impact is considered less than significant and no mitigation measures are required. Less Than Significant Impact	19
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		X			The proposed project would have a very minimal potential to obstruct implementation of a water quality control plan. As discussed above, there is some potential for the project to result in short-term increases in erosion and sedimentation, and potential chemical spills during construction activities. However, the incorporation of Mitigation Measures GEO-1 through GEO-3 and HAZ-1 through HAZ-5 , would reduce this impact to a less-than-significant level, as described above. The Study Area is not within the boundaries of a sustainable groundwater management plan. Less Than Significant with Mitigation Incorporated	2, 21, 22, 23, 24
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	1. Environmental Setting The two parcels owned by Cresta both have a general plan designation of Agriculture Lands and are zoned as A-SC - Agricultural District with Scenic combining district. All of the actions proposed as part of the project are allowable within these general plan and zoning designations. The parcels surrounding the proposed project parcels are zoned as Agricultural or Agricultural Reserve, and are in use as orchards and vineyards. 2. Environmental Analysis The Study Area is not an urbanized or developed community, and the proposed project would not involve the construction of any infrastructure, such as transportation facilities, that could divide a community. Therefore, the proposed project would not result in the physical division of any established communities and no mitigation measures are required. No Impact	4
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X	The property is zoned "A-SC" (Agricultural District with Scenic combining district) which allows outdoor cannabis cultivation on non-high value farmland per Lake County Zoning Ordinance (Article 27, Table B and subsection (at) with a use permit. The applicant shall adhere to all incorporated mitigation measures and conditions of approval. Cannabis cultivation is considered an agricultural activity by Lake County, so the proposed project would be consistent with the land use designations for both of the parcels. Therefore, there would be no conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact, and no mitigation is required. This project is consistent with the Lake County General Plan, Kelseyville Area Plan, the Lake County Zoning Ordinance, and the Hazard Mitigation Plan. No Impact	4, 25, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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	1. Environmental Setting The project site is not zoned for mineral extraction and there are no known mineral resources on the project site. 2. Environmental Analysis Because the project site is not zone for mineral extraction, and there are no known mineral resources on the project site, there is no potential for the proposed project to result in the loss of available known mineral resources. Therefore, there would be no impact, and no mitigation measures are required. No Impact	4, 27, 28
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	See response to <i>Question XIIIa</i> above. No Impact	4, 27, 28
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			1. Environmental Setting Characteristics of Noise Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, or sleep. Several noise measurement scales exist that are used to describe noise in a particular location. A decibel (dB) is a unit of measurement that indicates the relative intensity of a sound. The 0 point on the dB scale is based on the lowest sound level that a healthy, unimpaired human ear can detect. Changes of 3 dB or less are only perceptible in laboratory environments. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a 10-fold increase in acoustic energy. As noise spreads from a source, it loses energy so that the farther away the noise receiver is from the noise source, the lower the perceived noise level would be. Geometric spreading causes the sound level to attenuate or be reduced, resulting in a 6 dB reduction in the noise level for each doubling of distance from a single point source of noise to the noise-sensitive receptor of concern. The presence of vegetation or hills between the source and the receiver can result in further attenuation of sound levels. Existing Noise Levels There are no current noise level readings within the project site. Given the distance of the project site from the nearest major roadway (0.8 miles from SR 175), and its location in a rural area, it is expected that the principle man-made sources of noise are residential and agricultural activities (including agricultural activities on the project site itself), which tend to be intermittent. Therefore, current background noise levels are expected to be relatively low. The closest public use airport to the project site is Lampson Field, located south of Lakeport, approximately 3 miles west of the project site. The nearest private air strip Konocti-Clear Lake Seaplane Base, located north of Kelseyville on Clear Lake, approximately 4 miles from the Study Area. The only sensitive receptors in the Study Area are neighboring residences. 2. Regulatory Framework The Lake County General Plan contains the following goal and policies related	4, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>to noise:</p> <p>Goal N-1: To protect County residents from the harmful exposure of excessive noise and prevent incompatible land uses from encroaching upon existing and planned land uses.</p> <p><i>Policy N-1.2: Sensitive Receptors</i> The County shall prohibit the development of new commercial, industrial, or other noise generating land uses adjacent to existing residential uses, and other sensitive noise receptors such as schools, healthcare facilities, and libraries if CNEL³ is expected to exceed 55 dBA during daytime (7 am to 10 pm) or 45 dBA during nighttime (10 am to 7 am), measured at the property line of the noise sensitive land use, unless effective mitigation measures are incorporated into the project design.