



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

AMENDED ON OCTOBER 4, 2018

Previous Initial Studies: 2/16/2018 & 3/16/2017

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 18-10 (FORMALLY KNOWN AS IS 17-23)

1. **Project Title:** Commercial Lavender and Chamomile Farm and the Cultivation of Commercial Cannabis
2. **Permit Number:** Major Use Permit, UP 16-08 (Lavender & Chamomile)
Major Use Permit, UP 18-06 (Cannabis)
Early Activation, EA 18-02 (Cannabis)
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Mark Roberts, Associate Planner (707) 263-2221
5. **Project Location(s):** 8959 Wight Way, Kelseyville, CA 95451
APN: 007-036-02 (Project Parcel)

APN: 007-035-05; 007-035-10; 007-035-11; 007-035-12, (Private Easement Shared Access Only)
6. **Project Sponsor's Name/Address:** Michael Donygan
8959 Wight Way
Kelseyville, CA 95451
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL-WW-B5" Rural Lands – Waterway –Special Lot Size/Density
9. **Supervisor District:** District Five (5)
10. **Flood Zone:** "X" – Not located in a flood zone and/or special flood hazard area
11. **Slope:** Relatively Flat to Moderately Steep

- 12. Fire Hazard Severity Zone:** Moderate to High Severity Zone
- 13. Earthquake Fault Zone:** Not within Fault Zone
- 14. Dam Failure Inundation Area:** Not located within Dam Failure Zone
- 15. Parcel Size:** Approximately 140 Acres
- 16. 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 is requesting approval of the following Major Use Permits.

Major Use Permit, UP 16-08 (Commercial Lavender & Chamomile Farm)

The applicant is requesting approval of a Major Use Permit to operate a Commercial Lavender & Chamomile Farm on a 140 acre parcel. The farm would cultivate and produce lavender and chamomile essential oils and herbal remedies onsite which would occur year around. The Lavender and Chamomile would be grown within the proposed greenhouse and outside as well. The locations of the outdoor crop would vary depending on crop rotation.

According to the applicant the cultivation of the Lavender and Chamomile would occur year around, except when the commercial cultivation of cannabis would occur which general takes place September through October.

Major Use Permit, UP 18-06 (Cannabis)

The applicant is requesting approval of a Major Use Permit for the Commercial Cultivation of Cannabis. The applicant would have a 12,000 square foot area known as the nursey area which would house immature cannabis plants. Once the immature cannabis plants became mature they would be transported to the main grow area, known as the grow area. The main grow area is approximately 41, 999 square feet in size. Therefore, the overall max canopy is 43, 560 square feet in size and the maximum cultivation area is 65,000 square feet in size.

According to the applicant the cultivation of the cannabis (cutting, trimming, drying and packing, etc.) would occur during the months of September and October. Please note, the applicant would not be manufacturing cannabis and/or extracting cannabis, including its byproducts.

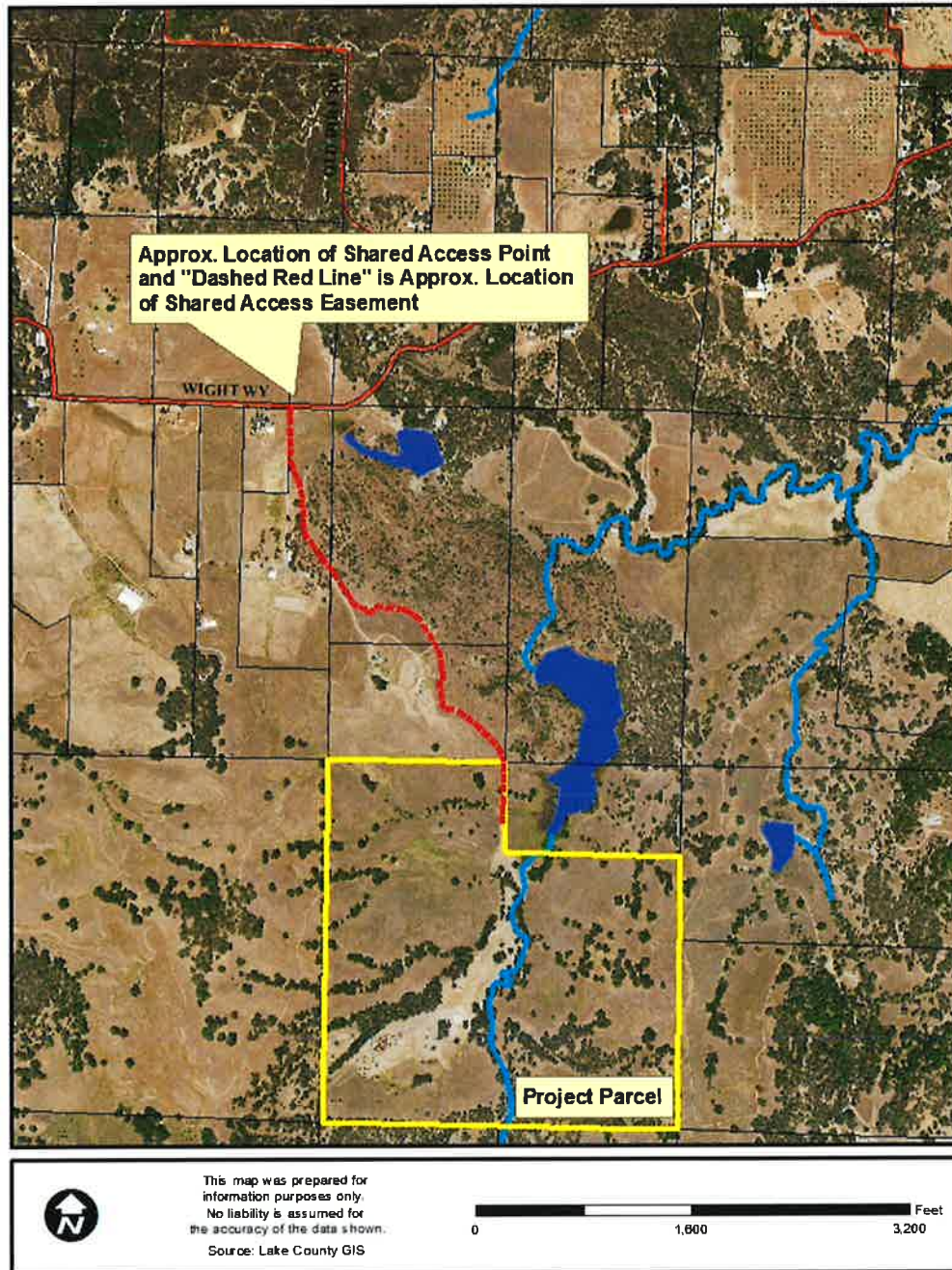
The proposed hours of operation Lavender/Chamomile and Cannabis Operation would be Monday through Sunday 8:00AM to 5:00PM and Saturday's 9:00Am to 1:00PM. During normal hours of operation, there would be approximately two (2) employees and during peaks hours (harvesting Lavender/Chamomile, prepping for drying and production of remedies) of the operation there would be approximately three (3) to five (5) employees. The proposed project would not be open to the general public, and all products would be shipped out. All shipment would be done through the use of a delivery service and only small vehicle would be used, such as sprinter vans. All large delivery and shipping vehicle would be prohibited.

The property is currently developed with a Manufactured Home, approximately 2,300 square feet in size, an 800 square foot utility shed and a 2,400 square foot barn. The applicant is proposing to install four (4) engineered greenhouses that are 2,400 square foot each for a total of 9,600 square foot of greenhouses space and a 9,500 square foot addition to the existing barn. The applicant is also proposing to install five (5) 10,000 gallon water tanks, two (2) – 5,000 gallon water storage and an 8'x15" storage shed.

