



COUNTY OF LAKE

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

March 10, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 21-15)

1. **Project Title:** Monte Cristo Vineyards/Monte Cristo Vineyards, LLC
2. **Permit Numbers:** Major Use Permit, UP 21-14
Early Activation, EA 21-14
Initial Study, IS 21-15
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse - 255 N. Forbes Street
Lakeport, CA 95453
4. **Contact Person:** Andrew Amelung, Program Manager
(707) 263-2221
5. **Project Location(s):** 11230 and 11250 Cerrito Drive, Clearlake Oaks, CA
APNs: 006-007-17, 23 and 30
6. **Project Sponsor's Name/Address:** Monte Cristo Vineyards, LLC
744 Longridge Road, Oakland, CA 94610
7. **Property Owner(s) Name/Address:** Monte Cristo Vineyards, LLC
744 Longridge Road, Oakland, CA 94610
8. **Zoning Designations:** "RL-WW" Rural Lands – Waterway
9. **General Plan Designation:** Rural Lands
10. **Supervisor District:** District Three (3)
11. **Slope:** The area where the cannabis cultivation will occur
has an average cross slope of less than 20%.
12. **Fire Hazard Severity Zone:** SRA – High Fire Severity Zone
13. **Earthquake Fault Zone:** Not within a fault zone
14. **Dam Failure Inundation Area:** Not within a Dam Failure Inundation Zone

- 15. Flood Zone:** Not located within a known flood zone.
- 16. Waste Management:** On-site Waste Management System (Septic)
- 17. Water Access:** Existing on-site wells

18. 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).

The applicant, Monte Cristo Vineyards, LLC, is requesting approval of a Major Use Permit for commercial cannabis cultivation, to allow up to twenty-two (22) A-Type 3 “Medium Outdoor” licenses, with a combined outdoor canopy area of 958,320 ft². Proposed ancillary facilities include a 120 ft² Security Center/Shed, a 6,000 ft² Processing & Harvest Storage Facility, two 3,000 ft² Immature Plant Areas/Greenhouses, and two 120 ft² Pesticides & Agricultural Chemicals Storage Areas. The cultivation operation will be established within an existing vineyard in the western half of the Project Property. Cultivation areas will be secured with six (6) foot tall wire fences with privacy mesh where necessary to screen the cultivation/canopy area(s) from public view. All water for the cultivation operation will come from five existing onsite groundwater wells and an existing onsite 20-acre-foot off-stream water storage reservoir. Lake County Zoning Ordinance, Article 27, subsections (at) in part regulates cannabis cultivation in the County. The 452-acre property is large enough to support the proposed cannabis licenses; 20 acres per license is required (minimum lot size requirement of 440-acres). The property is pre-enrolled with the Regional Water Quality Control Board. The applicant must meet all applicable local, state, and federal requirements for cannabis cultivation.

CONSTRUCTION/SITE DEVELOPMENT ACTIVITIES:

Outdoor cultivation/canopy areas will be established within existing vineyard blocks. To establish the outdoor cannabis cultivation/canopy areas, the vines will be removed and the soils will be ripped and disced. The cannabis cultivation operation will utilize the existing irrigation systems of the vineyard blocks. Two 3,000 ft² greenhouses will be constructed on the property and utilized for immature plant cultivation. A 6,000 ft² metal building will be constructed on the property and utilized for processing and harvest storage. All construction activities, including engine warm-up, will occur from 9:00am to 6:00pm Monday through Saturday and is anticipated to take approximately three to five weeks (weather dependent). The applicant anticipates to generate the following trips (daily trips, delivery/pick-up, miscellaneous, etc.):

- Anticipated to generate 150-200 trips during construction/development of project

POST CONSTRUCTION CULTIVATION ACTIVITIES:

- On-site processing (drying, trimming and packaging) of product.
- The applicant and has provided well data showing the adequacy of the water table in this location.
- Fertilizer and Pesticides will be stored in secure designated structures and in accordance with all applicable laws and regulations.

- The operation will occur from 8:00 AM to 6:00 PM, Monday through Saturday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present.
- Number of Shifts and Employees:
 - Non-Harvest Season: Two (2) shifts with up to 8 employees during peak shift.
 - Harvest Season: Three (3) shifts with up to 24 employees during peak shift.
- The applicant anticipates to generate the following trips (daily trips, delivery/pick-up, miscellaneous, etc.):
 - Anticipated Trips during Non-Harvest Season is 16-24 trips per day
 - Anticipated Trips during Harvest Season is 48 - 72 trips per day
 - 1-2 deliveries/pickups per week from April 1st through November 15th
 - Approximately 8 miscellaneous trips per week.
- The operation will implement and maintain Best Management Practices (BMPs) in accordance with all applicable Federal, State and local agency requirements, in Chapter 29 and 30 of the Lake County Code. All BMPs will be maintained for life of the project.



Figure 1. Existing Conditions Site Plan

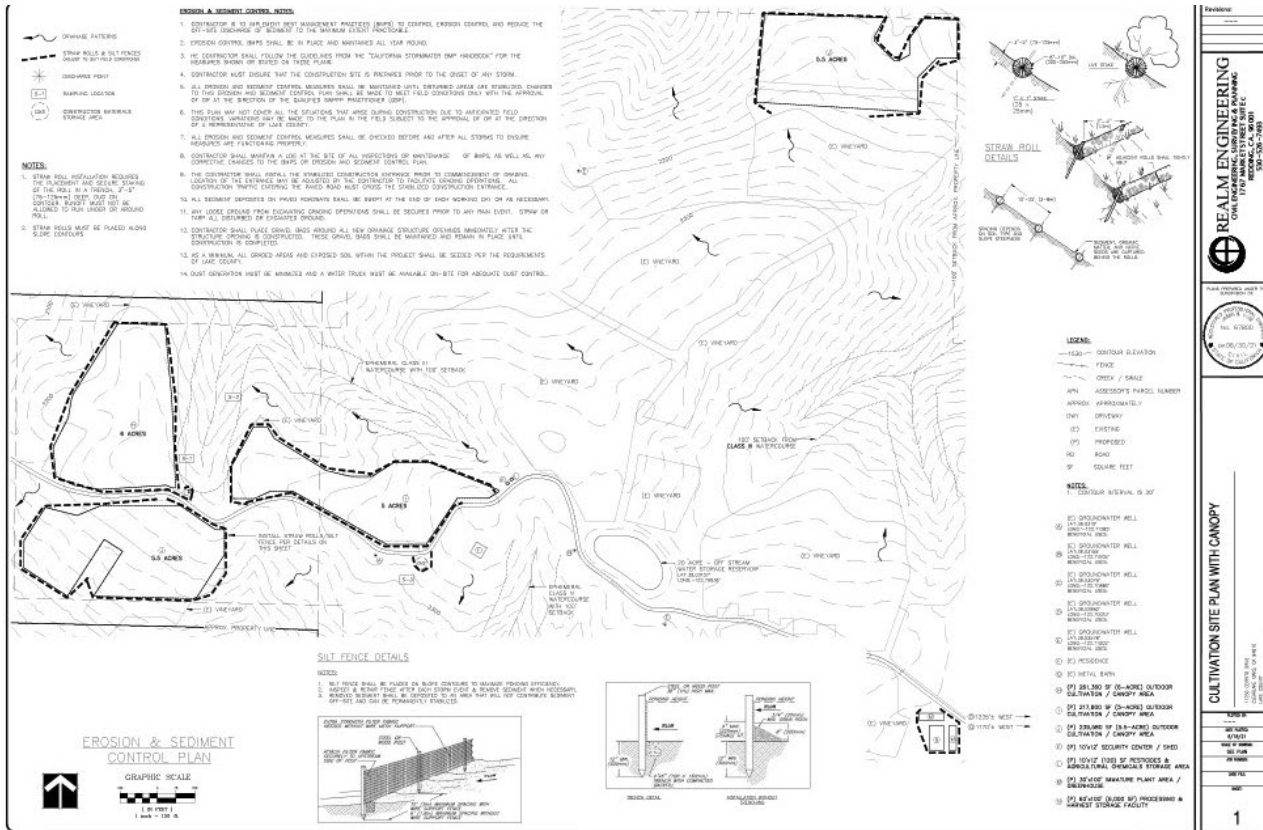


Figure 4. Erosion & Sediment Control Site Plan

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

- The parcels to the **North and South** have a Land Use Designation “RL” Rural Lands, “APZ” Agricultural Preserve Zone and “A” - Agriculture and are greater than ten (10) acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures and agricultural uses.
- The parcels to the **West and East** have a Land Use Designation “RL” Rural Lands, “APZ” Agricultural Preserve Zone and “A” - Agriculture and are greater than ten (10) acres in size. These parcels are either undeveloped or developed with residential dwelling/accessory structures and agricultural uses.
- **NOTE: The nearest residential dwelling is greater than 1,000 feet away**

