



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
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2019039002

February 27, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS18-28)

1. **Project Title:** William Dawson Type 3 Commercial Cannabis Cultivation
2. **Permit Numbers:** Major Use Permit UP18-23
Early Activation EA 18-19
Initial Study IS 18-28
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse -- 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Peggy Barthel, Associate Resource Planner
(707) 263-2221
5. **Project Location(s):** 15232 Spruce Grove Road, Lower Lake, CA 95457
APN: 013-060-18
6. **Project Sponsor's Name/Address:** William Dawson
15232 Spruce Grove Road
Lower Lake, California 95457
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL" Rural Lands
9. **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).**

Supervisor District:	District 1; Simon
Flood Zone:	Not within a designated flood zone.
Slope:	Relatively flat to moderately steep
Fire Hazard Severity Zone:	High Fire
Earthquake Fault Zone:	Not within a fault zone
Dam Failure Inundation Area:	Not within dam failure zone
Parcel Size:	Approximately 19 acres

The applicant is requesting approval of a Major Use Permit to obtain a Type 3 Cultivation License for "outdoor cultivation for adult use cannabis without the use of light deprivation and/or artificial lighting in the canopy area at any point in time from 10,001 square feet to one (1) acre, inclusive, of total canopy size on one (1) premises."

For this cultivation operation, the Project Area is approximately 1.5 acres in size and consists of a fenced operational area; a full-sun garden; soil staging and material storage areas; irrigation system; and access roads. Operations will be implemented in accordance with the Property Management Plan dated May 14, 2018.

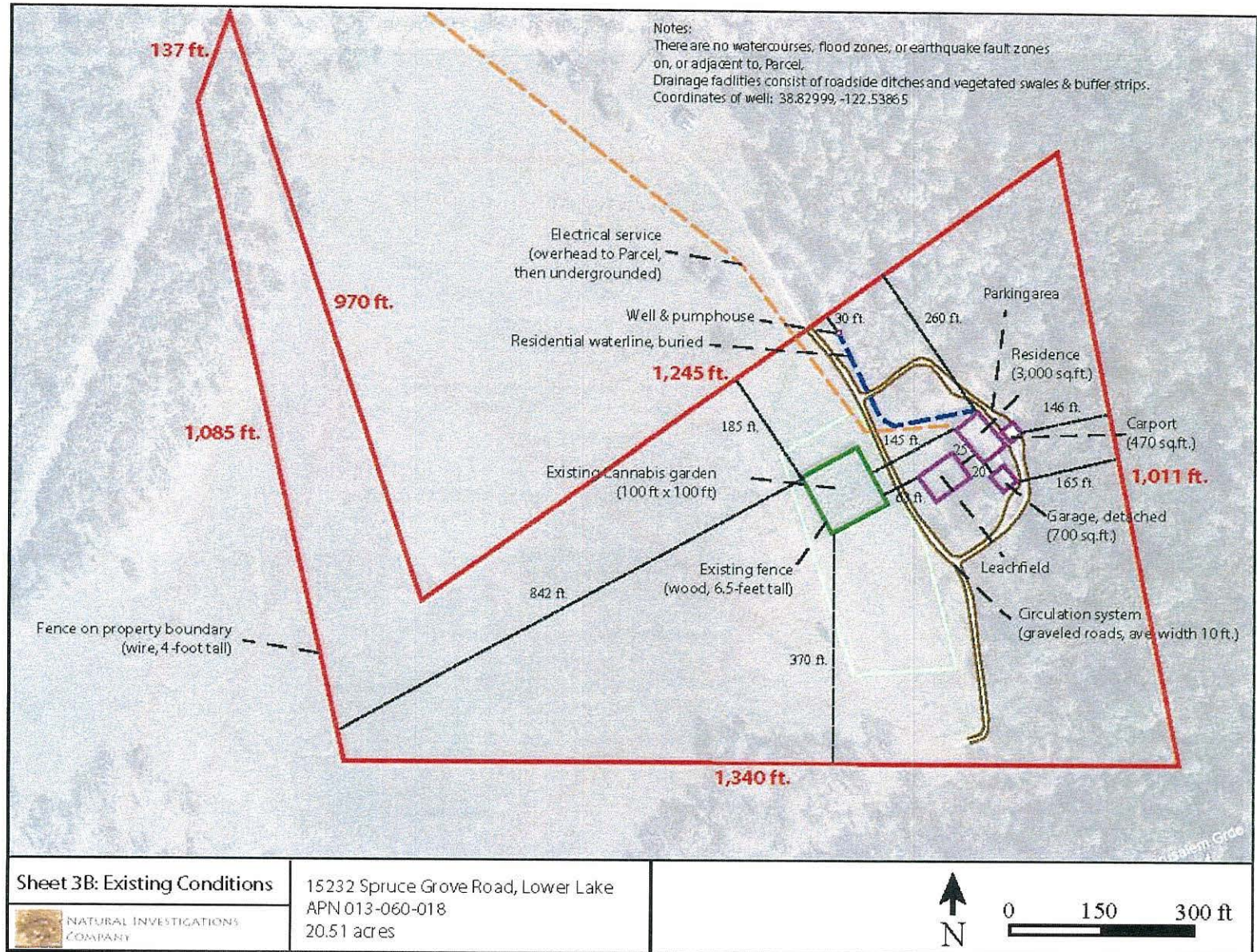
The mature canopy coverage of the existing garden is approximately 10,000 square feet. The mature canopy coverage of the proposed garden will be approximately 1 acre in size. Outdoor cultivation is conducted in raised beds of cloth sacks ("smart pots") which are placed on top the ground. The operation utilizes a fenced outdoor garden. The existing garden is approximately 10,000 square feet (100 feet wide by 100 feet long). The proposed new cultivation compound will be bound by security/concealment fencing and will be approximately 65,000 square feet in size (168 feet wide by 386 feet long). A 2,000 square-foot area within the fenced cultivation area will be used to stage soils, bulk worm castings and humus, and other supplies and materials. A new structure, a processing shed, is proposed. The processing shed may also be used for germination and cloning. This 5,000 square foot building will be constructed in the northern portion of the proposed garden enclosure, near the existing electrical supply feed. A graded pad may be required for the installation of this structure. An existing garage attached to the residence will be used for chemical storage for the cultivation operation.