</p> <p><i>Policy N-1.3: Indoor Noise Levels</i> Indoor noise levels for residential uses shall not exceed 45 dBA CNEL.</p> <p><i>Policy N-1.7: Noise Controls During Construction</i> The County shall require contractors to implement noise-reducing mitigation measures during construction when residential uses or other sensitive receptors are located within 500 feet.</p> <p><i>Policy N-1.9: Preservation of Agriculture</i> The County should seek opportunities to inform existing residents and new developments of agricultural related noises and the County’s policies associated with such noises necessary for the preservation of one the County’s important economic industries in accordance with the County’s Right to Farm Ordinance.</p> <p>3. Environmental Analysis</p> <p>Construction The construction of the proposed project would entail the use of construction equipment intermittently for approximately one year, which would result in temporary or periodic short-term increases in ambient noise levels.</p> <p>Although the site is currently actively managed as a vineyard, which includes noise-generating agricultural activities, the construction-related noise impact would be considered significant. To reduce this impact to less than significant, implement Mitigation Measures NOI-1 through NOI-3.</p> <p>Mitigation Measure NOI-1: Limitation on Hours for Construction All construction activities, including engine warm-up, shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm, and Saturdays from 12:00 noon to 5:00 pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p>Mitigation Measure NOI-2: Limitation on Construction Noise Levels Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM 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>Mitigation Measure NOI-3: Limitations on Use of Generators Generators shall only be used as Emergency Power Backup supply and shall not be used for regular power provision to this facility.</p> <p>Implementation of Mitigation Measures NOI-1 through NOI-3 would impose</p>	

³ Community Noise Equivalent Level (CNEL) is a weighted average of noise level over time, which accounts for the increased intrusiveness of noise during the evening and nighttime hours of the day.

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>limitations on construction hours of operation and noise levels so that project construction would be consistent with Lake County noise regulations.</p> <p>Operations</p> <p>No permanent increases in ambient noise levels would occur with operation of the proposed project. A small amount of infrequent noise could be anticipated if a properly-permitted backup power generator is activated during any power outage or during generator testing, but these impacts would not be significant or long lasting. Maximum non-construction related sound levels shall not exceed maximum levels specified in Zoning Ordinance Section 21-41.11 (Table 11.2) at the surrounding residences.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The construction of the proposed project would generate some groundborne vibration and noise through the operation of construction equipment, but these vibrations would be relatively small and temporary, and the distance of the work from neighboring residences would attenuate these vibrations to where they would not be noticeable. Operation of the proposed project would generate some ground-borne vibration and noise as a result of truck trips to the site for the delivery of materials and shipment of products. However, the number of trips would be very small (roughly one per day), and would not involve large trucks, so this impact would be less than significant and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2, 17
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	<p>The proposed project is not within the vicinity of a private airstrip or an airport. Further, the proposed project would not result in the construction of any urban uses. Therefore, there would not be an impact associated with the exposure of people residing or working in the area to increased airplane-related noise.</p> <p>No Impact</p>	2, 17
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>1. Environmental Setting</p> <p>The project area is in a rural area, and is not zoned for housing, though the property does contain two dwelling units (one residence and one structure intended for worker housing), and there are individual residences on surrounding properties.</p> <p>2. Environmental Analysis</p> <p>The project area is neither developed with urban uses nor zoned for such uses. The proposed project does not involve any actions related to the development of urban uses such as housing or employment, and would therefore not either directly or indirectly induce unplanned population growth. There would be no impact and no mitigation measures are required.</p> <p>No Impact</p>	2, 4
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>As noted above, the proposed project is not in an urban area, so the proposed project would not lead to the displacement of any existing people or housing. There would be no impact and no mitigation measures are required.</p> <p>No Impact</p>	2, 4

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities? 			X		1. Environmental Setting The project area is not urbanized, but is adjacent to the edge of the Kelseyville Community Growth Boundary. The project site is in a State Responsibility Area, so fire protection for the site is provided by the California Department of Forestry and Fire Protection (Calfire); however, because the closest fire station is in the Kelseyville Fire Protection District, located in Kelseyville, they are likely to be the first to respond (Bleuss pers.comm.). Police services are provided by the Lake County Sheriff's Office. The nearest sheriff's office is in Lakeport. The nearest schools to the project site are located in Kelseyville, as are the nearest parks. 2. Environmental Analysis The proposed project would not create the need for or result in any new or additional demand for public services to be provided to the project site. Police and fire protection is already provided to the site, and the proposed project is not expected to substantially increase the need for either service. Therefore, the proposed project would not result in a substantial adverse physical impact related to the provision of new services. Therefore, this is considered a less-than-significant impact, and no mitigation measures are required. Less than Significant Impact	30, 31