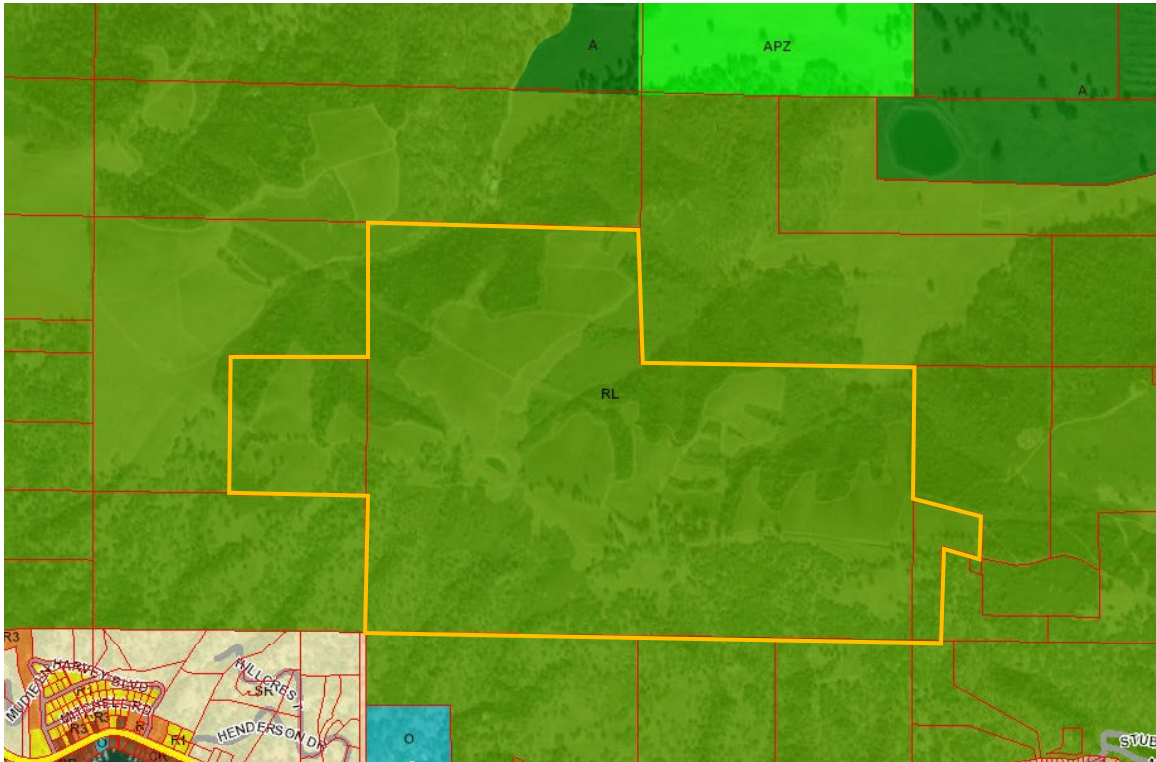


Figure 5. Zoning of Project Parcels and Surrounding Properties

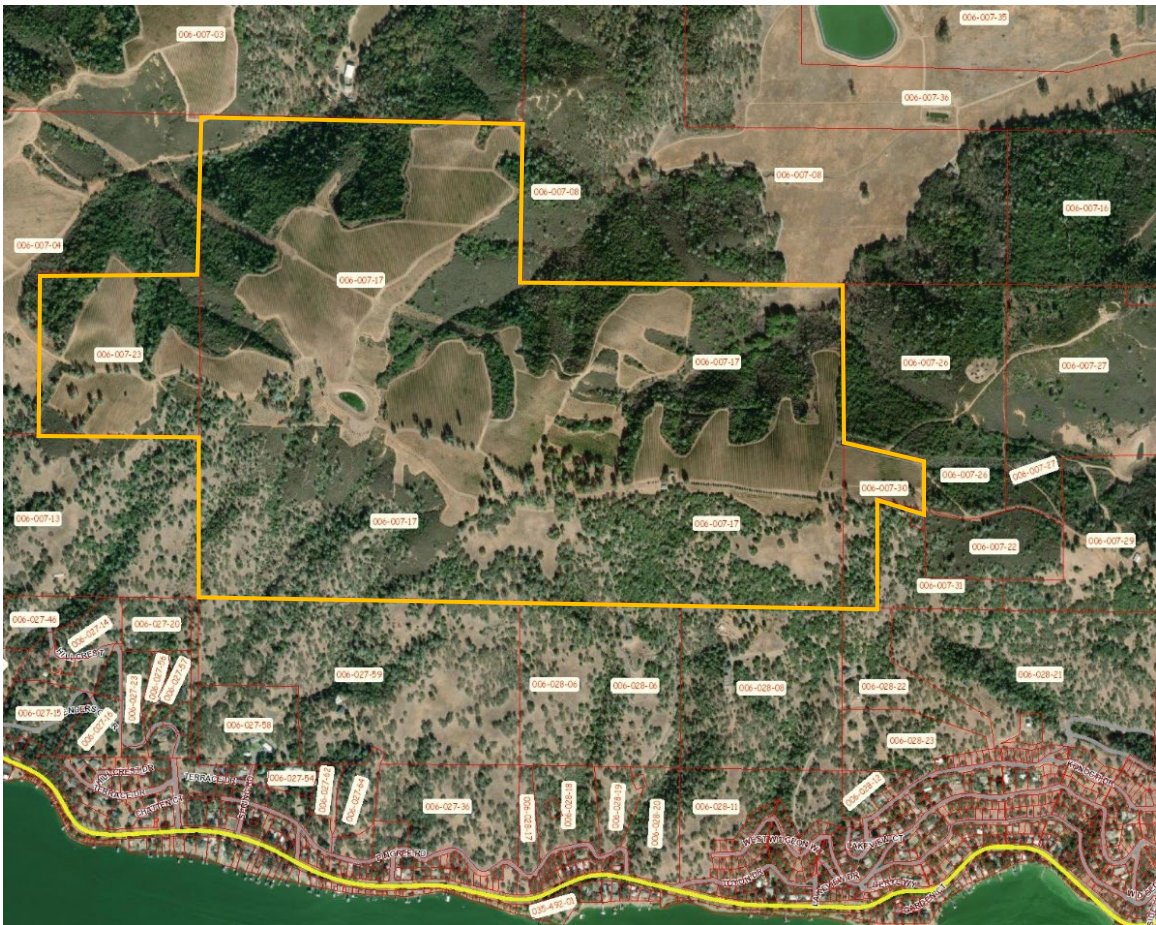


Figure 6. Aerial Photo of Project Parcels and Surrounding Properties

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

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

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

Notification of the project was sent to local tribes on May 28, 2021 “AB 52” Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Community Development Department did not receive an AB 52 Tribal Consultation for this project nor did we receive controversial comments.