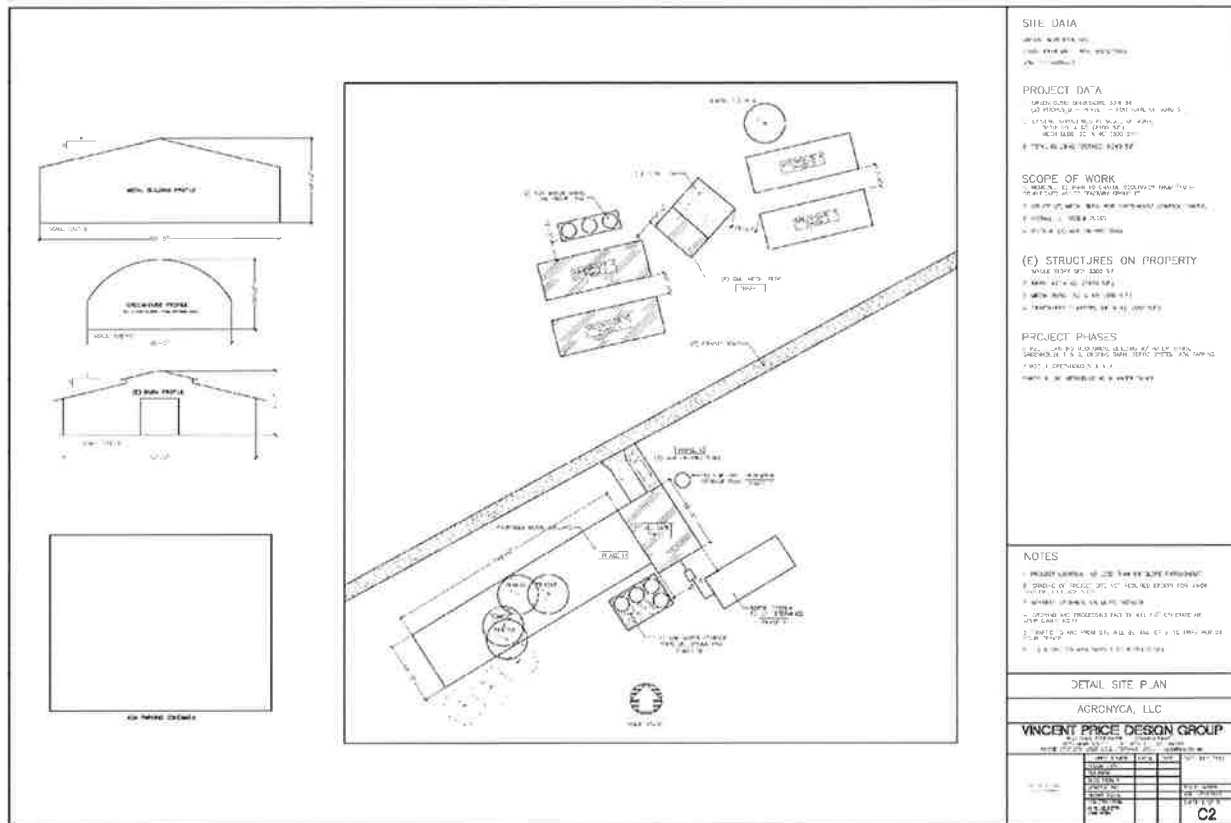
The greenhouses would be used to cultivate the lavender and chamomile and the existing barn with the proposed addition would be used as an office, drying and preparation room for production and processing of the lavender and chamomile essential oil/remedies, as well as the trimming, drying and packing of cannabis.