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	1. Environmental Setting The nearest recreational facilities to the project site are Clear Lake State Park and Kelseyville Community Park, both located in or near Kelseyville. 2. Environmental Analysis The proposed project would not change any existing recreational facilities, create any new recreational facilities, nor increase the demand for recreational facilities. Therefore, it would not result in increased use of any recreational facilities, or require the construction or expansion of any recreational facilities. There would be no impact, and no mitigation measures are required. No Impact	17
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	Please the response to <i>Question XVIa</i> above. No Impact	17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		<p>1. Environmental Setting The proposed project is located in a rural portion of Lake County. Access to the site is provided both directly from Kelsey Creek Drive or by Kelsey Creek Drive to Staheli Drive to Gold Dust Drive. All of these are 2-lane minor rural collector roads.</p> <p>2. Environmental Analysis The construction of the proposed project would result in a small, temporary increase in travel to and from the site, both to deliver construction equipment to the site and the commutes of construction workers. Operation of the proposed project would also generate a small number of daily trips. Although the permanent workers would live onsite, 2-4 daily van trips would occur to deliver temporary workers during harvest periods. In addition, there would be fewer than 1 trip per day to deliver materials to the site and ship product from the site.</p> <p>The existing use of the property as a vineyard currently generates a small number of trips for workers to tend the vines and harvest the crop. The proposed project would thus generate a very small number of trips compared to existing conditions, and would not change the operation of any of the roadways or intersections, all of which are lightly used. The proposed project would therefore not conflict with any program, plan, ordinance, or policy related to the circulatory system. This impact would be considered less than significant, and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2, 32
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		<p>CEQA Guidelines section 15064.3, subdivision (b) lists thresholds that would trigger a traffic impact study (TIS). The proposed project would result in only a very small increase in vehicle miles travelled (VMT), and would thus not trigger the need to prepared a TIS. It would therefore, also not conflict with or be inconsistent with CEQA Guidelines Section 15064.3.</p> <p>Less Than Significant Impact</p>	2
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	<p>The proposed project would not result in any change to the geometry of any roadways or intersections, and thus would not result in an increased hazard related to geometric design. The project site is currently used as a vineyard, which requires the use of farm equipment, and thus would not result in a change, compared to existing conditions. There would be no impact, and no mitigation measures are required.</p> <p>No Impact</p>	2
d) Result in inadequate emergency access?				X	<p>The proposed project would not result in the blockage of any roadways, nor any changes to the roadways themselves. Thus, the proposed project would not change emergency access to the area. There would be no impact to emergency access, and no mitigation measures are required.</p> <p>No Impact</p>	2

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>						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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>1. Regulatory Setting</p> <p>Tribal Cultural Resources are considered a separate resource category from Cultural Resources under CEQA. California Assembly Bill 52 (AB 52), enacted July 1, 2015, expands CEQA by defining a new resource category, “tribal cultural resources.” Assembly Bill 52 establishes that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).</p> <p>PRC Sections 21074 (a)(1)(A) and (B) define tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and that meet either of the following criteria:</p> <ol style="list-style-type: none"> 1. 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 2. 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. <p>AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. AB 52 requires that lead agencies “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.</p> <p>2. Summary of Tribal Consultation</p> <p>Lake County sent letters to 12 tribes including Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley, Robinson Rancheria, Scotts Valley Band of Pomo, Uppper Lake Habematolel, and Yocha Dehe, including the Hinthil Environmental Resource Consortium (HERC) on February 25, 2021, informing tribes of the proposed project and requesting consultation under AB-52. No responses were received within the 30 day period provided for comments. As a follow up to these letters, on May 12, 2021, Lake County sent a letter to the Native American tribe Habematolel Pomo of Upper Lake informing the tribe of the proposed project, and requesting cultural information from the tribe about the project site. On May 20, 2021, Lake County received a letter from Robert Geary, Tribal Historic Preservation Officer, stating:</p> <p style="padding-left: 40px;">“The Habematolel Pomo Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Habematolel Pomo of Upper Lake. Therefore, we respectively decline any comment on this project.”</p> <p>No other communications were received from tribes.</p> <p>3. Environmental Analysis</p> <p>No Tribal Cultural Resources were identified on or near the project, based on outreach to tribes registered with the County. Therefore, the project would not result in impacts to known Tribal Cultural Resources. This impact is considered less than significant and no mitigation measures are required.</p> <p>No Impact</p>	36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		Please see the response to <i>Question XVIIIa</i> above. Less than Significant Impact	36, 37