22. INITIAL STUDY ATTACHMENTS

- Attachment A – Property Management Plan
- Attachment B – Site Plans
- Attachment C – Biological Site Assessment
- Attachment D – Mitigation Monitoring Reporting Programs (MMRP)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|-----------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input 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 checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Mandatory Significance |

Findings of

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By: Roy Sherrell, Environmental and Regulatory Compliance Consultant
 Reviewed By: Michael McGinnis, Principal Planner, County of Lake
 Andrew Amelung, Cannabis Program Manager, County of Lake

Signature: _____

Date: _____

**Mary Darby, Director
 Community Development Department**

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist reference 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**
SECTION 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 proposed cannabis operation <i>will not</i> have a substantial adverse effect on the “Scenic Vista” as the project parcels are located in a rural area of the County of Lake and are not located within a known scenic area. The entire cultivation area will be enclosed within a six (6)-foot fence, covered with privacy screen to screen the cultivation area from public view. However, passing motorist and/or nearby parcel owner may have limited visibility of the project parcels and/or may see minimal lighting during evening and/or night operations. All lighting will be directed downwards, shielded and adhere to all Federal, State and local agency requirements, including all dark-sky requirements. Visual impacts can be brought to ‘less than significant levels’ with the following mitigation measures added.</p> <p><u>Mitigation Measures:</u></p> <p>AES-1: All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all Federal, State and local agency requirements, including all requirements in darksky.org.</p> <p>AES-2: All cannabis-related buildings shall be screened from view from neighboring lots and public roads by a minimum 6’ tall screening fence.</p> <p>Less than Significant Impact with mitigation measures added.</p>	1, 2, 3, 4, 5, 6, 7
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>The proposed operation will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway as the project will be developed within a previously disturbed area.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 4, 5, 6, 7, 8
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 project is not located in an urbanized area and will not impact a non-urbanized area and/or substantially degrade the existing visual character or quality of public views.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>The project has some potential to create additional light or glare during evening and/or nighttime operations. All lighting will be directed downwards, shielded and adhere to all Federal, State and local agency requirements, including all dark-sky requirements.</p> <p>Less Than Significant Impact with mitigation measures AES-1 and AES-2 added.</p>	1, 2, 3, 4, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION 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> Would the project:						
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		The project parcels are mapped as "Other Land". The operation will not 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. The cultivation of commercial cannabis is an allowable use upon securing a minor/major use permit pursuant to Article 27 (Table B) of the County of Lake Zoning Ordinance. All cultivation will occur within greenhouses. No conversion of prime farmland would occur as the result of this project. Less than Significant Impact.	1, 2, 3, 5, 6, 9, 10, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project parcels will not conflict with existing zoning for agricultural use, and/or a Williamson Act contract. No Impact	1, 2, 3, 5, 6, 9, 10, 11, 39
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	As proposed, the project will not conflict with existing zoning for, and/or cause rezoning of forest lands and/or timberlands or timberlands in production. No Impact	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use. No Impact	1, 2, 3, 5, 6, 7, 39
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural uses or the conversion of forest land to non-forest uses. No Impact	1, 2, 3, 5, 6, 7, 11, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p>SECTION 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 has potential to result in short-term and long-term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, routine maintenance, uncovered soil or compost piles, and vehicle trips on unpaved roads and during project development. Fugitive dust will be controlled by wetting soils with a mobile water tank and hoses, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary but the amount of earth that needs to be moved[HOW MANY CUBIC FEET?] is not significant enough to trigger a grading permit.</p> <p>Cannabis cultivation may generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, trimming, and grading) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the proposed odor control equipment and practices, and the generous setbacks provided from public roads, property lines, and neighboring residences/outdoor activity areas.</p> <p>The Air Quality Section of the Property Management Plan identifies the equipment and associated activities that may cause odor, contaminates, or other air quality hazards, and measures that operational staff will be required to follow to mitigate and/or minimize the amount of air pollution/ particulates generated from the cultivation operation.</p> <p>Additionally, the operation will have a Community Liaison/Emergency Contact that will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays. The operation will provide the name(s), cell phone number(s), and email addresses of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents.</p> <p>The operation encourages neighboring residents to contact the Community Liaison/Emergency Contact to resolve any operating problems before contacting County Officials/Staff. When an odor complaint is received, the Community Liaison/Emergency Contact will immediately take action to determine the source of the odor for which the complaint was received (cultivation area or other). Then mitigation methods will be immediately implemented to reduce and/or eliminate odors from emanating from the source. Depending on the source, mitigation measures include erecting windscreens and/or the installation of air pollution/odor control equipment.</p> <p><u>Mitigation measures:</u></p> <p>AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the County of Lake Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel-powered equipment and/or other equipment with potential for air emissions.</p> <p>AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measure for C1 Engines</p>	<p>1, 2,3, 5, 6, 9, 12, 13, 39</p>