SEE NEXT PAGE FOR VICINITY MAP

VICINITY MAP

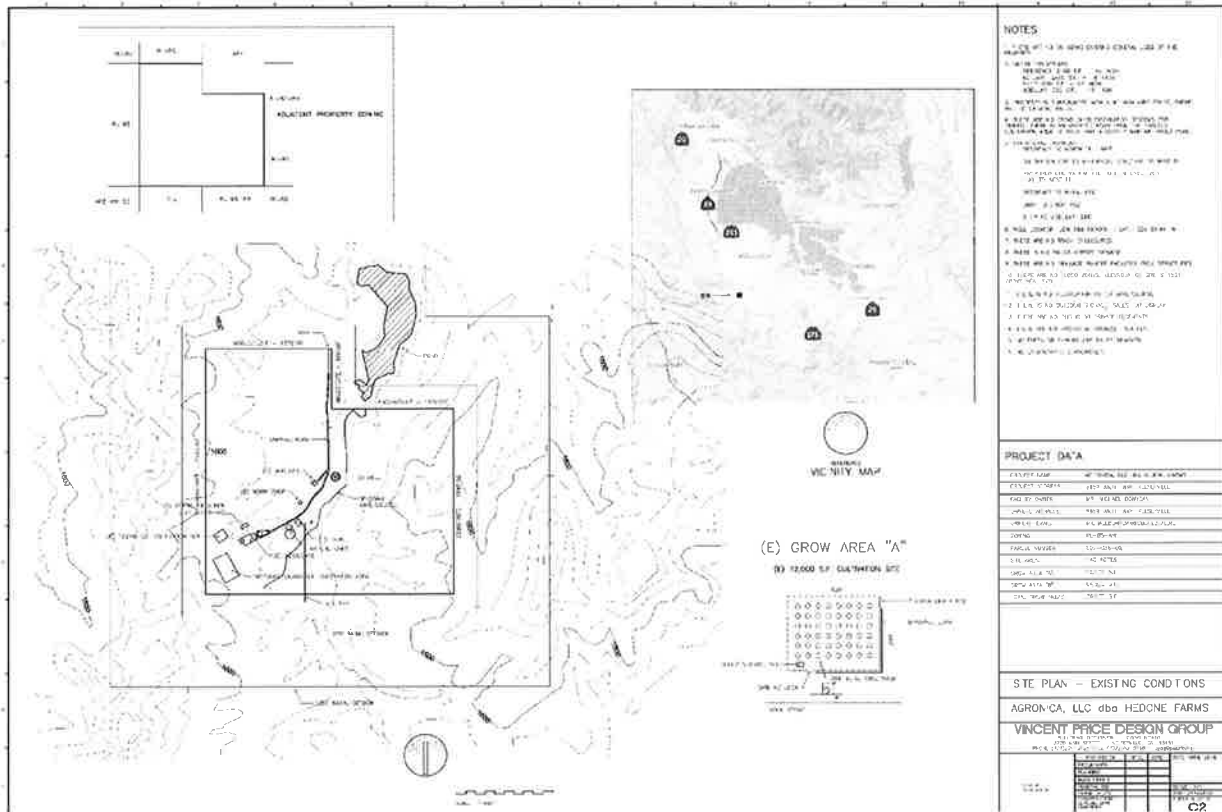


PROPOSED LAVENDER & CHAMOIMILE PLANS

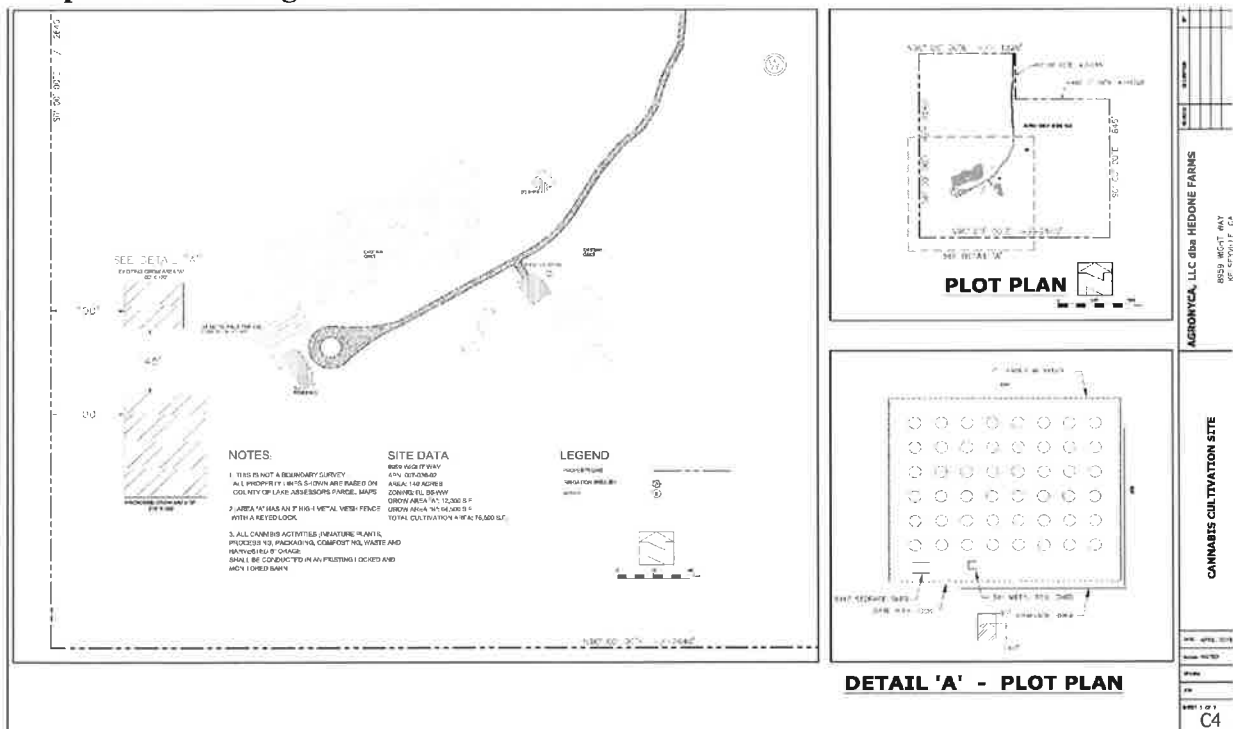


PROPOSED COMMCEIAL CANNABIS PLANS

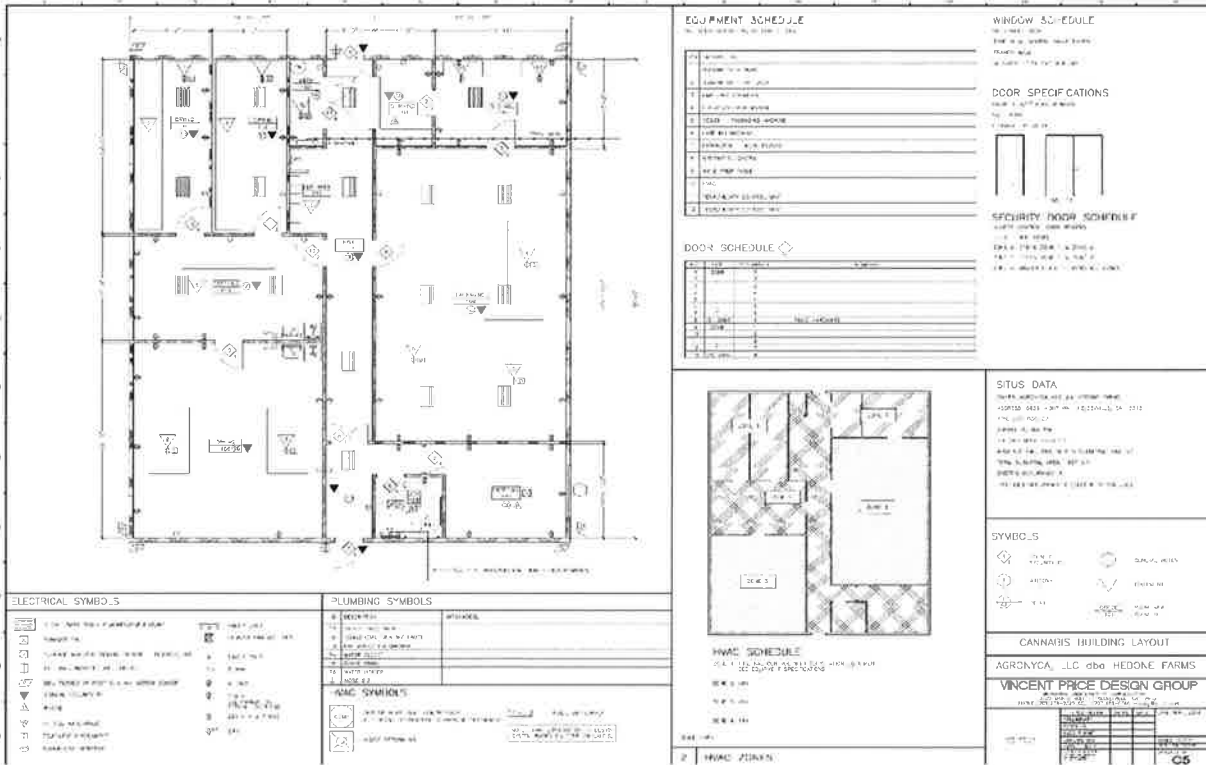
Existing Site Plan Conditions



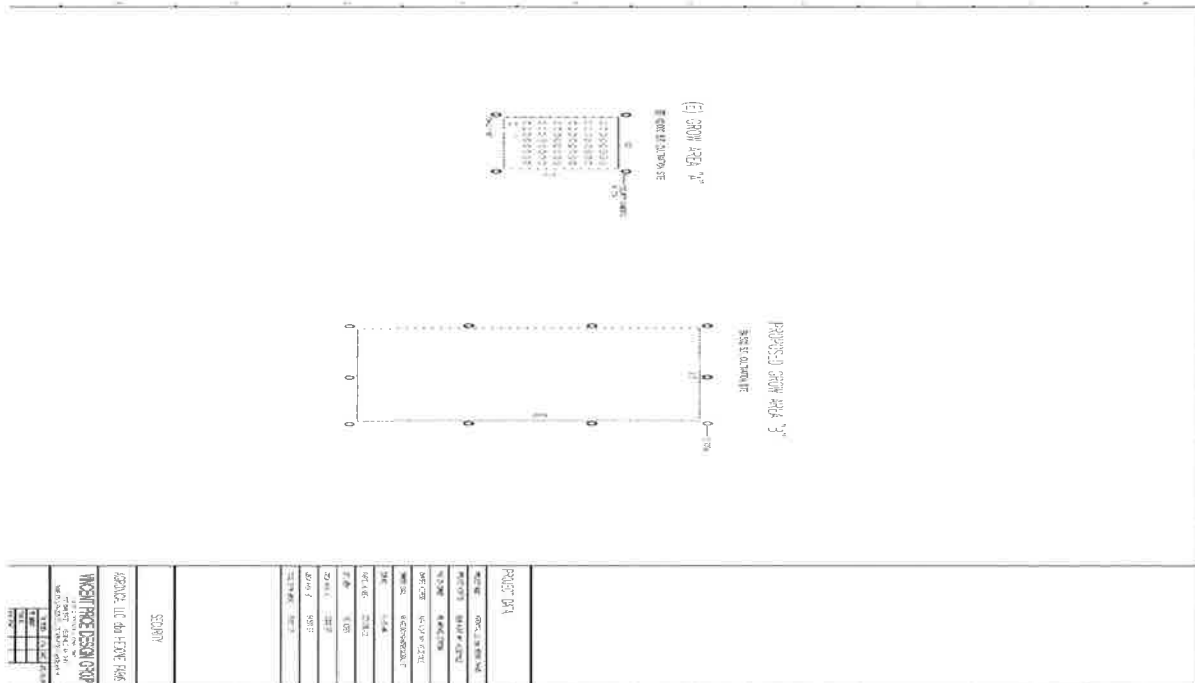
Proposed & Existing Cannabis Cultivation Site



Proposed Processing Facility for Lavender/Chamomile and Commercial Cannabis
(Please Note: According to the applicant the cultivation of the Lavender and Chamomile would occur year around, except when the commercial cultivation of cannabis would occur which general takes place September through October)



Proposed Security Plan for Cannabis Grow Area



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

North: "RL" Rural Land; "RR" Rural Residential and "A" Agricultural. Parcel sizes range from approximately 1 to 140 acres in size.

South: "RL" Rural Land, "RR" Rural Residential. Parcel sizes range from approximately 6 to 190 acres in size.

East: "RL" Rural Land, "A" Agricultural and "TPZ" Timber Preserve Zone. Parcel sizes range from approximately 75 to 300 acres in size.

West: "RL" Rural Land and "TPZ" Timber Preserve Zone. Parcel sizes range from approximately .20 to 195 acres in size.

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

- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Department of Public Services
- Lake County Agricultural Commissioner
- Lake County Sheriff Department
- Kelseyville Fire Protection District
- Central Valley Water Resource Control
- North Coast Regional Water Quality Board
- California Department of Forestry & Fire Protection (Calfire)
- California Department of Fish & Wildlife (DFW)
- California Department of Cannabis Control
- California Department of Food and Agricultural
- 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 checked="" type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Land Use / Planning</u> | <input type="checkbox"/> <u>Transportation / Traffic</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 checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> | | |

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:
Mark Roberts, Associate Planner