The cultivation operation will draw water from the existing residential water supply, which uses a groundwater well and electric pump and buried 2-inch PVC piping. This is a permitted well that produces approximately 25 gallons per minute. Two water tanks, 5,000 gallons each, will be installed in order to provide water supply for the proposed garden expansion. The water will be delivered via underground PVC piping. Black poly tubing and emitters (drip irrigation) will be used to distribute the water to each planting station.

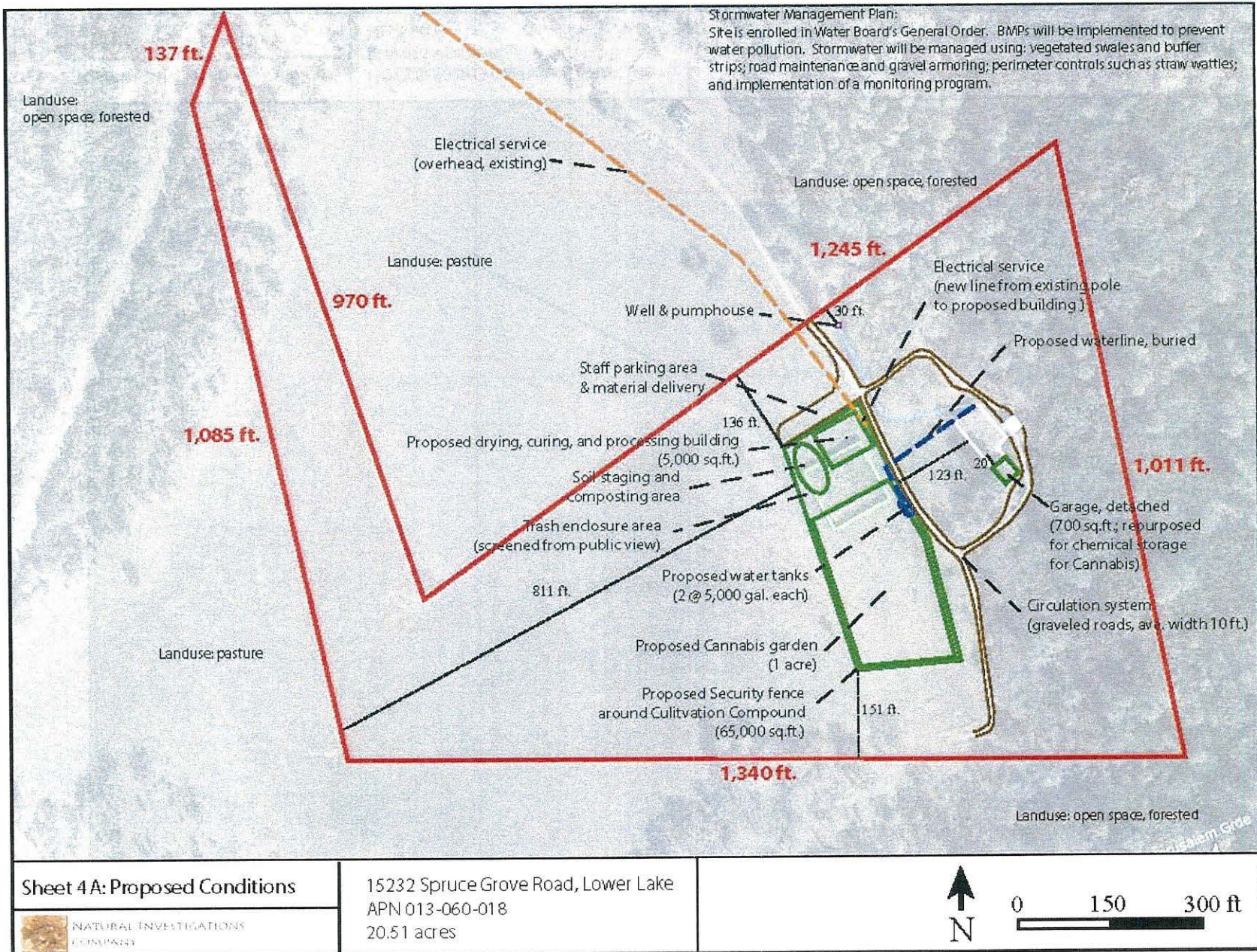
No cannabis product processing occurs on site at present. Whole plants are cut at the base and transported by truck offsite to a warehouse for processing. Construction of the processing shed will allow for on-site product processing. Plant residues (stems and root balls) are chipped and blended with shredded cardboard and hauled to an authorized disposal site by a permitted hauler. Prior to the establishment of this cultivation operation, land use was rural residential. The grassland/dry pasture west of the garden appears to have been tilled or cultivated in the past, based upon analysis of historical aerial imagery. The Project Area is bordered by hills to the east, which flatten into a valley floor to the east. Surface flow appears to flow to the west, although in some areas the land flattens such that water infiltrates into the soil. Beyond the Project Area, watercourses drain to Hidden Valley Lake.