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>AQ-3: 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>AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>AQ-6: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>AQ-6: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p> <p>AQ-7: The applicant shall apply water to the ground during any and all site preparation work that is required for the greenhouses and drying building, as well as during any interior driveway improvements to mitigate dust migration.</p> <p>Less than Significant Impact with mitigation measures added.</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>The County of Lake is in attainment area of state and federal ambient air quality standards. All cannabis will be cultivated in accordance to all applicable regulations to reduce and/or eliminate potential contaminants from the atmosphere. Additionally, the applicant will apply and maintain all applicable Federal, State and local agency permits.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 12, 39
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>The nearest sensitive receptor(s) is a residence located greater than 1,000 feet from the proposed cultivation area. Levels of pollutants associated with cannabis are typically based on odors and dust migration during site preparation, and from odors generated by the plants during maturity. Mitigation measures are proposed that will suppress dust migration and odor release during and after site preparation. Burning cannabis plant waste is prohibited on site.</p> <p>Less Than Significant Impact with mitigation measures AQ-1 through AQ-7 added.</p>	1, 2, 3, 4, 7, 12, 39
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X		<p>The project parcels are located in a rural area of the County of Lake where the majority of the development is agricultural uses and with limited single family residential dwellings. Therefore, the operation will not result in other emissions (such as those leading to odors or dust) that would adversely affect a substantial number of people.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 7, 12, 39
SECTION 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		X			<p>A Biological/Botanical Resource Assessment (dated January 13th 2021 and revised on March 15, 2021) was prepared by G.O Graening, Ph.D. and Tim Nosal, M.S of Natural Investigations Company, Inc. located in Sacramento, California.</p>	1, 2, 3, 4, 5, 6, 14, 15, 16, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					<p>This Biological Resources Assessment was prepared to assist in compliance with the California Environmental Quality Act and the Federal and State Endangered Species Acts. This assessment provides information about the biological resources within the study area; the regulatory environment affecting such resources; any potential project-related impacts upon these resources; and identifies the mitigation measures and other recommendations to reduce the significance of impacts.</p> <p>The specific scope of services performed for this assessment consisted of the following tasks:</p> <ul style="list-style-type: none"> • Compile all readily-available historical biological resource information about the Study Area. • Spatially query state and federal databases for any historic occurrences of special-status species or habitats within the Study Area and vicinity. • Perform a reconnaissance-level field survey of the Study Area, including photographic documentation. • Inventory all flora and fauna observed during the field survey. • Characterize and map the habitat types present within the Study Area, including any potentially jurisdictional water resources. • Evaluate the likelihood for the occurrence of any special-status species. • Assess the potential for the Project to adversely impact any sensitive biological resources. • Recommend mitigation measures designed to avoid or minimize Project-related impacts. • Prepare and submit a report summarizing all of the above tasks. <p><u>Environmental Setting:</u> According to the report, the study area is located within the Inner North Coast Range geographic subregion, which is contained within the Northwestern California Geographic Subdivision of the larger California Floristic Province (Baldwin et al. 2012). This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The Study Area and vicinity is in Climate Zone 7 - California's Gray Pine Belt, defined by hot summers and mild but pronounced winters without severe winter cold or high humidity (Sunset, 2020). The topography of the Study Area is an east-west trending ridgeline. The elevation ranges from approximately 1,670 feet to 2,405 feet above mean sea level. Drainage runs north and south off of the ridgeline. Water flows north into Schindler Creek, and eventually flows into Clear Lake. Water flows south off of the ridgeline into Clear Lake. Prior to the establishment of this cultivation operation, land uses were vineyard, olive orchard, rural residential and open space. The surrounding land uses are private residences, pasture, open space, and vineyards.</p> <p><u>Field Survey:</u> Consulting Biologist Tim Nosal, MS conducted a reconnaissance-level field survey on December 29, 2020. The weather conditions were cool and favorable. A variable-intensity pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility.</p> <p>All visible fauna and flora observed were recorded in a field notebook, and identified to the lowest possible taxon. The survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDDB within the vicinity of the Study Area and those species on the USFWS species list (refer to attached Biological report for details). When a specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified in the laboratory using a dissecting scope where necessary.</p> <p>The locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS)</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>receiver. The habitat types occurring in the study area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded.</p> <p>The study area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats.</p> <p><u>Wildlife Habitat:</u></p> <ul style="list-style-type: none"> The Study Area contains the following wildlife habitat types: Urban; Barren; Vineyard; Evergreen Orchard; Annual Grassland; Chamise-Redshank Chaparral; Blue Oak – Foothill Pine and Montane Hardwood. <p><u>Critical Habitat/Special Status Habitat:</u></p> <ul style="list-style-type: none"> According to the report, <i>no critical habitat</i> for any federally-listed species occurs within the Project Area or the surrounding Study Area. <p><u>Habitat Plan and Wildlife Corridors:</u></p> <ul style="list-style-type: none"> According to the report, there are no known habitat/wildlife corridors. <p><u>Summary and Finding of the Report:</u></p> <ul style="list-style-type: none"> During the field survey, no special-status species were detected within the Project Area or the surrounding Study Area. There are no wetlands, channels or watercourses within the Study Area that can sustain aquatic special-status animals because these habitats do not hold water long enough. The USFWS National Wetland Inventory reported no water features within the Project Area, but the Inventory did report the following water features within the Study Area (see Exhibits): 5 Riverine Features. No special-status species were detected within the Study Area. There are no perennial water resources within the Study Area that can sustain aquatic special-status species. <p>Upon reviewing the Biological Resource Assessment all substantial adverse impacts, 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 have been reduced. Therefore, to ensure impacts related to the Biological Resources are minimized, the following mitigation measures have been implemented.</p> <p><u>Mitigation Measures:</u></p> <p>BIO-1 (Waterways): Any project activities that would result in the fill of any waters may be required to obtain the following permits.</p> <ul style="list-style-type: none"> US Army Corps of Engineers Nationwide Permit Regional Water Control Board – 401 Water Quality Certification California Department of Fish and Wildlife 1601 Stream Bed Alternation Agreement. <p>BIO-2 (Erosion Control): All work in or near any waterways shall incorporate extensive Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment into the waterways. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharge associated with a Construction Activity (General Permit) and a Storm Water Pollution Plan (SWPP may be required).</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>BIO-3 (Creek Buffer): The applicant shall maintain a minimum setback of a one-hundred (100) foot from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land.</p> <p>BIO-4 (Staging Area): The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.</p> <p>BIO-5: Prior to any ground disturbance and/or vegetation removal, the applicant shall have a pre-construction survey conducted by a qualified biologist for special-status plant and animal species to ensure that special-status species are not present.</p> <ul style="list-style-type: none"> • If any listed species are detected, construction shall be delayed, and the appropriate resource agency (CDFW and/or USFWS) shall be consulted with and project impacts and mitigation reassessed. <p>BIO-6 (Pre-Survey): Within seven days prior to the commencement of ground disturbing activities, the applicant shall have a pre-construction survey for the presence of special-status bird species and/or any nesting bird species to be conducted by a qualified biologist within 500 feet of proposed construction areas.</p> <ul style="list-style-type: none"> • If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With the implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant. • 	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			See Response to Section IV(a): Less than Significant Impact with the incorporated of mitigation measure BIO-1 through BIO 6.	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			According to the Biological Assessment, the operation will not have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Additionally, the Biological Assessment indicated the project area and the surrounding study area do not contain any channels or wetlands. There are no vernal pools or other isolated wetlands in the study area. Therefore, impacts are less than Significant with the incorporated mitigation measure in Section IV(a) of BIO-1 through BIO 6.	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		According to the Biological Assessment the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Less Than Significant Impact.	1, 2, 3, 5, 6, 14, 15, 16, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The proposed operation does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. According to the project, no vegetation will be removed as the project will be developed within a previously disturbed area. All vegetation will be routinely maintained in accordance with all Federal, State and local agency requirements, including Chapter 13 of the Lake County Code. Less than Significant Impact.	1, 2, 3, 5, 6, 39
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		There are no Habitat Conservation Plans associated with this property. No live trees would need to be removed for the development of this project as the project will be developed in a previously disturbed area. Less Than Significant Impact	1, 2, 3, 5, 6, 39