SIGNATURE

Date: October 4, 2018

Michalyn DeIValle - Director
Community Development Department

SECTION 1

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The project site is located on a parcel with slopes from approximately 0% to greater than 30%. The project parcel is located approximately one (1) mile off a right-of-way assessment easement with no restrictions according to Deed of Trust - Document # 2016005780, which is accessible from Wight Way.</p> <p>Scenic vistas within the vicinity of the project site include mountain view shed, hillside landscape, agricultural and pastoral settings and riparian and natural resource areas. However, the project is not located with a scenic vista.</p> <p>The proposed use is located off of Wight Way and according to the General Plan and Area Plan it is not located within a Scenic Vista. However, the proposed use is setback back off of Wight Way approximately one (1) mile and would be designed and sited in a manner that would not obstruct views of the natural features and scenic resources in the area, consistent with County policies for preserving scenic resources. Also, the topography and natural vegetation would act as a natural screen.</p> <p>The applicant shall adhere to all requirements and regulations in the Lake County General Plan, the Kelseyville Area Plan and the Lake County Zoning Ordinance. Impacts to scenic vistas would be less than significant</p>	1, 2, 3, 4 34, 35, 36
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>See Response to Section I(a)</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4 34, 35, 36
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		<p>The proposed use would be constructed on a developed site within a rural area of Lake County. The surrounding parcels are undeveloped and developed with single family, ranches and agricultural uses. Also the project parcel is shielded from view from existing vegetation along Wright Way and is located approximately one (1) off of Wight Way. Therefore, the proposed use would not substantially degrade the existing visual character or quality of the site and surrounding area. Less Than Significant.</p>	1, 2, 3, 4 34, 35, 36
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 is not anticipated to create additional light or glare. Non-glare paints shall be required to be used on the structure. If the applicant wishes to install lighting at a future date, the applicant must adhere to the following: Less Than Significant with Mitigation Incorporation</p> <p>Mitigation Measures: AES-1: All greenhouses shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies.</p> <ul style="list-style-type: none"> Applicant shall submit a Blackout Film/Materials Plan to the Community Development Department for review and approval prior to issuance of any permits. <p>AES - 2: A Lighting Plan shall be submitted to the Community Development Department for review and approval prior to issuance of any permits for any proposed phase.</p> <ul style="list-style-type: none"> All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darksky.org and provisions of section 21.41.8 of the Zoning Ordinance. All lights used for cannabis, including indoor and/or mixed light cultivation shall be fully contained within structures or otherwise shielded to fully contain any light or glare involved in the cultivation process. Artificial light shall be completely 	1, 2, 3, 4 34, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					shielded between sunset and sunrise. • Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed.	
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	The proposed site does not contain farmland. The project has been uses for agricultural uses in the past but currently does not contain an agricultural use. According to the Farmland Mapping and Monitoring Program. The project site is designated as "Grazing Land". Uses immediately surrounding the site include single family residences and agricultural uses. No impacts to farmland would occur with construction of the proposed project. No Impact.	1, 2, 3, 5, 6, 7
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		As proposed, the project will not impact agricultural uses or Williamson Act contracts. The project site is zoned "RL-WW" Rural Lands - Waterway and does not contain Williamson Act contracts. Uses surrounding the project site consist of undeveloped and developed parcel with residential dwelling units and agricultural uses located in the "APZ" Agricultural Preserve Zone, "RL" Rural Lands and "RR" Rural Residential. Further, upon issuance of a Major Use Permit the proposed project would be in conformance with the Lake County Zoning Ordinance. Less than Significant	1, 2, 3, 5, 6, 7
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X		The project site is zoned "RL-WW-B5" Rural Lands – Waterway –Special Lot Size/Density and is not zoned for forestland or timberland. However, according page 5 of the Biological Report dated November 21, 2017 there are two (2) unnamed intermittent watercourses located the on the project parcel, juts North and South of the Biological Survey Area (BSA) and two (2) ephemeral watercourses drain to the south at the southern edge of the BSA. These hydrological connected to Kelsey Creek, thence Clear Lake. Less than Significant	1, 2, 3, 5, 6, 7
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X		See response to Section II (a) (b) and (c). The project would not result in the loss or conversion of forest land to a non-forest use. Less than significant.	1, 2, 3, 5, 6, 7
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X		As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. Less than Significant	1, 2, 3, 5, 6, 7
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has the potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of vegetation removal, grading, vehicular traffic, including small delivery vehicles and use of construction equipment. Construction of the project would take place over a short period of time and would be temporary, which would not result in significant air quality impacts. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than	1, 2, 3, 4, 13, 16, 17, 25, 27, 32, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>significant.</p> <p>According to the Property Management Plan for Agronyca, LL (dba Hedne Farms), the plan identified three (3) specific goals:</p> <ul style="list-style-type: none"> Minimize building occupants exposed to indoor air containments and particulates that me be harmful to their health, including areas where cannabis plants may be dried, cured, packaged and ship To mitigate the amount of air pollution and particulates that are generated and emitted by the applicant while cultivating cannabis. To mitigate the amount of air pollution and particulates that are generated and emitted during the build out expansion of Hedone Farms Cultivation facility. <p>According to the Air Quality Management Plan, the applicant would monitor and documents the performance of the Air quality. Specifically levels of CO2, Ozone and Sulfur (in the event of emergency pesticide application) generated and emitted by the applicant would be measured as to establish benchmarks for performance. On an annual basis, the applicant would review all documentation pertaining to the performance of the Air Quality Management Plan as to determine if the amount of levels of air pollution are with acceptable tolerance and/or levels or if additional mitigations are needed.</p> <p>According to the Property Management Plan, odors from the processing facility where cannabis is handled, dried, cured, processed and packaged would be installed with in-line fans that have been coupled with activated carbon filters to help reduce potential cannabis odors. Once the processing has been completed, the rooms would be thoroughly clean to help reduce any potential remaining odors and the applicant would keep an accurate log and/or records on any repairs or replacements of ventilations and odors equipment.</p> <p>According to the Property Management Plan, the applicant would install apparatus required for the successful implementation and operation of the Air Quality Management Plan prior to operations. All employees, would be trained in all Standard Operating Procedures that pertain to the Air Quality Management Plan before beginning their shifts.</p> <p>According to the Property Management Plan, the following Best Management Practices for indoor air quality would be implemented as applicable for the maintenance and/or renovation activities.</p> <ul style="list-style-type: none"> HVAC Protection Source Control Pathway Interruption House Keeping Scheduling <p>Less Than Significant with Mitigation Incorporation</p> <p><u>Mitigation Measures:</u></p> <p>AQ-1: Work practices are required in order to minimize vehicular and fugitive dust during the wireless communication facility development and management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p> <p>AQ-2: All Mobile diesel equipment used for construction and/or maintenance must be compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air toxic Control Measures for CI engines.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>AQ-3: Vegetation that is removed for development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to residential areas, chipping and/or mastication is recommended for the majority of the brush removal.</p> <p>AQ-4: Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p> <p>AQ-5: 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 -6: The Cultivation of Commercial Cannabis is subject to AB 2588 Air Emission Inventory requirements administrated by the Lake County Air Quality Management District. Therefore, 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-7: Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall submit an <u>Odor Control Plan</u> to the Lake County Air Quality Management District, apply for and receive a temporary permit, and apply for an Authority to Construct permit.</p> <p>AQ -8: 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-9: The use of White Rock is prohibited for any road surfacing, including parking areas as it breaks down and would create excessive dust.</p> <p>AQ-10: The applicant shall submit an <u>Asbestos Notification Form</u> to the Lake County Air Quality Management District (LCAQMD) for any remodeling and/or demolition.</p> <ul style="list-style-type: none"> <i>The National Emissions Standards for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for major renovations and all demolitions. A complete survey includes inspection of attic spaces, crawl spaces, areas with pipes or heating ducts and equipment.</i> <i>An Asbestos Notification (with complete survey and lab report) must be submitted to the Lake County Air Quality Management District at least fourteen (14) days prior to beginning any renovations or demolition work. If regulated asbestos is found, the facility must be abated prior to demolition or renovation (where asbestos may be disturbed).</i> 	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			<p>See Section III (a) above. Less Than Significant with Mitigation Incorporation</p> <p>Mitigation: Implement MMs AQ-1 through AQ-4.</p>	1, 2,3, 4, 13, 16, 17, 25, 27, 32, 34, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X	The County of Lake is in attainment of state and federal ambient air quality standards. No Impact.	1, 2,3, 4, 13, 16, 17, 25, 27, 32, 34, 35, 36