The cultivation operation is closed to the public. Visitation is only allowed by specific permission. Hours of operation are Monday through Saturday and holidays, 5:00 am to 6:00 pm.

Early Activation of Use Permit EA18-19 was issued on June 26, 2018 to allow commercial outdoor cultivation of one 43,560 square-foot (1-A-Type 3 license) site with a total cultivation area not to exceed 43,560 square feet, for up to six months from the date of issuance. That permit expired on December 26, 2018.



PROPOSED DEVELOPMENT



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

Parcels to the north and east are zoned "RL" Rural Lands and are approximately 20 and acres in size. Each of these properties contains a residence within 250 feet of the proposed cultivation area. The parcel to the south and west is zoned partially "RL" Rural Lands and partially "RR" Rural Residential, and is approximately 70 acres. The parcel is undeveloped.

11. 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
 South Lake County Fire Protection District
 Central Valley Regional Water Quality Board
 California Water Resources Control Board
 California Department of Forestry & Fire Protection (Calfire)
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agricultural
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs
 California Department of Transportation (CalTrans)

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

Notification of the project was sent to local tribes. Middletown Rancheria requested that the applicant be required to engage with the Middletown Rancheria in a Cultural Resource Agreement for the protection and preservation of Cultural Resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

Initial Study Prepared By:

Peggy Barthel, Associate Resource Planner


SIGNATURE

Date: 2/27/19

Michalyn DelValle - 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>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located in a rural area of the County. The proposed site is accessible and visible from Spruce Grove Road. The use would be designed and situated 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. Less Than Significant.	1, 2, 3, 4, 5, 6, 7
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The proposed use would not damage scenic resources. Less Than Significant.	1, 2, 3, 4, 5, 6, 7, 8
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The proposed use would not substantially degrade the existing visual character or quality of the site and surrounding area. Less Than Significant.	1, 2, 3, 4, 5, 6
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 proposed structures. Security lighting shall be installed and maintained as described in the <i>Property Management Plan</i>. All lighting shall adhere to the following mitigation measures. Less Than Significant with Mitigation Measures Incorporated.</p> <p>Mitigation Measures:</p> <p>AES-1: All outdoor lighting shall be directed downward onto the project site and not onto adjacent properties. All lighting equipment shall comply with the recommendations of www.darksky.org and provisions of Section 21.48 of the Zoning Ordinance.</p> <p>AES-2: All indoor lighting shall be fully contained within structures or otherwise shielded to fully contain any light or glare. Artificial light shall be completely shielded between sunset and sunrise.</p> <p>AES-3: 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.</p>	1, 2, 3, 4, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
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	According to the Farmland Mapping and Monitoring Program the project site is designated as "Other Land." Uses immediately surrounding the site include single family residences. No impacts to farmland would occur with construction of the proposed project. No Impact.	1, 2, 3, 5, 6, 10
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" Rural Lands and does not contain Williamson Act contracts. Uses surrounding the project site consist of undeveloped parcels and parcels with residences and zoned "RR" Rural Residential and "RL" Rural Lands. Further, upon issuance of a Major Use Permit the proposed project would be in conformance with the Lake County Zoning Ordinance. No Impact.	1, 2, 3, 5, 6, 10
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	As proposed, the project will not conflict with existing zoning for, and/or cause rezoning of forest lands and/or timberlands or timberlands in production. No Impact.	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use. No Impact.	1, 2, 3, 5, 6, 7
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 that would result in its conversion to non-agricultural or non-forest use. No Impact.	1, 2, 3, 5, 6, 7, 11
<p align="center">III. AIR QUALITY</p> <p><i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The Cultivation of Commercial Cannabis is subject to requirements administrated by the Lake County Air Quality Management District (LCAQMD). Prior to operations, all necessary permit shall be obtained from LCAQMD. Implementation of mitigation measures below would further reduce air quality impacts to less than significant.</p> <p>No grading or major construction-related activities are needed for implementation of the proposed cultivation operations. Only a few persons working for a few days will be needed for site preparation. Construction of the project would take place over a short period of time and would be temporary, and would not result in significant air quality impacts.</p> <p>Cannabis cultivation may generate through ground disturbing activities such as ground tilling, uncovered soil or compost piles, and vehicles traveling on the unpaved driveway. Long term air quality impacts may occur in the form of</p>	1, 2, 3, 5, 6, 9, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>fugitive dust or carbon dioxide emissions from the cultivation of commercial cannabis and from increased vehicular traffic if driveway and other vehicle areas are not adequately surfaced. The permit holder shall minimize vehicular and fugitive dust during ongoing use operation by use of water, paving, or other acceptable dust palliatives. A dust mitigation plan may be required in the event that the permit holder fails to maintain adequate dust controls. The use of white rock is prohibited for any road surfacing, including parking areas, because it breaks down and creates excessive dust.</p> <p>Less Than Significant with Mitigation Measures Incorporated.</p> <p><u>Mitigation Measures:</u></p> <p>AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p>AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.</p> <p>AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p>AQ-4: All vegetation removed during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, or waste material is prohibited.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	The County of Lake is in attainment of state and federal ambient air quality standards. No Impact.	1, 2, 3, 4, 12
c) Expose sensitive receptors to substantial pollutant concentrations?		X			See response to Section III (a). There are two residences on properties adjacent to the subject parcel. The residences are approximately 600 and 900 feet from the proposed cultivation area. Less Than Significant with Mitigation Measures described in Section III (a) Incorporated.	1, 2, 3, 4, 7, 12
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X		<p>There are two residences on properties adjacent to the subject parcel. The residences are approximately 600 and 900 feet from the proposed cultivation area.</p> <p>The existing and proposed cannabis gardens are more than 500 feet away from the nearest off-site residence. The cannabis facilities are set back at least 125 feet from property lines. No significant odor impacts are anticipated from this cultivation operation, due to the limited population in the area, the small size of the cultivation operation, and the setbacks from roads and property lines. However, cannabis cultivation, especially during the flowering phase, generates volatile compounds (terpenes) that some people find objectionable. The <i>Property Management Plan - Air Quality Management Plan</i> describes the odor mitigation plan to be enacted should odors become objectionable to neighbors.</p> <p>Less Than Significant.</p>	1, 2, 3, 4, 7, 12

