



COUNTY OF LAKE

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

Dated: January 29, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 18-53

1. **Project Title:** Perdue
2. **Permit Number:** Major Use Permit, UP 18-40
Initial Study, IS 18-53
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner (707) 263-2221
5. **Project Location(s):** 2775 Holdenreid Drive, Kelseyville, CA 95451
APN: 008-047-33
6. **Project Sponsor's Name/Address:** Rashid Perdue
301 Allen Drive
San Bruno, CA 94066
7. **General Plan Designation:** Agriculture
8. **Zoning:** "A – WW"; Agriculture - Waterway
9. **Supervisor District:** District Five (5)
10. **Flood Zone:** X
11. **Slope:** Flat (less than 10%)
12. **Fire Hazard Severity Zone:** None
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Size:** 35.41 Acres

South: "A" and "RL" Agriculture and Rural Land-zoned lots; there are two dwellings located on the southern lots; the nearest is about 650 feet from the cultivation area.

West: "APZ" Agricultural Preserve. Vacant but actively used for crop production.

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

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

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located off of Holdenried Road, a paved County-maintained road that serves the site. The site is surrounded by thick vegetation and is generally screened from neighboring lots by the vegetation. The site is about 1000 feet away from the edge of a Scenic Combining Area for Highway 29 but is not within the scenic boundary border. Impacts to scenic vistas would be less than significant	1, 2, 3, 4, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
II. AGRICULTURE AND FORESTRY RESOURCES						
<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p style="text-align: center;"><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The western portion of the property contains farmland of <i>local</i> importance. The eastern portion of the subject site is steeper than the western portion, and contains land that is identified as being suitable for grazing. There is no soil that is mapped as Prime Farmland, Unique farmland, or Farmland of State Importance on the subject site. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The immediate vicinity contains properties that are actively growing other more traditional crops, such as walnuts, pears and wine grapes. It does not appear that the proposed cultivation activity will conflict with neighboring properties in a manner that is more significant than if the applicant were to raise traditional crops. The subject site is not under a Williamson Act contract. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
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. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		See Section II (a) and (c) above. As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. Less than Significant Impact.	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY						
<p style="text-align: center;"><i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i></p> <p style="text-align: center;"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has some potential to result in some air quality impacts (primarily odor); however the applicant is proposing the use of 14 greenhouses, which can control odor in a more meaningful manner compared with outdoor cultivation of cannabis. The applicant states within his Property Management Plan that carbon filters / air scrubbers will be used in each greenhouse, and he states that he will undertake a 'cyclical planting program that would cause certain portions of the canopy to be 'harvest ready' at specific intervals rather than have the entire cultivation area be ripe at one time; this will ultimately reduce odors by reducing the volume of ripe flowering plants at any given time. Dust during site preparation can be mitigated by wetting the soil with a mobile water tank	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>be paved with asphaltic concrete or an all-weather surfacing to reduce fugitive dust generation.</p> <p>AQ-9: All areas subject to low use (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-10: The use of White Rock is prohibited for any road surfacing, including parking areas as it breaks down and would create excessive dust.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		The cultivation activity will take place entirely within greenhouses. The greenhouses will use carbon air filters to mitigate odor and any potential pollutants. Based on the filtration systems proposed, this project will not violate any air quality standard. Less Than Significant Impact	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?			X		See response to III.b. Less than Significant Impact	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			Sensitive receptors in the area include adjacent and near proximity residents. The nearest off-premises house is about 420 feet away from the property line of the site, and about 600 feet away from the proposed cultivation area. As described in Section III (a) above, with implementation of mitigation measures AQ-1 through AQ-10 impacts which will reduce impacts related to odor and dust to less than significant.	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>The site contains Hill Creek, a perennial creek. The cultivation area is located over 100 feet from the high water mark of this creek as is required by the Lake County Zoning Ordinance, Article 27, subsection (at).</p> <p><i>Further, a Biological Assessment</i> was prepared for this applicant by Pinecrest Environmental Consulting, Berkeley, CA (report dated April 23, 2018). The assessment states:</p> <p>There is no State or Federal designated Critical Habitat for any species onsite. The nearest Critical Habitat is located 5.8 miles south of the project site associated with habitat for slender Orcutt grass (<i>Orcuttia tenuis</i>) surrounding Boggs Lake. The next nearest Critical Habitat is located 12.7 miles to the west associated with habitat for Chinook salmon (<i>Oncorhynchus tshawytscha</i>) associated with the Russian River in Ukiah.</p> <p>The nearest verified occurrences of State or Federally listed Threatened or Endangered plant species are Konocti manzanita (<i>Arctostaphylos manzanita</i> ssp. <i>elegans</i>) located 0.9 miles to the southeast of the project site associated with a vineyard development on the slopes of Mt. Konocti. The second closest CNDDDB occurrence is Burke's goldfield (<i>Lasthenia burkei</i>) located 1.1 miles south of the project site associated with grazed pastures near Kelseyville.</p> <p>The nearest occurrence of State or Federally listed Threatened or Endangered animal species is Osprey (<i>Pandion haliaetus</i>) located 2.1 miles west of the project site associated</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. Further, upon discovery of any 'significant' artifacts, the overseeing Tribe shall be contacted, and if the Tribe determines that it is relevant to their cultural heritage, they shall choose the method of involvement in overseeing the construction of the site for the duration of ground disturbance.</p> <p><u>Mitigation Measure:</u> 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 local overseeing Pomo Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98.</p> <p>Potential impacts can be mitigated to 'Less than Significant' with CUL-1.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See Response to Section V (a). Can be mitigated to 'Less than Significant' with CUL-1.	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See Response to Section V (a). Can be mitigated to 'Less than Significant' with CUL-1.	1, 3, 4, 5, 11, 14, 15