d) Expose sensitive receptors to substantial pollutant concentrations?		X			Sensitive receptors in the area include adjacent residents. As described in Section III (a) above, with implementation of mitigation measures air quality impacts are anticipated to be less than significant.	1, 2,3, 4, 13, 16, 17, 25, 27, 32, 34, 35, 36
e) Create objectionable odors affecting a substantial number of people?		X			The proposed use is a Commercial Lavender & chamomile Farm may create objectionable odors. As described in Section III (a) above, with implementation of mitigation measures air quality impacts are anticipated to be less than significant. Mitigation: Implement MMs AQ-1 through AQ-10.	1, 2,3, 4, 13, 16, 17, 25, 27, 32, 34, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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>A Biological Assessment was done by NCRM (dated November 21, 2017) for the project area. The project area is situated at approximately 1,600 feet above sea level and within a Valley Oak Woodland Habitat Area Access to the study area is from a drive way that runs through the property beginning on the northern most boundary and runs south eventually curving west up to the main residence. The study area is approximately 1,300 feet south of the northern edge of the driveway. The driveway bisects the study area. The project area is also lies in the middle of two intermittent streams that drain to Kelsey Creek, which drains northward into Clear Lake. The project encompasses approximately 2.7-acres but an area of approximately 5-acres was reviewed. (<i>Figure 2-Biological Study Area</i>).</p> <p><u>Purpose:</u> The purpose of the Biological Assessment is to review the biological resources present, or potentially present, and to determine the potential impacts to the biological resources resulting from the proposed development. The Biological Assessment is prepared in accordance with legal requirements found in Section 7 (a)(2) of the Endangered Species Act (16 U.S.C. 1536(c) and to meet the needs of the Lake County Planning Department. (<i>Biological Study, Page 4</i>).</p> <p><u>Survey Method:</u> "A general botanical site survey was conducted by NCRM Senior Botanist, Estelle Clifton on February 18, 2017. Follow up site botanical site visits were conducted by Botany Technician Quinn Radford on May 4th, 2017 and June 30th, 2017. A general biological survey was conducted by Senior Wildlife Biologist, Stephanie Martin on June 30th, 2017. A general observation and visual search of the project area and the immediate vicinity was utilized to determine the botanical, fish, and wildlife species present, the potential for the listed sensitive species to occur, and any potential impacts to those biological resources. Surveys however are limited to the year, climate, seasonal timing in which they were conducted" (<i>Biological Study, Page 4</i>).</p> <p>"Walking transects" were not mapped, as they covered the majority of the project area, and most of the property. Survey coverage varied proportionately with special habitat elements. Walking transects were along riparian and woodland areas, searching for wildlife species, nest trees, cavities, plucking posts, white wash, pellets, trails, burrows, and scat. Special habitat elements examined included large trees, a pond, and seasonal stream channel, especially as they relate to species found in <i>Tables 1a</i> and <i>1b</i>. Species noted in <i>Table 2</i>, were detected by observation, and in some cases, vocalizations". (<i>Biological Study, Page 4</i>).</p> <p>Additional sources of information reviewed, before field surveys, include aerial photos, GIS maps, and the following database programs. The Northern Spotted Owl (NSO) Database was queried for the Biological Assessment Area. Both the United State Fish and Wildlife Service (USFWS) database and the California Department of Fish and Game Natural Diversity Data Base (CNDDB) were queried for special status (Rare, Endangered, Threatened, or Species of Special Concern) wildlife species within the Lakeport, Lucerne, Clearlake Oaks, Highland Springs, Kelseyville, Clearlake Highlands, Asti, The Geysers, and Whispering Pines 7.5' U.S.G.S. Quadrangles". (<i>Biological Study, Page 4</i>).</p> <p><u>Biological Setting:</u> The project area appears to consist of land historically used for grazing. The study area is mainly made up of non-native perennial grasses with a low density of native forbs mixed in. Along the margins of the project area footprint no habitats were found to correlate to published sensitive</p>	1, 2, 3, 4, 10, 11, 12, 13, 33, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>community types. The over-story oak observed was Valley Oak (<i>Quercus lobata</i>). Common species in the understory and surrounding area were made up of:</p> <ul style="list-style-type: none"> • Soft Chess (<i>Bromus hordeaceus</i>) • Ripgut Brome (<i>Bromus diandrus</i>) • Little Rattlesnake Grass (<i>Briza minor</i>), • Italian rye grass (<i>Festuca perennis</i>). • Several dense to scattered patches of herb-dominated wildflower field were identified dominated by Tidy-Tips (<i>Layia platyglossa</i>), Blow Wives (<i>Achyrrachaena mollis</i>), Bluegrass (<i>Poa bulbosa</i>) and Little Quaking Grass (<i>Briza minor</i>) in areas of heavy clay soil <p>Water-Courses: According to the Biological Assessment dated November 21, 2017 there are two (2) unnamed intermittent watercourses are present just north and south of the BSA (Biological Survey Area) and two (2) ephemeral watercourses drain to the south at the southern edge of the BSA. These waters are hydrologically connected to Kelsey Creek, thence Clear Lake</p> <p>However, the <u>project area is not within</u> the boundaries of any designated Habitat Conservation Plan and/or other area designated as part of the Natural Community Conservation Planning Act. USFWS wetland mapper does include the intermittent stream in their on-line maps and wetland indicator species were found to be dominant within the stream channel and along its banks</p> <p>Sensitive Species and Habitat Concerns According to the Biological Assessment dated November 21, 2017 there are sensitive, or special status, fish, wildlife, and botanical species are those listed as Rare, Endangered, Threatened, Sensitive, or Species of Special Concern, by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), California Native Plant Society (CNPS), California Department of Forestry (CDF), Bureau of Land Management (BLM), the U.S. Forest Service (USFS), or National Marine Fisheries Service (NMFS). To determine the potential for special species to occur within the general project area, topographical maps, aerial photographs, and queries of the following database programs were reviewed:</p> <ul style="list-style-type: none"> • California Natural Diversity Database (CNDDB) • United State Fish & Wildlife Service (USFWS) • California Cooperative Anadromous Fish & Habitat Data Program (Calfish) <p>Wildlife Species: The database queries reported a total of eighteen (18) sensitive wildlife species that may have some potential to occur within or near the project area (Refer to <i>Table 1a of Biological Report</i>). Of the 18 reported wildlife species, only two (2) were observed at the project area. They are as follows:</p> <ul style="list-style-type: none"> • White-Tailed Kite (<i>Elanus leucurus</i>) and • Golden Eagle (<i>Acquila chrysaetos</i>). <p>Four (4) additional wildlife species have some potential to occur, as somewhat suitable habitat exists within or near the project area, these species may include the following:</p> <ul style="list-style-type: none"> • Purple Martin (<i>Progne subis</i>). • Townsend's Big-Eared Bat (<i>Corynorhinus townsendii</i>) • Pallid Bat (<i>Antrozous pallidus</i>) • American Badger (<i>Taxidea taxus</i>) 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>There were numerous wildlife species that are directly related to the presence of forested habitat but were discounted from having the potential to occur or be impacted by the project due to the lack of forested habitat on or near the project. Thus, there are thirteen (13) wildlife species that have little to no chance of occurring, due to the lack of suitable habitat within or near the project area. This includes the federally listed northern spotted owl (<i>Strix occidentalis caurina</i>) and the western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>), both of which have nearest known locations over 2-miles from the project, but for which there is no existing habitat on the project area. Additionally, the project reach of the intermittent stream is not included within the Central California coast DPS steelhead (<i>Oncorhynchus mykiss</i>). Thus, no direct or indirect effects would occur to federally designated Critical Habitat.</p> <p><u>Plant Species:</u></p> <p>The database queries reported a total of seventy-four (74) special status plant species within the vicinity of the project area (Refer to <i>Table 1b</i>). <u>However, during the site assessment, one (1) listed species was observed; the <i>Leptosiphonjepsonii</i>.</u></p> <p>Of the 74 species in the scoping list, 24 were identified as having <u>potential habitat</u> within the project area and two (2) listed plant community were observed; the Wildflower Field and Valley Oak Woodland. No other listed special status community was identified within the BSA</p> <p>However, due to the project causing a physical disturbance to habitat, the project will be subject to the Fish and Wildlife filing fee. This fee is used to defray the costs of managing and protecting California Fish and Wildlife resources.</p> <p>All potential environmental impacts existing and potential sensitive species have been reduced to less than significant with the following Mitigation Measures.</p> <p>Mitigation Measures:</p> <p><u>BIO -1:</u> This use permit approval shall not become effective, operative, vested or final until the California Department of Fish and Wildlife filing fee required or authorized by Section 711.4 of the Fish and Wildlife Code is submitted by the property owner to the Community Development Department. Said fee shall be paid within 30 days of approval. Failure to pay said fee by the specified deadline shall result in this use permit automatically becoming null and void.