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>The <i>Property Management Plan - Fish & Wildlife Protection</i> summarizes the results of a wildlife survey prepared for Central Valley Regional Water Quality Control Board. The survey reported that no special status animals or plants were detected within the project operational areas or adjacent areas. The operational areas are not within any designated listed species' critical habitat. The nonnative grassland and ruderal habitats within the operational areas have a low potential for harboring special-status species due to the dominance of aggressive non-native grasses and forbs and disturbance from human activities. No aquatic habitats are found on the parcel. Therefore, the parcel does not have the potential to sustain aquatic special-status species. No impacts to special-status species were identified.</p> <p>The Parcel contains suitable nesting habitat for various bird species because of the presence of trees, poles, and brush. However, no nests or nesting activity was observed in the operational areas during the field survey.</p> <p>No grading is proposed for this project. Further review will be required if grading is proposed.</p> <p>Operational Best Management Practices described in <i>Property Management Plan - Fish & Wildlife Protection</i> will ensure workers are made aware of the importance of biological resources, so that they are better able to avoid resource impacts.</p> <p>Less Than Significant with Mitigation Measures Incorporated.</p> <p><u>Mitigation Measures:</u></p> <p><u>BIO-1:</u> The applicant shall preserve existing vegetation where not otherwise specified for removal.</p> <p><u>BIO-2:</u> The applicant shall only use previously disturbed areas for project staging of materials and/or equipment. No area shall be newly-developed for the purpose of staging.</p>	1, 2, 3, 4, 5, 6, 14
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 <i>Property Management Plan - Fish & Wildlife Protection</i> no riparian or other sensitive natural community are identified in the project area. No Impact.</p>	1, 2, 3, 5, 6
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	<p>According to <i>Property Management Plan - Fish & Wildlife Protection</i> no wetlands are present on-site. No Impact.</p>	1, 2, 3, 5, 6, 15
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>The limited size of the project area along with the existing site improvements negates potential impacts on fish or wildlife. Additionally, there are no recorded wildlife corridors or native wildlife nursery sites on the project property. Less Than Significant.</p>	1, 2, 3, 5, 6,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The project would not conflict with any established conservation plan. No Impact.	1, 2, 3, 5, 6
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. No Impact.	1, 2, 3, 5, 6
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resources Evaluation was prepared by Archaeological Research on July 4, 2018. The purpose of the evaluation was to locate, describe, and evaluate any archaeological or historical resources that may be present on the parcel. Portions of the parcel were too brushy to allow a walkover inspection; however all walkable areas, cut banks, and tree root balls were inspected for historic and prehistoric cultural materials. No prehistoric cultural materials were encountered. The report indicated that one isolated historic artifact suggests domestic activities, and is not considered a "significant" historic resource as defined by Public Resources Code. Recording the location of this item in the report mitigated any impact that might occur as a result of project activities.</p> <p>In keeping with CEQA Guidelines and <i>Property Management Plan – Cultural Resources</i>, prior to any ground-disturbing activities, all site personnel shall receive training about resources that could be present.</p> <p>Less Than Significant with Mitigation Measure CULT-1 Incorporated.</p> <p>Mitigation Measure CULT-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 evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered.</p>	1, 2, 3, 5, 6, 16, 17
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		No archaeological resources were identified in the Cultural Resources Evaluation. 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 evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Less Than Significant.	1, 2, 3, 5, 6, 16, 17
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Disturbance of human remains is not anticipated. Less Than Significant with Mitigation Measure CULT-1 Incorporated.	1, 2, 3, 5, 6, 16, 17
VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X	The proposed outdoor cultivation operations would not consume excessive amounts of energy because they utilize the natural sun for light. If indoor cultivation operations are initiated, the <i>Property Management Plan - Energy Use Plan</i> must be updated, and energy calculations performed. No Impact.	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed outdoor cultivation operations would not conflict with or obstruct an energy plan. No Impact.	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X		<p><u>Earthquake Faults</u> 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 proposed 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 project parcel soil is considered generally stable.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6, 9, 19, 20, 21
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>			X		<p>No erosion or loss of topsoil is anticipated. No grading is proposed for this project. Further review will be required if grading is proposed. According to the soil survey of Lake County, prepared by the U.S.D.A., the soil within the project parcel consists of:</p> <ul style="list-style-type: none"> Benridge-Konocti association with 15 to 30 % slopes (soil unit 112) consisting of stony and cobbly loam. The permeability of the soil is moderately slow. Runoff is rapid and the hazard of erosion is severe. This soil unit is in the area of the existing buildings. Konocti-Hambright complex with 5 to 15% slope (soil unit 152) consisting of gravelly loam. The unit is found on hills. The permeability of the soil is moderately slow to moderate. Runoff runoff is medium and the hazard of erosion is moderate. This soil unit is in the portion of the property with the proposed outdoor cultivation area. <p>Less Than Significant.</p>	1, 2, 3, 5, 6, 9, 18