SECTION V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>An Archeological Resource Assessment was prepared Jay M. Flaherty of Flaherty Cultural Resource Services (FCRS) dated January 16, 2021. The survey area consisted of approximately 33+/- acres situated approximately 1.8 miles northwest of Clearlake Oaks, Lake County, California. The project will consist of a 33-acre cannabis cultivation area (see maps). The reconnaissance was required after a determination by the of County of Lake that the project area was situated in an archaeologically sensitive zone. The County as the designated lead agency for approval of this project is responsible for compliance with requirements regarding the identification and treatment of historic and prehistoric cultural resources.</p> <p>According to the study, it was completed in compliance with the California Environmental Quality Act (CEQA) Section 21083.2 of the statute and Section 15064.5 of the CEQA Guidelines.</p> <p>The method employed in the cultural resource investigation consisted of two steps.</p> <p><u>Step 1:</u> Initially, the ethnographic literature, archaeological base maps, site records, and prior survey reports on file at the Historical Resources Information System Northwest Information Center were reviewed to determine whether recorded archaeological or ethnographic sites were situated within the project area.</p> <p>As a result of records search it was determined that no archaeological or ethnographic sites had been recorded within the project boundaries.</p> <p>The record search did show that the project had been previously surveyed for cultural resources in 1992 and majority of the site(s) were for vineyard cultivation projects.</p> <p>Based on the records search and past surveys in the area, the author formed the opinion that the probability of archaeological sites being situated within the boundaries of the current study area was moderate.</p> <p>According to the report, it should be noted as part of the record search for this project “The Directory of Properties in the Historic Property File” for Lake County maintained by the Office of Historic Preservation (OHP) was reviewed to determine if any historic structures had been listed in the vicinity of the project.</p> <ul style="list-style-type: none"> No historic structures have been listed in the immediate project area. Also reviewed were historic maps including General Land Office map 1868 and United States Geological Survey maps (Bartlett Springs 15’ 1942 & 1944; Clearlake Oaks 15’ 1960; Clearlake Oaks 7.5’ 1967, 1975, 1077, and 1996. No features were noted on the 	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>General Land Office maps or United States Geological Survey maps within the project boundaries.</p> <p>In November 2020, the Native American Heritage Commission was contacted to request a search of the Native American Heritage Commission sacred lands file. The Native American Heritage Commission responded in November 2020; the search was negative in the project vicinity. The (NAHC) requested that we contact nine other local Native American groups. One Native American group, Habematolel Pomo responded asking for a map showing the survey areas. As a result, they determined that the project area was not within their aboriginal territories. To date no other response has been received.</p> <p><u>Step 2:</u> The second part of the investigation consisted of a complete survey of the project area using approximate north/south transects approximately 20 to 40m apart. Ground visibility at the time of the survey was poor due to grass, duff, and brush cover.</p> <p><u>Result and Recommendation:</u></p> <ul style="list-style-type: none"> <i>No cultural resources were discovered within the project boundaries.</i> <p>However, it is unlikely that undiscovered cultural sites will be encountered during project development. However, it is recommended that work in the immediate vicinity of a find be suspended and a Registered Professional Archaeologist called to evaluate the find according to California Environmental Quality Act (CEQA) Guidelines. Therefore, to ensure impacts related to the Cultural Resources are minimized, the following mitigation measures have been implemented.</p> <p><u>Mitigation Measures:</u></p> <p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			No changes are expected to archaeological resources. Less Than Significant Impact	1, 2, 3, 5, 6, 39
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			There would be minimal ground disturbance during the development of the commercial operations, including but not limited to construction of supporting infrastructure (fencing, sheds, water tanks, piping and the gravelling of the existing road/access way throughout the project parcels). Disturbance of human remains is not anticipated. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, the local overseeing Tribe, and the Community Development Department if any human remains are encountered. Less Than Significant with mitigation measures CUL-1 and CUL-2 added.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION 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	The proposed energy usage for this operation is minimal. Energy use may include but is not limited to the security system; well pump(s); septic pumps (if necessary); lighting for structures; lighting fixtures and/or power as needed. The proposed use would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project development or operations. All energy usage will adhere to all Federal, State and local agency requirements regarding energy use. Additionally, the applicant will obtain and maintain all necessary permits. No Impact	1, 2, 3, 5, 6, 39
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed cultivation operations would not conflict with or obstruct an energy plan. The proposed use would adhere to all Federal, State and local agency requirements. No Impact	1, 2, 3, 5, 6, 39
SECTION 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	<p><u>i) Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.</p> <p><u>ii-iii) Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction.</p> <p><u>iv) Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered "generally stable" and not located within and/or adjacent to an existing known "landslide area".</p> <p>Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code. All BMP's shall be routinely inspected and maintained for life of the project. Less Than Significant Impact</p>	1, 2, 3, 5, 6, 9, 17, 18, 19, 20, 39
b) Result in substantial soil erosion or the loss of topsoil?				X	<p>No erosion or loss of topsoil is anticipated. The cultivation area will be enclosed by a one-foot-tall earth berm to retain stormwater and/or Best Management Practices (BMPs) within the cultivation area.</p> <p>Regarding the new proposal, minor grading for this major use permit will be minimal and will be below the threshold for requiring a grading permit. The applicant has also indicated that a one-foot-tall berm will be placed on the outer boundary of the cultivation area to further prevent soil erosion, and stormwater runoff will channel into the existing on-site stormwater retention basin. Less Than Significant Impact</p>	1, 2, 3, 5, 6, 9, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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		According to the soil survey of County of Lake prepared by the U.S.D.A., the soil at the site is considered “generally stable” and there is little to no potential for landslide, subsidence, debris flows, liquefaction or collapse. Additionally, the operation will require minimal ground disturbance. The operation will occur within a previously disturbed area that has been continuously used for agricultural activities over years. Additionally, the applicant will incorporate Best Management Practices in accordance with Chapters 29 and 30 of the County of Lake Code, including routinely maintained the cleared vegetation and defensible space on all project parcels. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 20; 39
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		According to the soil survey of the County of Lake prepared by the U.S.D.A., the soils discussed above in this section has a shrink-swell potential of “low”. Therefore, the commercial operation will have minimal to no substantial direct or indirect risks to life or property. The applicant will adhere to all Federal, State and local agency requirements, including Chapter 29 and 30 of the County of Lake Code. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project parcels are currently served and/or will be served with additional on-site waste management systems (septic). All waste management systems will adhere to all Federal, State and local agency requirements prior to use. The project parcels have adequate wastewater disposal infrastructure. All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. The applicant will supply portable restrooms until permanent facilities are constructed. The applicant will adhere to all Federal, State and local agency requirements. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 21
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			Disturbance of paleontological resources or unique geologic features is not anticipated, and mitigation measures are in place to assure that in the event any artifacts are found, that the applicant will notify the overseeing Tribe(s) and a licensed Archeologist - CUL-1 and CUL-2. Less than Significant Impact with mitigation measures CUL-1 and CUL-2 added.	1, 2, 3, 5, 6, 39
SECTION 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		In general, greenhouse gas emissions can come from construction activities (such as the operation of equipment) and from post-construction activities (including routine construction/maintenance, vehicle trips, etc.). The operation would not generate a significant number of vehicle trips. The project parcels are located greater than five (5) miles away from State Highway 29/20 and are located in a rural area of the County where it is not uncommon for individual to drive greater than +/- 20 miles per trip. According to the applicant the operation will occur from 8:00 AM to 6:00 PM, Monday through Saturday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present. The cultivation season for the cultivation of outdoor cannabis will begin on April 15 th and end on November 15 th of each year. <u>Number of Shift and Employees:</u> <ul style="list-style-type: none">○ Non-Harvest Season: Two (2) shifts with up to +/- 12-16 employees during peak shift.○ Harvest Season: Three (3) shifts with up to 48 employees during peak shift. The applicant anticipates to generate the following trips (daily trips, delivery/pick-up, miscellaneous, etc.):	1, 2, 3, 5, 6, 12, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>ted Trips during Non-Harvest Season is 24-32 trips per day ted Trips during Harvest season +/- 48 trips per day eries/pickups per week from April 1st through November 15th nately +/- 2 miscellaneous trips per week.</p> <p>Therefore, based on the anticipated trips for the proposed use the levels of greenhouse gasses emitted are not anticipated to be excessive and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses.</p> <p>Less Than Significant Impact</p>	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	<p>This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have established thresholds of significant for greenhouse gases.</p> <p>No Impact</p>	1, 2, 3, 5, 6, 12, 39
SECTION IX. HAZARDS AND HAZARDOUS MATERIALS						
<i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		<p>Materials used for the cultivation of commercial cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide, and the equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals will be stored in a locked, secured metal building on site. The risk of a <i>significant hazard</i> is very minimal. Some gasoline will be stored on site for use in on-site vehicles. No generators are proposed, and the applicant has on-grid power serving his site. The fertilizers that will be used are organic.</p> <p>Routine construction materials and all materials associated with the proposed Cultivation of Commercial Cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations. According to the <i>Property Management Plan - Fertilizer Management Plan, the fertilizer used will consist of organic material.</i></p> <p>According to the <i>Property Management Plan – Pest Control</i>, all pesticides will be stored in the proposed metal building, which is securable.</p> <p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36, 39
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		<p>All chemical, pesticides and fertilizers used for the operations shall comply with Section 41.7 of the County of Lake Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, State and Federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p><u>Chemicals Storage and Effluent:</u> All chemicals stored and used at/by authorized personnel include but are not limited to fertilizers/nutrients, pesticides, and petroleum products (i.e., agricultural chemicals) and chemical sanitation products necessary to maintain a sterile and healthy work environment.</p>	1, 2, 3, 5, 6, 23; 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area (existing metal carport). Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the existing on-site wooden garage.</p> <p>Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation.</p> <p>All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.</p> <p>Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p>Less than Significant Impact</p>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the US Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. No Impact	1, 2, 3, 4, 5, 6, 24, 25, 39