</p> <p><u>BIO-2:</u> Prior to issuance of building permits, a pre-construction survey shall be conducted during the nesting season (February 15th through August 15th) prior to vegetation removal and/or noise impacts to ensure White-Tailed Kites are not nesting in the BSA boundary. If nesting White-tailed Kites is documented, consultation with California Department of Fish & Wildlife shall take place and a no-impact buffer zone shall be put into place until the nest has been determined to have fledged or failed by a biologist (<i>Biological Survey, NCRM, and November 21, 2017</i>).</p> <p><u>BIO-3:</u> Applicant shall avoid the nesting period from May 1 through August 15 to reduce potential impacts to nesting purple martins. However, if vegetation removal work is required to begin prior to August 15, applicant shall have a qualified Biologist/Ornithologist visit the site to determine if any active nest are present.</p> <p><u>BIO-4:</u> The applicant shall consult with the California Department of Fish & Wildlife (CDFW) if any roosting bats are discovered during development.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>BIO-5: In order to reduce potential impacts to nesting birds, the applicant shall work within a limited construction and/or developing period during the nesting period (February 15 to August 15). The applicant shall complete the following if construction and/or development occurs during the nesting period.</p> <ul style="list-style-type: none"> • <i>A nesting bird survey by a qualified profession shall take place at least once before any vegetation disturbance or removal takes place.</i> • <i>A qualified biologist shall survey the areas of impact no more than three days prior to impact or removal if done within the nesting season.</i> • <i>Any active nests should be protected with a 50 to 100-foot buffer (species dependent) or exclusion area until the nest is no longer active</i> <p>BIO-6: The applicant construct a exclusionary zone around the <i>Jepson's Leptosiphon</i> population to protect this species and/or individual from any clearing, structures or heavy machinery operations that may be part of the development process.</p> <p>BIO 7: Prior to the issuance of permits, the applicant shall submit an Oak Mitigation Plan to the Community Development Department. Said plan shall include the following:</p> <ul style="list-style-type: none"> • <i>Valley Oak Trees removed shall be replaced at a 3:1 ratio (three mitigation trees for every one removed).</i> • <i>A maintenance and monitoring plan shall be developed to ensure successful establishment of mitigation valley oak trees. The plan shall require monitoring for 7 years and shall include the replacement of oak mitigation trees that become diseased or die during the monitoring period. Any replacement trees shall be monitored for a total of 7 years commencing from their planting date.</i> • <i>Removal of other oaks in the vicinity of the project shall be prohibited without County approval.</i> <p>BIO-8: The applicant shall preserve existing vegetation where not otherwise specified for removal, which consists of native tree species.</p> <p>BIO-9: The applicant shall ensure to use only previously disturbed areas for staging materials and/or equipment. No areas shall be newly developed for the purpose of staging.</p> <p>BIO 10: The applicant shall preserve and/or avoid existing vegetation not otherwise specified for removal, which consist of native tree species.</p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>According to the Biological Assessment dated November 21, 2017, the project area (area to be developed) is not located within the boundaries of any designated Habitat Conservation Plan and/or other area designated as part of the Natural Community Conservation Act. Additional, the United States Fish and Wildlife Service (USFWS) wetland mapper does include the intermittent stream on their inline maps and wetland indicator species were found to be dominant with the stream channel and along it bank.</p> <p>However, since the proposed use is not located within the any boundaries of any designated Habitat Conservation Plan and/or other area designated as part of the Natural Community Conservation Act, including a designated wetland area the proposed would not have an adverse effect on any riparian habitat or other sensitive natural community. Less than Significant</p>	1, 2, 3, 4, 10, 11, 12, 13, 33, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		See Response to Section IV (a) (b). Less than Significant	1, 2, 3, 4, 10, 11, 12, 13, 33, 35, 36
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		The limited size of the project area along with the existing site improvements negates any impacts on fish or wildlife. Additionally, there are no recorded wildlife corridors or native wildlife nursery sites on the project property. Less than Significant.	1, 2, 3, 4, 10, 11, 12, 13, 33, 35, 36
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X			This project would not conflict with any local policies or ordinances that protect biological resources. Less than Significant with Mitigation. This project could result in the removal of native vegetation. According to Section 21083.4 of the California–Public Resources Code states that if a county determines that there may be a significant effect to oak woodlands; mitigation measures must be put in place in order to alleviate the impact created through the conversion of oak woodlands. Therefore, the applicant shall adhere to the following. Mitigation: Implement MMs BIO-1 through BIO-10	1, 2, 3, 4, 10, 11, 12, 13, 33, 35, 36
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	No special conservation plans have been adopted for this site and no impacts are expected. No Impact.	1, 2, 3, 4, 10, 11, 12, 13, 33, 35, 36
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X			<p>A Cultural Resources Evaluation was conducted for the subject parcel involved with this proposal by John. W. Parker of Archaeological Research on September 30, 2016. The purpose of the evaluation was to locate, describe, and evaluate any archaeological or historical resources that may be present within the project area. The back ground research indicated that 8 prehistoric sites had been recorded within 1 mile of the project; however no cultural resources had been recorded within ½ mile of the project. Also, the back ground check did not discover any historic or prehistoric cultural resources within the project area.</p> <p>The field investigation discovered four (4) isolated pieces of chipped stone (remnants of prehistoric tools) as well as one isolated piece of historic ranch hardware. These items were all isolated and do not constitute a “significant” historic resource as defined in the California Public Resource Code. As no other historic or prehistoric materials were found, it has been determined that there are no significant historic resources with the project area. Less Than Significant.</p> <p>However, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)].</p> <p>Mitigation Measure: CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during vineyard development, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to</p>	1, 2, 3, 4, 10, 11, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					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.	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See Response to Section V (a).	1, 2, 3, 4, 10, 11, 33
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			See Response to Section V (a).	1, 2, 3, 4, 10, 11, 33
d) Disturb any human remains, including those interred outside of formal cemeteries?		X			See Response to Section V (a).	1, 2, 3, 4, 10, 11, 33
VI. GEOLOGY AND SOILS <i>Would the project:</i>						
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X		<p><u>Earthquake Faults</u> The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All construction is required to be built consistent with Current Seismic Safety construction standards.</p> <p><u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable.</p> <p>According to the Property Management Plan their Storm Water Pollution Prevention Plan (SWPPP) is designed to comply with California's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order No. 2009-0009-DWQ as amended in 2010 and 2012 (NPDES No. CAS000002) issued by the State Water Resources Control Board (State Water Board). Their SWPPP has been prepared following the SWPPP Template provided on the California Storm Water Quality Association Storm Water Best Management Practice Handbook Portal Construction (CASQA, 2012). In accordance with the General Permit this SWPPP is designed to address the following:</p> <ul style="list-style-type: none"> • Pollutants and their sources, including sources of sediment associated with construction site erosion and other activities associated with construction activity are controlled; • Where not otherwise required to be under a Regional Water Quality Control Board (Regional Water Board) permit, all non-storm water discharges are identified and either eliminated, controlled, or treated; • Site BMPs are effective and result in the reduction or elimination of pollutants in storm water discharges and authorized non-storm water discharges from construction activity to the Best Available Technology/Best Control Technology (BAT/BCT) standard. <p>Less than Significant with the incorporated Mitigation Measures</p> <p>Mitigation Measures: GEO-1: Prior to obtaining the necessary permits and/or approvals for any phase, the applicant shall submit <u>Grading and Erosion Control Plans</u> to the Community Development Department for review and approval.</p>	1, 2, 3, 5, 6, 9, 11, 12, 14, 15, 17, 18, 21, 26, 27, 29, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> <i>Said Plan 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 of the Lake County Code.</i> 	
b) Result in substantial soil erosion or the loss of topsoil?			X		<p>Grading activities associated with project development have the potential to result in substantial erosion and loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project is as follows:</p> <p><u>Asbill Clay Loam (103/104)</u>: 5 to 15% slopes. This moderately deep, well-drained soil is on hills. The permeability is slow with effective rooting depth of 20 inches and the hazard of erosion is moderate. The soil is calcareous throughout. The shrink-swell potential is high.</p> <p><u>Skyhigh-Asbill Complex (207)</u>: 8 to 15% slope. This map unit is on hills. The vegetation is mainly annual grassed and oaks with scattered shrubs. The soil is moderately deep and well drained. The permeability is slow with a water capacity of 3 to 7 inches. The effective rooting depth is 20 to 40 inches. The surface runoff is rapid and the hazard of erosion is moderate with a high shrink well potential.</p> <p><u>Skyhigh—Sleeper-Millsholm Association (210)</u>: 8 to 15% slope. The map unit is on hills. The vegetation is mainly oaks and annual grasses. The soil is located on intermediate, lower side slopes, upper side slopes and hill tops. The soil is moderately deep and well drained with slow to moderate permeability. Effective rooting depth is 20 to 40 inches. The surface runoff is rapid and the hazard of erosion is moderate.</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 of the Lake County Code. Less Than Significant</p>	1, 2, 3, 5, 6, 9, 11, 12, 14, 15, 17, 18, 21, 26, 27, 29, 35, 36