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		<p>1. Environmental Setting The project properties are located in a rural area, but near to the community of Kelseyville. Electricity to the project site is provided by PG&E, via two lines, one of which runs along Kelsey Creek Drive, and the other along Gold Dust Drive/Stahili Drive, along the northern edge of the project site. Water for domestic use is provided by a permitted well (WE1775); water for irrigation is provided by a separate permitted well (same permit), also on the project property (Lat 38.963964, Long -122.844347, Figure 2). Wastewater generated by the existing residence is treated by a leach field located on the property (Figure 2). Wastewater from the bathroom in one of the barns will also be treated in the new leach field. No stormwater drainage facilities exist on the project site; stormwater drains off naturally from the property, and eventually into Kelsey Creek. Residential solid waste (including recyclables) is collected by a private company. Solid waste from the cannabis operation will be hauled to the C&S Waste Solutions transfer station and recycling center in Lakeport. Green waste will be taken for composting, paper and plastic materials for recycling, and other waste for disposal.</p> <p>2. Environmental Analysis The proposed project would not require of any new utility or service system facilities, the construction of which would result in environmental impact. The only changes to utilities would be the connection of the onsite well pump(s) to an adjacent PG&E pole, and the extension of electrical service to the proposed cannabis cultivation facilities, which would both involve routine, and very short extensions of electrical lines, and both of which could both be accomplished without any significant environmental impacts. It should also be noted that the Lake County Community Development Department routinely circulates cannabis cultivation applications to PG&E for their review. In a letter to the Lake County community Development Department dated March 12, 2021, PG&E responded, "Thank you for providing PG&E the opportunity to review your proposed plans for 6245 Gold Dust Dr. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights."</p> <p>Therefore, this impact is considered less than significant and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2, 33, 34, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 residence and vineyard are currently provided water by two existing wells onsite. A water use analysis was completed for the proposed project, which concluded that the conversion of approximately 6 acres of vineyards to cannabis cultivation would result in a reduction in water use (from approximately 2,477,780 gallons per year to 826,000 gallons per year), and that the existing wells are sufficient to provide this level of demand. This reduction in demand results from the smaller amount of water required to irrigate an acre of cannabis (particularly when irrigated by a drip system and for the crop when plants are grown in the native soil) than to irrigate an acre of vineyard. Therefore, there this impact would be less than significant, and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2, 34
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	<p>As noted above, the project site is not served by a wastewater treatment provider. Instead, wastewater is treated onsite using a leach field. Therefore, there would be no impact, and no mitigation measures are required.</p> <p>No Impact</p>	2
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		<p>Annual non-hazardous solid waste generated by project operations is estimated to include:</p> <ul style="list-style-type: none"> • 100 pounds of printer paper (peak daily usage of 5 pounds), • 1 ton of plastic wrap, pallet shrink wrap, and plastic trellises (peak daily usage of 100 pounds), and • 3-4 tons of cultivation greenwaste and 500 pounds of wooden pallets to be disposed of as greenwaste. <p>All non-hazardous waste will be hauled to the Lake County Transfer Station and Recycling Center, located in Lakeport, operated by C&S Waste Solutions.</p> <p>These amounts of waste are small and there is sufficient capacity at the waste disposal facilities to handle these quantities of waste. Therefore, this impact is considered less than significant, and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2, 35
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		<p>The proposed project would generate a relatively small amount of solid waste, with the preponderance of it being greenwaste, which will be composted onsite. Therefore, the proposed project would not impact the provision of solid waste services or impair the attainment of solid waste reduction goals. This impact would be less than significant, and no mitigation measures are required.</p> <p>Less Than Significant Impact</p>	2, 35