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 2, 3, 4, 5, 6, 26, 38, 39
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the Lake County Department of Public Works, the County of Lake Sheriff's Department and the Local Fire Protection District/CalFire for consistency with access and safety standards. The County did not receive any adverse comments. Additionally, the operation shall adhere to and continue to adhere to all Federal, State and local agency requirements, including 4290/4291 requirements. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 22, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant shall adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space. Said requirements will be maintained for life of the operation. Additionally, the project has been reviewed by the County of Lake Department of Public Works, the County of Lake Sheriff's Department and the Local Fire Protection District/CalFire for consistency with access and safety standards. The County did not receive any adverse comments. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 22, 27, 28, 38, 39
SECTION X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			<p>The project parcels are enrolled for coverage under the State Water Resources Control Board's Cannabis General Order as a Tier 2 Low Risk Discharger on October 23rd, 2020 (WDID:5S17CC429163), and will continue to comply with all requirements of the Cannabis General Order to protect water resources.</p> <p>This Water Use Management Plan (WUMP) is designed to conserve Lake County's Water Resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices.</p> <p>The project parcels are within the Schindler Creek – Frontal Clear Lake Watershed (HUC 12), with multiple ephemeral Class III watercourses flowing off of the Project Property towards Schindler Creek to the north and Clear Lake to the south. However, no cannabis cultivation activities nor agricultural chemicals storage will occur within 100 feet of any surface waterbody, and no ground disturbance is proposed within 100 feet of any wetland or channel. Additionally, the operations will use Best Management Practices, in accordance to all applicable Federal, State and local agency requirements, including Chapter 29 and 30 of the County of Lake Code.</p> <p>This Water Use Management Plan (WUMP) is designed to conserve County of Lake's water resources and to ensure that the proposed cultivation operation's water use practices are in compliance with applicable County, State, and Federal regulations at all times. This WUMP focuses on designing a water efficient delivery system and irrigation practices, and the appropriate and accurate monitoring and reporting of water use practices.</p> <p><u>Water Board Enrollment:</u> The project parcels are enrolled for coverage under the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ), as a Tier 2 Low Risk Discharger on October 23rd, 2020.</p> <p>No cannabis cultivation activities nor agricultural chemicals storage will occur within 100 feet of any surface waterbody, and no ground disturbance is proposed within 100 feet of any wetland or channel.</p> <p><u>Ground Water and Irrigation</u> The project parcels are situated along an east-west trending ridgeline within the Schindler Creek – Frontal Clear Lake Watershed (HUC 12), between Clear Lake and High Valley. Topography of the Project Property is hilly, with elevations ranging between 1,670 and 2,405 feet above mean sea level, with multiple ephemeral Class III watercourses flowing off of the project parcels towards Schindler Creek to the north and Clear Lake to the south.</p> <p>The existing 20-acre feet off stream water storage reservoir, is situated spine of the east-west trending ridgeline, with no contributing watershed.</p>	1, 2, 3, 5, 6, 29, 30, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>There are no watercourse crossings on the project parcels, and all areas of the proposed cultivation operation will be located more than 100 feet from any surface waterbody.</p> <p><u>Water Sources, Storage, & Irrigation</u> All water for the proposed cultivation operation will come from an existing 20-acre feet off stream water storage reservoir, filled with water from five existing on-site groundwater wells. Prior to cultivation, water level meters equipped with data logging capabilities, will be installed on the wells to be used. The 20-acre feet off stream water storage reservoir will be filled each year by May 1st, so that the proposed cultivation operation starts each cultivation season with +6.5 million gallons of stored water for irrigation purposes.</p> <p>The proposed cultivation operation will utilize the existing buried water supply lines of the existing vineyard blocks, to deliver irrigation water from the off-stream water storage reservoir to the proposed cultivation/canopy areas. Prior to cultivation, inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 will be installed on the main irrigation water supply lines running between the off-stream water storage reservoir and the proposed cultivation areas. The water supply lines are equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair. The irrigation systems of the proposed cultivation/canopy areas will be composed of PVC lay flat hoses and drip tapes/lines.</p> <p>In February or 2021, the five existing on-site groundwater wells were evaluated by Power Services, Inc. <i>via</i> an Agricultural Pump Test to determine the production capacity of the wells with current/existing equipment. The results and conclusions of these tests, indicate that:</p> <ul style="list-style-type: none"> • The groundwater well located at Latitude 39.03150° and Longitude -122.71285° (Groundwater well “A” on the attached Site Plans and Monte Cristo Vineyard Well 7 of the attached Pump Test Reports) can produce more than 41 gallons per minute. • The groundwater well located at Latitude 39.03155° and Longitude -122.71005° (Groundwater well “B” on the attached Site Plans and Monte Cristo Vineyard Well 6 of the attached Pump Test Reports) can produce more than 48 gallons per minute. • The groundwater well located at Latitude 39.03079° and Longitude -122.70880° (Groundwater well “C” on the attached Site Plans and Monte Cristo Vineyard Well 1 of the attached Pump Test Reports) can produce more than 27 gallons per minute. • The groundwater well located at Latitude 39.02982° and Longitude -122.70010° (Groundwater well “D” on the attached Site Plans and Monte Cristo Vineyard Well 5 of the attached Pump Test Reports) can produce more than 15 gallons per minute. • The groundwater well located at Latitude 39.03578° and Longitude -122.71002° (Groundwater well “E” on the attached Site Plans and Monte Cristo Vineyard Well 8 of the attached Pump Test Reports) can produce more than 24 gallons per minute. <p><u>Water Availability Analysis</u> From the CalCannabis Cultivation Licensing Program’s Final Programmatic Environmental Impact Report (PEIR):</p> <p>“According to Hammon et al. (2015), water use requirements for outdoor cannabis production (25-35 inches per year) are generally in line with water use for other agricultural crops, such as corn (20-25 inches per year), alfalfa (30-40 inches per year), tomatoes (15-25 inches per year), peaches (30-40 inches per year), and hops (20-30 inches per year). In a study of cannabis cultivation in Humboldt County, approximate water use for an outdoor cultivation site was 27,470 gallons (0.08 acre-feet) per year on average and ranged from approximately 1,220 to 462,000 gallons per year (0.004 to 1.4</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**																					
					<p>acre-feet), with the size of the operation being a major factor in this range. Annual water uses for a greenhouse operation averaged approximately 52,300 gallons (0.16 acre-feet) and ranged from approximately 610 to 586,000 gallons (0.002 to 1.8 acre-feet) annually (Butsic and Brenner 2016). During a field visit conducted by technical staff to an outdoor cultivation site, one cultivator reported using approximately 75,000 gallons (0.23 acre-feet) for 1 year’s entire cannabis crop (approximately 66 plants), or approximately 1,140 gallons per plant per year.”</p> <p>The operations practices are similar to commercial tomato or hops production, with an estimated water use requirement of 25 inches per year. MCV’s proposed cannabis cultivation/canopy area is 958,320 ft² with an expected total annual water use requirement of 45.8 acre-feet or 14,934,000 gallons. The cultivation season for the proposed cultivation operation will begin in May and end in November of each year. The following table presents the expected water use of the proposed cultivation operation by month during the cultivation season in gallons and acre-feet.</p> <table border="1" data-bbox="654 705 1354 831"> <thead> <tr> <th>May</th> <th>June</th> <th>July</th> <th>August</th> <th>September</th> <th>October</th> <th>November</th> </tr> </thead> <tbody> <tr> <td>1,238,000</td> <td>2,281,000</td> <td>2,607,000</td> <td>2,933,000</td> <td>2,933,000</td> <td>2,281,000</td> <td>652,000</td> </tr> <tr> <td>3.8</td> <td>7</td> <td>8</td> <td>9</td> <td>9</td> <td>7</td> <td>2</td> </tr> </tbody> </table> <p>All water for the proposed cultivation operation will come from an existing 20-acre feet off stream water storage reservoir, filled with water from five existing on-site groundwater wells. Water will be pumped from the off-stream water storage reservoir to the irrigation systems of the proposed cultivation/canopy areas via the existing buried water supply lines of the existing vineyard blocks. The water supply lines are equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system needs repair. The irrigation systems of the proposed cultivation/canopy areas will be composed of PVC lay flat hoses and drip tapes/lines. MCV will maintain daily water meter readings records for a minimum of five years, and will make those records available to Water Boards, CDFW, and Lake County staff upon request.</p> <p>The peak anticipated daily demand for water of the proposed cultivation operation is ~97,767 gallons per day, with an average daily water demand of ~71,067 gallons during the cultivation season. MCV’s five existing on-site groundwater wells can produce at least 155 gallons per minute (collectively) or 223,200 gallons per day, and as much as 81 million gallons per year.</p> <p>The five existing on-site groundwater wells, in conjunction with the existing on-site 20-acre feet (+/- 6,500,00-gallon) off-stream water storage reservoir, will be able to support the proposed cultivation operation year around. The proposed cultivation operation is expected to use a total of approximately 15 million gallons per year, or approximately 18.5 percent of the water that the five existing on-site groundwater wells could produce in a given year.</p> <p>The onsite groundwater wells and off stream water storage reservoir have supported a 128-acre commercial vineyard for two decades. A UCANR report concerning vineyard water use in Lake County (McGourty et al. 2014⁵) indicates that vineyards that do not use water for frost protection, such as MCV’s vineyard, have a water use requirement of 8 inches per year. This equates to an estimated annual water use requirement of 85.3 acre-feet (or 27,805,952 gallons) per year for MCV’s existing 128-acre vineyard. MCV will be removing four vineyard blocks from production, and part of a fifth vineyard block, to establish the proposed outdoor cultivation/canopy areas. As a result, approximately 40 acres of vines will be removed, reducing the estimated annual water use requirement of the commercial vineyard operation from 85.3 acre-feet (or 27,805,952 gallons) to 58.7 acre-feet (or 19,116,592 gallons). The estimated water use for irrigation on the Project Property will increase</p>	May	June	July	August	September	October	November	1,238,000	2,281,000	2,607,000	2,933,000	2,933,000	2,281,000	652,000	3.8	7	8	9	9	7	2	
May	June	July	August	September	October	November																					
1,238,000	2,281,000	2,607,000	2,933,000	2,933,000	2,281,000	652,000																					
3.8	7	8	9	9	7	2																					