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 "generally stable" and there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. See Response to Section VI (a); Less than Significant with the incorporated Mitigation Measures</p>	1, 2, 3, 5, 6, 9, 11, 12, 14, 15, 17, 18, 21, 26, 27, 29, 35, 36
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		<p>The shrink-swell potential for the project soil type is low to high. However, construction of the proposed project would not increase risks to life or property and impacts would be less than significant. See Response to Section VI (a). Less Than Significant</p>	1, 2, 3, 5, 6, 9, 11, 12, 14, 15, 17, 18, 21, 26, 27, 29, 35, 36
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 onsite waste disposal system and well. See Response to Section VI (a). Less Than Significant</p>	1, 2, 3, 5, 6, 9, 11, 12, 14, 15, 17, 18, 21, 26, 27, 29, 35, 36
VII. 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			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). Greenhouse gas emissions resulting from temporary construction would be negligible and</p>	1, 2, 3, 5, 6, 9, 11, 12, 14, 15, 17, 18, 21, 26, 27, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
environment?					would not result in a significant impact to the environment. Less than Significant.	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. No Impact	1, 2, 3, 5, 6, 9, 11, 12, 14, 15, 17, 18, 21, 26, 27, 29, 35, 36
VIII. 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 associated with proposed Commercial Lavender and Chamomile Farm and the Cultivation of Commercial Cannabis such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment.</p> <p>According to the applicant, while working in the facility, staff may be exposed to a variety of hazards, such as:</p> <ul style="list-style-type: none"> • Carbon Dioxide Exposure: • Biological and/or Chemical Exposure • Dust Inhalation • Cuts and Lacerations • Eye Damage <p>Routine construction materials and all materials associated with the proposed use would be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</p> <p>According to the <u>Property Management Plan</u>, the applicant would maintain an accurate and comprehensive records that account for and reconcile all waste activity related to the disposal of marijuana and marijuana products. Any marijuana waste transferred to a producer, processor, wholesale licensee or research certificate holder will be recorded in a transaction entered into the Inventory Tracking System, in accordance with state and local regulations. The application would additional coordinate and/or consult with the regulating authorities involved in Waste Management and/or disposal prior to the operations to ensure that all proper procedures and/or requirements would be met.</p> <p>According to the <u>Property Management Plan</u>, the Inventory Control Manager (ICM) under the management of the Chief Compliance Officer (CCO), is responsible for implementing portions of the Waste Management Plan that cover materials that DO contain cannabis, including:</p> <ul style="list-style-type: none"> • Training employees in the proper procedures for handling and disposing of materials. • The ICM or his/her designee is responsible for keeping a record of training for each training module related to inventory control and other components of cannabis waste for every employee, including the date training occurred, type of training, the signature of the employee upon completion of training, the signature of an authorized person who can verify completion of training, and the date retraining is due. • Recording the change in disposition of all product waste at each point of control in the ICS. <p>According to the <u>Property Management Plan</u>, the Facilities Manager (FM) in cooperation with other managers who use chemicals, is responsible for implementing portions of the Waste Management Plan that cover materials</p>	1, 2, 3, 4, 516, 17, 20, 25, 28, 30, 34, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>that do NOT contain cannabis, including:</p> <ul style="list-style-type: none"> • Training employees in the proper procedures for handling and disposing of materials, including the <u>Globally Harmonized System</u> of Classification and Labeling of Chemicals (GHS) and the use of Safety Data Sheets (SDSs). • The FM or his/her designee is responsible for keeping a record of training for each training module related to non-cannabis waste management for every employee, including the date training occurred, type of training, the signature of the employee upon completion of training, the signature of an authorized person who can verify completion of training, and the date retraining is due. <p>According to the <u>Property Management Plan</u>, Department Managers (DM) Department managers (including the FM in relation to chemicals used by facilities staff) are responsible for the following:</p> <ul style="list-style-type: none"> • Verifying the labeling of chemical substances in his/her work area. • Auditing the work practices of their employees to verify that procedures and personal protective equipment (PPE) designed to prevent employee exposures to hazardous substances are being properly employed. • Maintaining a current chemical inventory (and an SDS binder, if appropriate) for hazardous substances used and stored in areas under their supervision. • Conducting periodic reviews for workplace hazards and developing corrective actions for hazards identified within the department. <p>According to the <u>Property Management Plan</u> all employees and/or staff would be asked to review the waste management procedures related to their specific task at a minimum of once per year and give recommendations for improvement. According to the Property Management Plan, all employees would be trained to clarify and address the following waste types:</p> <ul style="list-style-type: none"> ○ Universal Waste: Four potential hazardous wastes may be managed as universal waste: Lamps, batteries, mercury-containing devices, and recalled, cancelled, suspended, or unusable pesticides. ○ Cannabis Waste: Refers to any part of the cannabis plant that is unusable or un-processable, as well as expired or contaminated plant material, diseased or infested cannabis plants, and harvested cannabis that does not meet the testing standards of the regulating authority. This term also applies to solid derivative products containing cannabis that are to be discarded for any reason. ○ Liquid Cannabis Waste: any material that is not solid which contains cannabis, including oils or water or other liquids remaining from procedures to clean or sterilize equipment, that will not continue through the process to become a sellable product. ○ Non-Hazardous Solid Waste: This includes garbage, rubbish, refuse, special waste, or other discarded material, including solid, liquid semisolid, or contained gaseous material resulting from industrial, commercial, agricultural or other operations. ○ Hazardous Waste: Solid wastes that, due to the quantity, concentration, or physical, chemical, or infectious characteristics, 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>may cause an increased risk of serious illness or death, or may pose a substantial hazard to the environment if improperly transported, disposed of, or stored. Material is classified as hazardous waste if it falls into either of the following categories:</p> <ul style="list-style-type: none"> ○ Ignitability (Flammable): Defined as having a flashpoint of less than 140°F or could catch fire under certain circumstances [Examples: solvents, mineral spirits, paint waste. Ignitable hazardous wastes are assigned the EPA hazardous waste code of D001] ○ Corrosive: Is aqueous and has a pH that is very low (2 or less) or very high (12.5 or higher), or can corrode metal. Examples: acids or alkali cleaning baths, battery acid. Corrosive hazardous wastes are assigned the EPA hazardous waste code of D002 ○ Reactivity: Unstable, reacts violently, explodes, or produces toxic vapors under certain conditions. Examples: cyanide waste, sulfide waste, peroxides Reactive hazardous wastes are assigned EPA hazardous waste code of D003 ○ Toxicity: Has specific toxic contaminants present in high enough concentrations to be harmful to humans or the environment. Toxic contaminants and their toxicity threshold levels are included in the federal hazardous waste regulations. Examples: wastes that contain heavy metals or certain chemicals (e.g., benzene, pesticides). Toxic hazardous wastes are assigned the EPA hazardous waste codes of D004 through D043, depending on the contaminant present. <p>Additional, the <u>Property management Plan</u> indicated when disposing of cannabis waste it would implement the following:</p> <ul style="list-style-type: none"> ● Agronyc, LLC dba Hedone Farms will not sell cannabis waste. ● Cannabis waste will initially be stored in a secured waste receptacle or in a secured area on the licensed premises. ● Secure waste receptacles and secured areas will have physical access restricted to Agronyc, LLC dba Hedone Farms' employees and the local agency, local agency franchiser, or permitted private waste hauler. ● Public access to the designated receptacle or area will be physically restricted and prohibited. ● All composting of cannabis waste on the licensed premises will be done in compliance with state requirements, outlined below. ● No cannabis derivative products will be disposed of as cannabis waste unless the cannabis goods have been removed from their packaging and rendered unrecognizable and unusable. <p>According to the <u>Property Management Plan</u> the handling and disposal of wastewater would be done as follows:</p> <ul style="list-style-type: none"> ● Only plain water feeds will be permitted. ● Water contained in the main water reservoir will be cleaned and have all non-water contents removed by reverse osmosis (RO) 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><i>filtration.</i></p> <ul style="list-style-type: none"> • <i>Observe that proper run-off and wastewater removal is taking place in all grow areas.</i> • <i>If proper run-off is not occurring or removal is not taking place, immediately notify the Cultivation Manager.</i> • <i>Once a predetermined amount of water has been administered, immediately return to the water supply location, turn off the supply pump, and close the respective room and tank valves.</i> • <i>Continue this process for each room scheduled to receive water as required by Agronyca, LLC dba Hedone Farms' room-specific procedures based on the quantity and growing phase of the plants present</i> <p>Less Than Significant with Mitigation Incorporation</p> <p><u>Mitigation Measures:</u></p> <p><u>HAZ 1:</u> 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><u>HAZ 2:</u> Prior to the issuance of any permits, the applicant shall submit a <u>Spill Management and Control Plan</u> that has been reviewed and approved by the Department of Environmental Health. Applicant shall submit approved plan to the Community Development Department.</p> <p><u>HAZ 3:</u> Prior to the issuance of any permits, the applicant shall submit a <u>Hazardous Chemical Plan</u> that has been reviewed and approved by the Department of Environmental Health. Applicant shall submit approved plan to the Community Development Department.</p> <p><u>HAZ 4:</u> Prior to the issuance of any permits, the applicant shall submit a <u>Wastewater Plan (Greywater)</u> that has been reviewed and approved by the Department of Environmental Health. Applicant shall submit approved plan to the Community Development Department.</p> <p><u>HAZ 5:</u> 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><u>HAZ 6:</u> All hazardous waste Waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</p> <p><u>HAZ 7:</u> Prior to obtaining the necessary permits and/or approvals for any phase the applicant shall submit and maintain a Materials Inventory Disclosure Statement/Business Plan with the Environmental Health Department for the storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas. The applicant shall submit written</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					documentation to the Community Development Department that all necessary permits have been obtained	