<p>XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X			<p>1. Environmental Setting The project site is located within a State Responsibility Area but the nearest responding agency would be the Kelseyville Fire Protection District. The project site is within an area designated as "Non-Wildland/Non-Urban" on the Lake County Fire Severity Map, which is considered a high hazard designation.</p> <p>2. Environmental Analysis Access to the proposed project is via public roads. The activities associated with the proposed project would not result in any changes that would impair an adopted emergency response plan or emergency evacuation plan, as they would not create a long-term increase in traffic, block any roadways, or increase any</p>	2, 18, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>urban uses.</p> <p>Plans submitted by the applicant are required to demonstrate compliance with the following State of California code requirements:</p> <ul style="list-style-type: none"> • State of California Public Resource Code, Division 4, Sections 4290 and 4291 (§§4001-4958), which addresses requirements regarding the maintenance of defensible spaces; • California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 (§§1270-1276.04), which address fire safety in State Responsibility Areas; • California Building Code Section 7A, Section 701A, 701A.3.2.A, which addresses materials and construction methods for exterior wildfire exposure for accessory buildings and miscellaneous structures; and • California Government Code Title 5. Local Agencies (§§50001-57550), Division 1, Part 1, Powers and Duties Common to Cities and Counties (§51182), which addresses requirements related to the maintenance of defensible spaces. <p>However, because the project site is in a high-hazard zone, it has the potential of contributing to increased wildfire risk, and access to the site by emergency vehicles needs to be assured. Therefore, this impact is considered significant. To reduce this impact to less than significant, implement Mitigation Measures Wildfire-1 and Wildfire-2.</p> <p>Mitigation Measure Wildfire-1: The applicant shall prepare a detailed evacuation plan that identifies evacuation routes and safe spaces to congregate in should a wildfire break out in the vicinity of the project area. Applicant will post the evacuation plan onsite in common employee areas, and will submit it to the County of Lake Development Department. The plan shall also detail communication protocols with fire first responders in the event of a wildfire, which provides information on the employee congregation areas.</p> <p>Mitigation Measures Wildfire-2: The applicant shall review the wildfire evacuation plan with all employees on an annual basis prior to May 31 and within 30 days for any new hire to ensure the evacuation plan is understood and can be implemented as designed.</p> <p>The adoption of these mitigation measures will ensure that the project is designed to minimize the risk of wildfire by creating defensible spaces, providing adequate access for fire equipment, and using construction materials and methods that reduce the risk of catching fire. Thus, the mitigation measures would reduce this impact to less than significant.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		<p>The project parcel and the land surrounding it are all relatively flat, and nothing about the project would exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, this impact is considered less than significant and no mitigation measures are required.</p> <p>Less than Significant Impact</p>	2, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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		The proposed project would not require the installation or maintenance of any additional infrastructure, except for the connection of the well pumps and the cannabis operations to the PG&E power system. However, such connections are routine, would meet all federal, state, and local safety requirements, and would not exacerbate fire risk or result in ongoing impacts to the environment. Therefore, this impact is considered less than significant, and no mitigation measures are required. Less than Significant Impact	2, 17
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		The project site and the area around it are fairly flat. Therefore, the project is unlikely to expose people or structures to increased risk associated with downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Therefore, this impact is considered less than significant and no mitigation measures are required. Less Than Significant Impact	2, 17
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			As discussed above, the project has the potential to adversely impact aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, and wildfire. With the implementation of mitigation measures identified in this Initial Study (and listed below), all potential impacts would be reduced to a less-than-significant level. No significant or potentially significant impacts would remain, and no additional mitigation measures are required. Less Than Significant Impact with Mitigation Incorporated	1-35
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			The proposed project is in a rural area on private land, and surrounded by lands in agricultural uses. Thus, the potential for additional projects to occur is extremely low, and none are known. Thus, the potential for cumulatively considerable impacts is less than significant with certain mitigation measures added. Less Than Significant Impact	1-35
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			Each of the environmental impacts (including potential impacts on human beings) was found to be either Less than Significant with Mitigation Incorporated, Less than Significant, or to result in No Impact. Because of existing federal, state, and local regulation and monitoring of many potential environmental impacts, and with the implementation of mitigation measures identified in this report, the proposed project would not have the potential to cause substantial adverse effects on human beings. This would be a less-than-significant impact with mitigation measures as stated herein. Less Than Significant Impact	1-35

* Impact Categories defined by CEQA

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