<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?</p>			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. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. Less Than Significant.</p>	1, 2, 3, 5, 6, 9, 18, 21
<p>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?</p>			X		<p>The shrink-swell potential for the project soil type is low. The proposed project would not increase risks to life or property. Less Than Significant.</p>	1, 2, 3, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project site will be served through an existing onsite waste disposal system. Less Than Significant.	1, 2, 3, 5, 6, 9, 22
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	Disturbance of paleontological resources or unique geologic features is not anticipated. No Impact.	1, 2, 3, 5, 6, 16, 17
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions from construction activities include the use of construction equipment, delivery vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary construction would be negligible and would not result in a significant impact to the environment. Cannabis cultivation activities would not generate a substantial number of vehicle trips and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses. Less Than Significant.	1, 2, 3, 5, 6, 12
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, 12
IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>Materials associated with the proposed cultivation of commercial cannabis, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers, and equipment emissions may be considered hazardous if released into the environment.</p> <p>The <i>Property Management Plan – Pest Management</i> indicates that only approved, organic-certified pesticides will be employed for insect, animal, or unwanted plants (weeds) or organisms that cause plant diseases. Pests will be controlled by employing only approved, organic certified pesticides. Weeds will be controlled using a line trimmer or mulch; herbicides will not be used. Live traps will be used for rodents. The following pesticides will be used, as needed:</p> <ul style="list-style-type: none"> • 1-gallon bottles of alcohol • Streptomyces lycidus (19 lb./yr) • Bacillus subtilus (12 lb./yr) • Bacillus thuringensis (1 lb. yr) • Neem oil (2.5 gal/yr) and mineral oil (2.5 gal/yr) <p>According to the <i>Property Management Plan - Fertilizer Usage</i> all fertilizers would be stored in the existing garage or proposed processing shed. All fertilizers will be properly labeled. Open containers will be sealed when stored. Fertilizer application and storage protocols are specified in the <i>Property Management Plan</i>.</p> <p>The <i>Property Management Plan – Waste Management Plan</i> describes material handling and waste management measures that will be implemented to prevent contact of stormwater with waste materials or with soil stockpiles and amendments.</p> <p>The <i>Property Management Plan – Hazardous Waste Management Plan</i> indicates that no hazardous materials are currently used in the cultivation operation; therefore, no hazardous wastes are expected to be generated. Proper handling of chemicals and fuels are described. Material Safety Data Sheets (MSDS) will be kept on file for each chemical on site.</p>	1, 2, 3, 5, 6, 23, 24, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>Less Than Significant with Mitigation Measure HAZ-1 Incorporated.</p> <p>Mitigation Measure HAZ-1: 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>	
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 IX (a). Less Than Significant with Mitigation Measure HAZ-1 Incorporated.	1, 2, 3, 5, 6, 23, 24, 25
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact.	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. Less Than Significant.	1, 2, 3, 4, 5, 6, 23, 24, 25, 26
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact.	1, 2, 3, 4, 5, 6, 27
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	1, 2, 3, 4, 5, 6, 23
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant will adhere to all Federal, State and local fire requirements/regulations. Less Than Significant.	1, 2, 3, 4, 5, 6, 23, 28, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		<p>This project will not violate any water quality standards or waste discharge requirements. The project will employ Best Management Practices (BMPs) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable.</p> <p>The <i>Property Management Plan – Waste Management Plan</i> describes material handling and waste management measures that will be implemented to prevent contact of stormwater with waste materials or with soil stockpiles and amendments.</p> <p>Less Than Significant</p>	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		<p>As proposed, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.</p> <p>This cultivation operation is enrolled as a Tier II / Low Risk cultivation operation in the State Water Resources Control Board's <i>Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities</i> (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of BMPs, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight.</p> <p>Using the estimate of 500 plants at the site and an average water requirement of 8 gallons per plant, the annual water demand is estimated at: (180 days x 8 gal/day/plant x 500 plants) = 728,000 gallons per year per site (2.2 acre feet). Water conservation practices will be implemented as described in the <i>Property Management Plan – Water Use Management Plan</i>.</p> <p>Less Than Significant</p>	1, 2, 3, 5, 6, 30, 31