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>approximately 22.5 percent, from 85.3 acre-feet / 27,805,952 gallons to 104.5 acre-feet / 34,051,430 gallons (58.7 acre-feet / 19,116,592 gallons for commercial vineyard cultivation, plus 45.8 acre-feet or 14,934,000 gallons for commercial cannabis cultivation).</p> <p><u>Water Conservation:</u> Per the Water Conservation and Use requirements outlined in the SWRCB's Cannabis General Order, the following Best Practical Treatment and Control (BPTC) measures will be implemented to conserve water resources:</p> <p>Regularly inspect the entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks.</p> <p>Apply weed-free mulch in cultivation areas that do not have ground cover to conserve soil moisture and minimize evaporative loss.</p> <p>Implement water conserving irrigation methods (drip or trickle and micro-spray irrigation).</p> <p>Maintain daily records of all water used for irrigation of cannabis. Daily records will be calculated by using a measuring device (inline water meter) installed on the main irrigation supply line between the water storage area and cultivation areas.</p> <p>Install float valves on all water storage tanks to keep them from overflowing onto the ground.</p> <p><u>Monitoring and Reporting:</u> An NSF/ANSI 61 compliant positive displacement mechanical brass totalizing meter, and water level meter equipped with data logging capabilities, will be installed on the existing water supply groundwater well prior to cultivation. Inline water meters compliant with California Code of Regulations, Title 23, Division 3, Chapter 2.7 will be installed on the main water supply lines running between the groundwater well and the storage tanks of the cultivation operation.</p> <p>Staff will record daily water meter readings, and will maintain those records on-site for a minimum of five years. The operation will make those records available to Water Boards, CDFW, and County of Lake staff upon request.</p> <p>All access roads and parking areas are/will be graveled to prevent the generation of fugitive dust, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation. Personnel will have access to the restroom/washroom facilities of the proposed Drying & Harvest Storage Facility at all times when on-site.</p> <p>Therefore, the operation will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. However, to ensure impacts related to the Hydrology and Water Quality are minimized, the following mitigation measures have been implemented, including Mitigation Measures from BIO-1 through, BIO- 8; GEO-1 through GEO-3 and HAZ-1 through HAZ 7.</p> <p><u>Mitigation Measures:</u></p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>HYD-1: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.</p> <p>HYD-2: The production wells shall have a meter to measure the amount of water pumped. The production wells shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</p>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		<p>The operation would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. According to the Property Management Plan the operation has been designed to minimize adverse impacts on surface and groundwater resources and to help ensure that on-site water resources and management is in full compliance with applicable local, county and state regulations. All employees are required to follow the procedures outlined in this plan. The project will employ Best Management Practices (<i>in accordance with Chapter 29 and 30 of the County of Lake Code</i>) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable. See Response to Sections VII and X(a). Less Than Significant Impact with BIO-1 through, BIO- 8; GEO-1 through GEO-3; HAZ-1 through HAZ 7 and HYD-1 through HYD-2.</p>	1, 2, 3, 5, 6, 31, 39
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: 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 off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off; or iv) impede or redirect flood flows?		X			<p>The operations will not alter the existing drainage pattern of the site or the 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 in substantial erosion issues, increase the amount of runoff or create or contribute runoff which exceeds the capacity of the existing or planned storm water drainage system. The applicant will implement Best Management Practices (BMPs) in accordance with chapter 29 and 30 of the County of Lake Code, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. These measures shall be maintained for life of the project.</p> <p>See Response to Sections VII and X(a). Less Than Significant Impact with BIO-1 through, BIO- 7 GEO-1 through GEO-3; HAZ-1 through HAZ 7 and HYD-1 through HYD-2.</p>	1, 2, 3, 5, 6, 7, 15, 17, 29, 30, 39
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	<p>The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are generally stable; therefore, is minimal potential to induce mudflows. No Impact</p>	1, 2, 3, 5, 6, 7, 9, 24, 32, 39
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	<p>The project would not conflict with or obstruct any water quality or management plans. No Impact</p>	1, 2, 3, 5, 6, 29, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project would not physically divide an established community. There is an existing driveway that serves the site that would need to be improved slightly (widening and surface treatment), however no new roads are needed, and no division of an existing community would occur by this action. No Impact	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project is consistent with the Lake County General Plan, the Area Plan and the County of Lake Zoning Ordinance and the Hazard Mitigation Plan. The project parcels have a General Plan and Land Use Designation of "RL" Rural Lands. The cultivation of commercial cannabis is an allowable use within the above zoning designations upon securing a Minor/Major Use Permit Pursuant to Article 27, Table B of the County of Lake Zoning Ordinance. The California Department of Food & Agriculture (CDFA) is responsible for licensing and regulating cannabis cultivation and enforcements as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), including regulations related to the cultivation of cannabis. The applicant is required to obtain a license(s) from the CDFA prior to legal cultivation occurring, including all additional Federal, State and local agency permits/license. Less Than Significant Impact.	1, 2, 3, 5, 6, 39
SECTION XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The site contains no known mineral resources. No Impact	1, 3, 4, 5, 6, 33, 39
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The site contains no known mineral resources. No Impact	1, 2, 3, 5, 6, 33, 39
Section XIII. NOISE <i>Would the project:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		Short-term increases in ambient noise levels to uncomfortable levels may be expected during project development, and routine maintenance of the project parcels. There may be minimal noise during routine operations of the proposed use. However, the proposed use shall adhere to all Federal, State and local agency noise standards and requirements. Mitigation Measures: NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. NOI -2: Maximum non-construction related sound levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. Less Than Significant Impact with mitigation measures added.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual ground-borne vibration due to site development or operation. The low-level truck traffic would create a minimal amount of ground-borne vibration. Less Than Significant Impact	1, 2, 3, 5, 6, 39
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The project is not located within an airport land use plan or within two (2) miles of a public airport. No Impact	1, 2, 3, 5, 6, 26, 39
SECTION XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. Less than Significant Impact.	1, 2, 3, 5, 6, 39
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The operation will not displace a substantial number(s) of existing people or housing, necessitating the construction of replacement housing elsewhere. No Impact	1, 2, 3, 5, 6, 39
SECTION XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact	1, 2, 3, 5, 6, 39
SECTION XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The project will not have any impacts on existing parks or other recreational facilities. No Impact	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact	1, 2, 3, 5, 6, 39
SECTION 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		The Project Property is accessed <i>via</i> a private gravel access road off of Cerrito Drive. The project has been reviewed by the County of Lake Department of Public Works, the California Department of Transportation, and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. No Adverse comments were received. The applicant will obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. Additionally, the applicant will insure all internal existing roadways will meet 4290/4291 requirements, prior to operation (if applicable). Less Than Significant Impact	1, 2, 3, 4, 5, 6, 34, 35, 38, 39
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The proposed operation would not conflict or be inconsistent with CEQA Guidelines Section 1506430 subdivision (b) as County of Lake is a Rural County and is it not uncommon for one to travel 20 + plus for each trip. Monte Cristo Vineyards' property currently supports a 128-acre commercial vineyard. The 22 acres of proposed cannabis canopy would be established within existing vineyard blocks, and would result in the removal of 40 acres of commercial vineyard. There will be a slight increase in daily vehicle trips but a reduction in peak daily trips. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 34, 35, 39