VI. ENERGY <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		<p>The applicant states that he will use on-grid power as the primary energy source. The Property Management Plan states: The Project Property is serviced by Pacific Gas and Electric's electrical grid, which will serve as the primary source of energy for the proposed cultivation operation. Electricity will be used to power equipment used in the proposed cultivation area (such as lights, fans, and security cameras), and the proposed Processing Facility (such as lights, security system, climate control system, and dehumidifiers).</p> <p>The applicant's proposed cultivation operation is considered to be Mixed-Light Tier 1 (less than 6 watts per sq. ft.) and is not subject to the 42-percent renewable energy source requirement found in Article 27 of the Lake County Zoning Ordinance, which only applies to indoor cultivation operations. The Energy Management section of the applicant's Property Management Plan provides specific energy usage details.</p> <p>Mixed-Light Tier 1 cultivation operations (those that use less than 6 watts per sq. ft. of supplemental light) use supplemental light to extend the photo period, preventing cannabis plants from going into flower before they want them to. This low level of supplemental light does not drive plant/vegetative growth. The proposed lights of the applicant's proposed cultivation operation will provide less than one watt (0.72 watts) per sq. ft. of supplemental light. The applicant states that he will adhere to the Energy Conservation Measures/Practices outlined in the Energy</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The main limitation is the hazard of flooding in some areas. In areas that are subject to flooding, capital improvements should be designed to withstand flooding.</p> <p><u>All structures proposed in the AO portion of the site will have to have engineered footings; this will be added as a condition of land use approval.</u></p> <p>Less Than Significant</p>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "stable" and there is little potential for landslide, subsidence, debris flows, liquefaction or collapse. A portion of the site is located in the AO flood plain, and special design consideration will need to be given to the foundations / methods of anchoring the greenhouse buildings to the ground.</p> <p>See Response to Section VII (a). Less Than Significant</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		<p>There is no significant risk to life or property based on the type of development proposed.</p> <p>See Response to Section VII (a). Less Than Significant</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		<p>The project site will be served through an existing on-site septic system.</p> <p>See Response to Section VII (a). Less Than Significant</p>	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		<p>There are no unique paleontological or geologic features on the site.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 11, 14, 15
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		<p>In general, greenhouse gas emissions from construction activities include the use of construction equipment, trenching, landscaping, haul trucks, delivery vehicles, and stationary equipment (such as generators, if any are used). Greenhouse gas emissions resulting from temporary construction would be negligible and would not result in a significant impact to the environment. Further, the cannabis crop will be indoors (inside greenhouses) that will have carbon air filtration systems, and which should not generate measurable greenhouse gases. Further, the use of generators is prohibited except during emergency situations such as power outages.</p> <p>Less than Significant.</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
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. No Impact</p>	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>One function of the Property Management Plan – Hazardous Waste Management Plan is to identify and evaluate hazards associate with cannabis cultivation at the subject site. This includes analysis of cultivation, processing, storing and packaging as well as all other activities associated with the</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Environmental Protection Agency (EPA). Less Than Significant Impact.	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact	1, 3, 4, 5, 20, 22
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. Less Than Significant Impact.	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The eastern portion of the site is located in a Severe Fire Hazard Area (State Responsibility Area) and is mapped as Moderate to Very High Fire Risk. The applicant will adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. Less Than Significant Impact	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		According to the Property Management Plan – Storm Water Management Plan is designed to help protect the water quality of surface water and the storm water management systems managed by Lake County. The property contains Hill Creek, a perennial stream. No pesticides or fertilizers are permitted within 100 feet of this resource. The Plan includes measures to monitor and evaluate the performance of the plan, as well as ensure that all data and information is reported to the appropriate local agencies, such as the County of Lake. According to the plan, it would focus on the following: <ul style="list-style-type: none"> • <i>Protecting downstream water bodies from water quality degradation</i> • <i>Cultivation site, topsoil, fertilizer, and pesticide risks</i> • <i>How illicit discharges will be prevented</i> • <i>Downstream roads and bridges</i> • <i>Storm Water discharge to adjacent properties</i> • <i>Compliance with the Storm Water Management Ordinance of The Lake County Ordinance</i> • <i>Proposed Grading, Construction and post-construction best management practices, including Parameters and methodology of monitoring</i> <p><u>Pest Management</u> The Pest Management Plan submitted indicates:</p> <p>This section shall describe how cultivation and nursery permittees will comply with the following pesticide application and storage protocols:</p> <p>a. Complying with the California Food and</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>level at the time was 40 feet deep (no tests were performed). No other Well Completion Reports were located for the Project Property, which is normal for wells installed before the 1970s.