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:</p> <p>i) result in substantial erosion or siltation on-site or off-site;</p> <p>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</p> <p>iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</p> <p>iv) impede or redirect flood flows?</p>			X		<p>There are no watercourses on or adjacent to the subject parcel.</p> <p>The project site is currently disturbed and/or developed with a 1,300-foot long graveled driveway, a single-family residence approximately 3,000 square feet in size served by an existing onsite waste management system and well, a garage approximately 700 square feet in size, an existing cultivation site approximately 10,000 square feet in size which is enclosed by a 6.5-foot wooden fence.</p> <p>Development of the proposed 5,000 square-foot processing building would not substantially increase the impervious surface area nor alter the drainage of the site. The applicant will comply with all local and state regulations pertaining to erosion and storm water, as applicable.</p> <p>The permit holder shall protect all disturbed areas by applying BMPs. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. Therefore, proposed use would not substantially alter the existing drainage pattern of the site or area. Less Than significant.</p>	1, 2, 3, 5, 6, 7, 15, 18, 29, 32
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		<p>The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are relatively stable; therefore is minimal potential to induce mudflows. Less Than Significant.</p>	1, 2, 3, 5, 6, 7, 9, 23, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	The project would not conflict with or obstruct water quality or management plans. No Impact.	1, 2, 3, 5, 6, 29
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project site would not physically divide an established community. No Impact.	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, Lower Lake Area Plan, and Lake County Zoning Ordinance. The property is zoned "RL" Rural Lands. Cannabis cultivation is permitted by the Lake County Zoning Ordinance with a use permit. The applicant shall adhere to all incorporated mitigation measures and conditions of approval. Less Than Significant.	1, 2, 3, 5, 6
XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X		The Aggregate Resource Management Plan (ARMP) does not identify the portion of the parcel identified for cultivation as having an important source of aggregate. The portion of the property where the soil unit is 112 and the residence is located, is identified as a quarry resource area. No loss of mineral resource would result from this project. Less Than Significant.	1, 3, 4, 5, 6, 33
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			X		The County of Lake's General Plan, the Lower Lake Area Plan nor the Lake County Aggregate Resource Management Plan designates the cultivation location as being a locally important mineral resource recovery site. The portion of the property where the soil unit is 112 and the residence is located, is identified as a quarry resource area. No loss of mineral resource would result from this project. Less Than Significant.	1, 2, 3, 5, 6, 33
XIII. NOISE <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. Mitigation measures will decrease these noise levels to an acceptable level. No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated if a properly-permitted backup power generator is activated during any power outage or during generator testing, but these impacts would not be significant or long lasting. Less Than Significant with Mitigation Measures Incorporated. <u>Mitigation Measures:</u> NOI-1: All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. NOI-2: Maximum non-construction related 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.	1, 2, 3, 5, 6
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 cellular operation. The low level truck traffic would create a minimal amount of groundborne vibration. Less Than Significant.	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	Project is not located within an airport land use plan or within two miles of a public airport. No Impact.	1, 2, 3, 5, 6, 27
<p align="center">XIV. POPULATION AND HOUSING <i>Would the project:</i></p>						
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. No Impact.	1, 2, 3, 5, 6
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No people or housing will be displaced as a result of the project. No Impact.	1, 2, 3, 5, 6
<p align="center">XV. PUBLIC SERVICES <i>Would the project:</i></p>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: <ul style="list-style-type: none"> - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities? 			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant.	1, 2, 3, 5, 6
<p align="center">XVI. RECREATION <i>Would the project:</i></p>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact.	1, 2, 3, 5, 6
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact.	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project site is accessible off of Spruce Grove Road. A minimal increase in traffic is anticipated due to construction, employees exiting and entering premises, routine maintenance and periodic incoming and outgoing deliveries. The project is expected to generate an average of 21 vehicle trips per week. Less Than Significant.	1, 2, 3, 4, 5, 6, 34, 35
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The project is expected to generate an average of 21 vehicle trips per week. Significant impacts are not anticipated. Less Than Significant.	1, 2, 3, 4, 5, 6, 34, 35
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The proposed project would not increase hazards at the project site. No Impact.	1, 2, 3, 4, 5, 6, 23, 34, 35
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. No Impact.	1, 2, 3, 4, 5, 6, 23, 34, 35
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		<p>Notification of the project was sent to local tribes and other agencies on June 1, 2018. Middletown Rancheria responded that they have cultural resources and sites within the proposed project area and requested that the applicant "engage with Middletown Rancheria in a Cultural Resource Agreement for tribal Monitoring services for the preservation and protection of cultural resources."</p> <p>Archaeological Research contacted Middletown Rancheria on June 13, 2018 as part of the Cultural Resource Evaluation. Middletown Rancheria responded that they do have cultural sites and resources in the area. No further comments were recorded by Archaeological Research.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6, 16