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			See Response to Section VIII (a) Implementation of HAZ-1 through HAZ -7 would reduce impacts to Less than Significant	1, 2, 3, 4, 516, 17, 20, 25, 28, 30, 34, 35, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact	1, 2, 3, 4, 516, 17, 20, 25, 28, 30, 34, 35, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. Less Than Significant	1, 2, 3, 4, 516, 17, 20, 25, 28, 30, 34, 35, 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 for people residing or working in the project area?				X	The project is not located within 2 miles of an airport or with an airport land use plan. No Impact	1, 2, 3, 4, 516, 17, 20, 25, 28, 30, 34, 35, 36
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	Project is not located within an airport land use plan or within two miles of an airport or private airstrip. No Impact	1, 2, 3, 4, 516, 17, 20, 25, 28, 30, 34, 35, 36
g) 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	1, 2, 3, 4, 516, 17, 20, 25, 28, 30, 34
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X		The project site is located in a <u>Severe Fire Hazard Area (State Responsibility Area)</u> . The applicant will adhere to all Federal, State and local fire requirements/regulations. Less Than Significant	1, 2, 3, 4, 516, 17, 20, 25, 28, 30, 34, 35, 36
IX. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements?			X		The project parcel is current served by an existing onsite septic and well. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less Than Significant.	1, 2, 3, 410, 11, 12, 15, 29, 34, 35, 36
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support			X		According to the applicant the primary source of water would be the existing onsite well, for the existing development and the proposed Lavender and Chamomile fields and the Cultivation of Commercial Cannabis. Lavender & Chamomile The fields are only irrigated during the first two (2) years of the plants life. After that the plants will survive in climates with annual rainfall between 9-12 inches per year. However, the Lavender and Chamomile that will be grown in the proposed green houses will be irrigated by a Water Drip Irrigation Systems with remitters spaced approximately 24 inched or 36 inches. The	1, 2, 3, 410, 11, 12, 15, 29, 34, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
existing land uses or planned uses for which permits have been granted?					<p>irrigation water would be drawn from two (2) 5,000 gallon waters tanks supplied by the property's onsite well(s). The plants would be irrigated 3-5 times daily for approximately 3 minutes per round. The plants would be irrigated from mid-march to harvest which takes place around July.</p> <p><u>Cultivation of Commercial Cannabis</u></p> <p>According to the Property Management Plan the cultivation site and the nursery would be irrigated through the use of underground PVC piping. The water would then be pumped into black poly tubing and drip irrigation emitters would be used to distribute water to each plant. The cannabis plants would be planted on rows of raised beds using the sites natural soil. According to the applicant Property Management Plan, the cannabis area would be irrigated every third day and using approximately 2,400 gallon of water per irrigation. Also, all site would be equipment with a Water Station as needed for routine maintained and/or cleaning of equipment.</p> <p>According to the Property Management Plan This Storm water Pollution Prevention Plan (SWPPP) is designed to comply with California's General Permit for Storm water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order No. 2009-0009-DWQ as amended in 2010 and 2012 (NPDES No. CAS000002) issued by the State Water Resources Control Board (State Water Board). This SWPPP has been prepared following the SWPPP Template provided on the California Storm water Quality Association Storm water Best Management Practice Handbook Portal:</p> <ul style="list-style-type: none"> <i>Pollutants and their sources, including sources of sediment associated with construction site erosion and other activities associated with construction activity are controlled;</i> <i>Where not otherwise required to be under a Regional Water Quality Control Board (Regional Water Board) permit, all non-storm-water discharges are identified and either eliminated, controlled, or treated;</i> <i>Site BMPs are effective and result in the reduction or elimination of pollutants in storm-water discharges and authorized non-storm-water discharges from construction activity to the Best Available Technology/Best Control Technology (BAT/BCT) standards.</i> <p>The Property Management Plan also indicates the discharger shall make the SWPPP available at the construction site during working hours (see Section 7.5 of CSMP for working hours) while construction is occurring and shall be made available upon request by a State or Municipal inspector. When the original SWPPP is retained by a crewmember in a construction vehicle and is not currently at the construction site, current copies of the BMPs and map/drawing will be left with the field crew and the original SWPPP shall be made available via a request by telephone. Additionally, the SWPPP shall be amended when:</p> <ul style="list-style-type: none"> <i>There is a change in construction or operations which may affect the discharge of pollutants to surface waters, groundwater(s), or a municipal separate storm sewer system (MS4).</i> <i>When there is a change in the project duration that changes the project's risk level; or when deemed necessary by the QSD. The QSD has determined that the changes listed in Table 1.1 can be field determined by the QSP. All other changes shall be made by the QSD as formal amendments to the SWPPP.</i> <p><u>The following items shall be included in each amendment:</u></p> <ul style="list-style-type: none"> <i>Who requested the amendment?</i> <i>The location of proposed change.</i> <i>The reason for change.</i> <i>The original BMP proposed, if any; and</i> 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> • <i>CASQA SWPPP Template</i> • <i>The new BMP proposed.</i> <p>Amendment shall be logged at the front of the SWPPP and certification kept in Appendix D. The SWPPP text shall be revised replaced, and/or hand annotated as necessary to properly convey the amendment. SWPPP amendments must be made by a QSD. The following changes have been designated by the QSD as "to be field determined" and constitute minor changes that the QSP may implement based on field conditions. The following items shall be included in each amendment:</p> <p>Who requested the amendment;</p> <ul style="list-style-type: none"> • <i>The location of proposed change;</i> • <i>The reason for change;</i> • <i>The original BMP proposed, if any; and</i> • <i>CASQA SWPPP Template</i> • <i>The new BMP proposed.</i> <p>Amendment shall be logged at the front of the SWPPP and certification kept in Appendix D. The SWPPP text shall be revised replaced, and/or hand annotated as necessary to properly convey the amendment. SWPPP amendments must be made by a QSD. The following changes have been designated by the QSD as "to be field determined" and constitute minor changes that the QSP may implement based on field conditions.</p> <p>Additional, the Property Management Plan indicated the following:</p> <p><u>RETENTION OF RECORDS</u></p> <p>Paper or electronic records of documents required by this SWPPP shall be retained for a minimum of three years from the date generated. These records shall be available at the Site until construction is complete. Records assisting in the determination of compliance with the General Permit shall be made available within a reasonable time, to the Regional Water Board, State Water Board or U.S. Environmental Protection Agency (EPA) upon request. Requests by the Regional Water Board for retention of records for a period longer than three years shall be adhered to.</p> <p><u>REQUIRED NON-COMPLIANCE REPORTING</u></p> <p>If a General Permit discharge violation occurs the QSP shall immediately notify the LRP. The LRP shall include information on the violation with the Annual Report. Corrective measures will be implemented immediately following identification of the discharge or written notice of non-compliance from the Regional Water Board. Discharges and corrective actions must be documented and include the following items:</p> <p>The date, time, location, nature of operation and type of unauthorized discharge. The cause or nature of the notice or order. The control measures (BMPs) deployed before the discharge event, or prior to receiving notice or order.</p> <p>The date of deployment and type of control measures (BMPs) deployed after the discharge event, or after receiving the notice or order, including additional measures installed or planned to reduce or prevent re-occurrence.</p> <p><u>ANNUAL REPORT</u></p> <p>The Permit requires that permittees prepare, certify, and electronically submit an Annual Report no later than September 1 of each year. Reporting requirements are identified in Section XVI of the General Permit. Annual reports will be filed in SMARTS and in accordance with information required by the on-line forms.</p> <p><u>CHANGES TO PERMIT COVERAGE</u></p> <p>The Permit allows for the reduction or increase of the total acreage covered under the Permit when: a portion of the project is complete and/or conditions</p>	