</p> <p>Perdue Investments plans to use the "House Well" as the primary source of water for the proposed cultivation area, and the "Neighbor's Well" as the primary source of water for the proposed Processing Facility. Prior to establishing the proposed cultivation operation, new pumps with continuous water level monitors, will be installed in these wells. Before installing the new pump, samples will be collected from these groundwater wells and analyzed for Total Coliforms, E. coli, and a suite of standard groundwater contaminants.</p> <p>Irrigation water for the proposed cultivation operation, will be pumped from the well to four proposed 2,500-gallon water storage tanks located adjacent to the proposed cultivation area, via an HDPE water supply line.</p> <p>The water storage tanks will be equipped with float valves to shut off the flow of water from the well and prevent the overflow and runoff of irrigation water when full. An HDPE water supply line will be run from the water storage tanks to the irrigation systems of each greenhouse within the proposed cultivation area.</p> <p>The water supply lines will be equipped with redundant 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.</p> <p>The irrigation system of the proposed cultivation area(s) will be composed of PVC piping, black poly tubing, drip tapes/lines, and micro-spray emitters. Supplemental irrigation may be applied when needed by hand using garden hoses.</p> <p>A condition is added per Article 27 that requires a well recovery tests be run 'post approval'. These test(s) must show a sufficient aquifer recovery rate, or the permit would be revoked.</p> <p>Less than significant impact.</p>	
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of 			X		<p>The subject property contains Hill Creek a perennial stream. Article 27 of the Lake County Zoning Ordinance requires 100 feet of separation between any cultivation area and the top of a stream bank. The applicant shows adequate separation on the submitted site plans per Article 27.</p> <p>Less than Significant.</p>	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
general plan or noise ordinance, or applicable standards of other agencies?					<p>NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p>NOI -2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p>NOI-3: The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p>	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration. Less Than Significant	1, 3, 4, 5, 13
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, but will have the existing house convert to a farm labor quarters. Less than Significant Impact	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. No Impact	1, 3, 4, 5
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 any new 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, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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			See Response to Section V(a). Implementation of CUL-1 would reduce impacts to Less than Significant.	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			See Response to Section V(a). Implementation of CUL-1 would reduce impacts to Less than Significant.	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		According to the plan, the proposed use is anticipated to use an annual rate of 718,000 gallons of water to irrigate the plants. The site is served by an on-site well and septic system. Power is available to the site by overhead power lines on Clark Drive. Less than significant	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		See Response to Section XIX (a). Less Than Significant	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
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		See Response to Section XIX (a)(b). Less Than Significant	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. According to the Property Management Plan – Waste Management Plan 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. Less than Significant Impact.	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The applicant will chip and spread the cannabis waste on site. Less than Significant Impact.	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		The site is not located within a High Fire Risk area. The Kelseyville Fire District provides fire service to this site, and it appears that there are no fuel loads or escape routes that would be compromised by this proposal. Less than Significant Impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 entire site is flat. There are no other extenuating circumstances that appear to provide heightened risk of wildfire at this location. The surrounding area is manicured (orchards and vineyards), and there are no obvious fuel sources in this area. Less than Significant Impact.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 site is well positioned to evacuate in the event of a wildfire. Holdenreid Road is already paved, and no further improvements appear necessary to enable this proposed use at this location. Less than Significant Impacts.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 site is flat. There is little chance of risks associated with post-fire slope runoff, instability or drainage changes given the flat slope containing the project site. Less than Significant Impact	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 Commercial Cannabis Cultivation in previously disturbed area, however the degree of disturbance does not rise to the level of allowing a Categorical Exemption for this property; thus the Initial Study was required and has been provided. The probable impact to biological resources is negligible given the Biological Assessment undertaken for this site. 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 herein.	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Cultural and Tribal Resources, Hazards & Hazardous Materials and Noise. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	All

35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District
38. Site Visit – January 15, 2019