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The project does not include changes to the existing roadways and would not increase hazards at the project site due to the existing road serving the site, including the low projected trips that would be generated by this project. The applicant will obtain all the necessary Federal, State and local agency permits for any work that occurs with the right-of-way. No Impact	1, 2, 3, 4, 5, 6, 23, 34, 35, 39
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. The project was reviewed by the County of Lake Department of Public Works, the California Department of Transportation, County of Lake Sheriff's Department and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. The applicant will obtain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. No Impact	1, 2, 3, 4, 5, 6, 23, 34, 35, 39
SECTION XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			The site is not listed as historical. Refer See response to Section V (Cultural Resources). Less Than Significant Impact with the incorporated Mitigation Measures CULT-1 through CULT 5.	1, 2, 3, 5, 6, 39
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c)		X			The site is not identified as a resource pursuant to the PRC. Refer to response to Section V (Cultural Resources). Less Than Significant Impact with the incorporated Mitigation Measures CULT-1 through CULT 5.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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.						
SECTION XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The project will not impact existing and/or proposed utility/service infrastructure systems, including but not limited to water/wastewater treatment systems, storm water drainage systems, electric power, natural gas, or telecommunications facilities. The project parcels are currently served and have adequate services through an existing approved on-site waste management system (septic system), and existing wells and power through PG&E. The applicant will adhere to all necessary federal, state and local agency requirements. Less Than Significant Impact	1, 2, 3, 5, 6, 21, 39
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		According to the Property Management Plan, the operation has more than a sufficient supply of water to serve the project, including foreseeable future development during normal, dry and multiple dry years. A Water Availability Analysis. According to Section X (Hydrology and Water Quality) of the Environmental Analysis (Initial Study), the Property Management Plan and the Water Availability Analysis and Well Completions Report, the projects parcels have more than sufficient water supplies available, to serve the operation and reasonably foreseeable future development during normal, dry and multiple dry years. Less Than Significant Impact	1, 2, 3, 5, 6, 21, 39
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The project site is situated in a rural area of the County which requires an on-site Waste Management System (Septic). The installation of an on-site waste management system, shall adhere to all current Federal, State and local agency requirements. No Impact	1, 2, 3, 5, 6, 21, 39
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The Local County of Lake landfill(s) has sufficient capacity to accommodate the project's solid waste disposal needs. According to the <i>Property Management Plan – Waste Management Plan</i> has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of the operations manager(s). Less Than Significant Impact	1, 2, 3, 5, 6, 36, 37, 39
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The project parcels have and/or will have adequate services through an onsite well(s), power through PG&E and an on-site waste management system (septic system). All facilities shall adhere to all current Federal, State and local agency requirements. All vegetative waste will be composted on-site, including all soil from any ground disturbance (if necessary). All other waste, will be handled in accordance with all Federal, State and local agency requirements and brought to a proper facility that is able to process such waste. Less Than Significant Impact	1, 2, 3, 5, 6, 36, 37, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair an adopted emergency response or evacuation plan as the project parcels are accessed via a private graveled access located off of Cerrito Drive which is a County maintained roadway. The project was circulated to the County of Lake Department of Public Works, the County of Lake Sheriff's Department, the County of Lake Fire Protection District and CalFire for review and commenting. The County of Lake did not reverse any adverse impacts. [REVERSE???] The property is located within the State Responsibility Area (SRA) and is in a 'Moderate to High' Fire Hazard Severity Zone. The site has an average cross slope less than 20% and has a moderate fuel load but the cultivation area will be clear of vegetation. All vegetation on the property will be routinely maintained in accordance to all Federal, State and local agency requirements, including Chapter 13 of the County of Lake Code. Prior to operations, all existing and proposed accessway will be improved to all Federal, State and local agency requirements. Less Than Significant Impact	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		The immediate area contains some dense undergrowth and tree coverage; however, the site is well maintained, and is largely devoid of manzanita and other fast-burning fuels. The clusters of trees are wide spread and will remain untouched. The proposed cultivation activity will not exacerbate wildfire risks and expose persons to pollutant concentrations in the event of a wildfire in the area. As stated above, the applicant will adhere to all Federal, State and local fire requirements/regulations, including Chapter 13 of the County of Lake Code. Less than Significant Impact	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The cultivation sites have been previously disturbed and has/will be routinely maintained to ensure all Federal, State and local agency requirements are being satisfied, including Chapter 13 of the County of Lake Code to reduce any potential fire risk. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads. Less than Significant Impact	1, 2, 3, 5, 6, 38, 39
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		The risk of flooding, landslides, slope instability, or drainage changes will not be increased due to this project based on the existing development and proposed development combined with the direction of slope, and the lack of slope in the cultivation areas as the project is not located within a known flood zone. The applicant will adhere to all Federal, State and local agency requirements. Less Than Significant Impact	1, 2, 3, 5, 6, 20, 29, 32, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes the cultivation of commercial cannabis in a rural section of the County. There will be minimal to no vegetation removal and/or ground disturbance. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. With incorporation of Mitigation Measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment, or add to any wildfire risk. Less Than Significant Impact with Mitigation Measures Incorporated	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			All potentially significant impacts have been identified related to, Aesthetics, Air Quality, Biology, Geology, Noise, and Hydrology and Water Quality, and Cultural/Tribal Resources. [Needs to address or describe potential cumulative impacts from current and foreseeable projects in the vicinity of the proposed project] These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. Less Than Significant Impact with Mitigation Measures Incorporated.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with, Aesthetics, Air Quality, Biology, Geology, Noise Hydrology and Water Quality and Tribal/Cultural Resources, and have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels. Less Than Significant Impact with Mitigation Measures Incorporated	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Code/Zoning Ordinance
3. Shoreline Area Plan
4. Application Packet, including their Property Management Plan and Site Plans
5. Cultural Site Evaluation/Assessment; prepared Flaherty Cultural Resource Services 9FCRS) dated 1/16/2021.
6. U.S.G.S. Topographic Maps
7. California Department of Transportation:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
8. U.S.D.A. Lake County Soil Survey
9. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
10. Lake County Department of Agriculture
11. Lake County Air Quality Management District
12. Lake County Serpentine Soil Mapping

13. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
14. U.S. Fish and Wildlife Service National Wetlands Inventory
15. Biological Resource Site Assessment; Prepared by Natural Investigation dated 1/13/2021 and revised on 3/15/2021.
16. Lake County Grading Ordinance, adopted 2007
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Health Services Department
21. Lake County Emergency Management Plan
22. Lake County Hazardous Waste Management Plan, adopted 1989
23. Lake County Natural Hazard database
24. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
25. Lake County Airport Land Use Compatibility Plan, adopted 1992
26. California Department of Forestry and Fire Protection - Fire Hazard Mapping
27. Local Fire Protection District
28. National Pollution Discharge Elimination System (NPDES)
29. Central Valley Regional Water Quality Control Board
30. State Water Resources Control Board
31. FEMA Flood Hazard Maps
32. Lake County Aggregate Resource Management Plan
33. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
34. California Department of Transportation (CALTRANS)
35. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
36. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
37. Lake County Hazard Mitigation Plan, adopted February 2018
38. Agency Comments