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 XVII (a).	1, 2, 3, 5, 6, 16
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel is served by an existing domestic well and onsite septic system. The cultivation operation is enrolled as a Tier II / Low Risk cultivation operation in the State Water Resources Control Board's Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of BMPs, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight.	1, 2, 3, 5, 6, 22, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The proposed 5,000 square-foot drying, curing, and processing building would require a new line from an existing power pole that currently supplies power to the existing residence. Less Than Significant.	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The subject parcel is served by an existing domestic well. A new, buried waterline is proposed for irrigation. The cultivation operation is enrolled as a Tier II / Low Risk cultivation operation in the State Water Resources Control Board's <i>Order WQ 2017-0023-DWQ General Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities</i> (General Order). Compliance with this Order will ensure that cultivation operations will not significantly impact water resources by using a combination of BMPs, buffer zones, sediment and erosion controls, inspections and reporting, and regulatory oversight. Less Than Significant.	1, 2, 3, 5, 6, 22, 31
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The subject parcel is served by an onsite septic system. No Impact.	1, 2, 3, 5, 6, 22
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs. According to the <i>Property Management Plan – Waste Management</i> at least one waste bin will be located within the fenced area of the cultivation site and one adjacent to the garage. Waste bins will consist of trash cans (20 or 35 gallon) with lids or rolloff dumpsters with lids. Recyclables will be segregated from solid waste and stored in bins. At weekly intervals, staff will transfer them by truck in trash cans, with tight lids or plastic garbage bags and tarped loads and deposit them in an appropriate recycling facility. Yard waste, green waste, and other compostable materials will be segregated from the solid waste and deposited at an appropriate transfer facility. Waste will be hauled to an appropriate licensed facility by a private waste-hauling contractor, or by cultivation operation staff. Eastlake Landfill, South Lake Refuse Center, and Quackenbush Mountain Resource Recovery and Compost Facility are located approximately 10 miles north of the subject parcel. Lake County Waste Solutions Transfer Station and Recycling Center is located approximately 25 miles northwest of the subject parcel. Less Than Significant.	1, 2, 3, 5, 6, 35, 36
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		All requirements related to solid waste will apply to this project. Less Than Significant.	1, 2, 3, 5, 6, 35, 36
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant will adhere to all Federal, State and local fire requirements/regulations. Less Than Significant.	1, 2, 3, 5, 6, 23, 25, 28, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 project would not exacerbate wildfire risks. No Impact.	1, 2, 3, 5, 6, 23, 25, 28, 29
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		Infrastructure exists on the property. A new, buried waterline is proposed for irrigation. The proposed building will require electrical service. Less Than Significant.	1, 2, 3, 5, 6
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		There is an existing residence on the property. The risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project. Less Than Significant.	1, 2, 3, 5, 6, 21, 23, 32
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 a Cultivation of Commercial cannabis in previously disturbed area. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.	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, Biological 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
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Aesthetics, Air Quality, Biological Resources, Hazards & Hazardous Materials, and Noise have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Lower Lake Area Plan
4. Site Visit
5. County of Lake Major Use Permit Application and Supplemental Materials
6. *Property Management Plan for the Cannabis Cultivation Operation at 15232 Spruce Grove Road, Lower Lake, California*; Prepared by Natural Investigations Company, Inc.; May 14, 2018
7. U.S.G.S. Topographic Maps
8. California Department of Transportation:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
9. U.S.D.A. Lake County Soil Survey
10. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
11. Lake County Department of Agriculture
12. Lake County Air Quality Management District
13. Lake County Serpentine Soil Mapping
14. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
15. U.S. Fish and Wildlife Service National Wetlands Inventory
16. Cultural Resources Evaluation of 15232 Spruce Grove Road, Lower Lake, CA; Prepared by Archaeological Research dated July 4, 2018.
17. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA
18. Lake County Grading Ordinance, adopted 2007
19. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
20. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
21. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
22. Lake County Health Services Department
23. Lake County Emergency Management Plan
24. Lake County Hazardous Waste Management Plan, adopted 1989
25. Lake County Natural Hazard database
26. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
27. Lake County Airport Land Use Compatibility Plan, adopted 1992
28. California Department of Forestry and Fire Protection - Fire Hazard Mapping
29. National Pollution Discharge Elimination System (NPDES)
30. South Lake County Fire Protection District
31. Central Valley Regional Water Quality Control Board
32. State Water Resources Control Board
33. FEMA Flood Hazard Maps
34. Lake County Aggregate Resource Management Plan
35. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
36. California Department of Transportation (CALTRANS)
37. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
38. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996