



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

2019039059

March 8, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS18-56)

1. **Project Title:** Mezzrow Meadows LLC Commercial Cannabis Cultivation
2. **Permit Numbers:** Major Use Permit UP18-42
Initial Study IS 18-56
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):** 21518 Bartlett Springs Road, Lucerne, CA 95458
APN: 016-032-01
6. **Project Sponsor's Name/Address:** Damien Ramirez
4127 N. 21st Street
Phoenix, AZ 85016
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL - WW" Rural Lands - Waterway
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 3; Crandell
Flood Zone:	Not within a designated flood zone.
Slope:	Relatively flat in the cultivation portion of the parcel
Fire Hazard Severity Zone:	Very High; Wildland
Earthquake Fault Zone:	Not within a fault zone
Dam Failure Inundation Area:	Not within dam failure zone
Parcel Size:	Approximately 333 acres

The applicant is requesting approval of a Major Use Permit to obtain four Type 3 Cultivation Licenses for *"outdoor cultivation for ... 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 premises."*

The mature canopy coverage of the proposed garden is approximately four acres in four one-acre cultivation sites. Plants will be planted in the ground, to utilize groundwater and reduce the need for irrigation. The proposed cultivation compound will be four one-acre canopy areas. Each plant will be a clone received by a State-licensed offsite nursery. The ground will be prepared by digging, by hand, an

approximately six-inch diameter, four- to six-inch deep hole. There will be approximately 1,800 plants per acre. The cumulative disturbance over four acres will be about 30 cubic yards of soil.

Fertilizers and other soil amendments will be stored in a pre-assembled storage unit approximately 30 square-feet in size, made of galvanized sheet metal. The storage of the products will directly align with the instructions on the product label. All products will always be kept in their original product receptacle.

A gate will block vehicle access on the road entering the parcel. A motion-detecting camera will monitor the gate. Fourteen cameras, each with a 65-foot range, will be used. Security cameras will be set up at each corner of the cultivation areas as well as the entrance gate and in all areas that cannabis vegetative material waste is handled and stored.

The cultivation operation will draw water from the existing diversion water supply on the existing reservoir. There is a currently an Initial Statement of Water Diversion and Use for domestic purposes on file with the State Water Board. Water will be stored in 46 3,000-gallon food grade, UV stabilized, polyethylene plastic water tanks. Irrigation lines will utilize gravity of the natural slopes to minimize pumping. The irrigation system for the canopy will be equipped with rain-detecting auto shutoff valves as well as an automated system to precisely control the proper agronomic rate of watering.

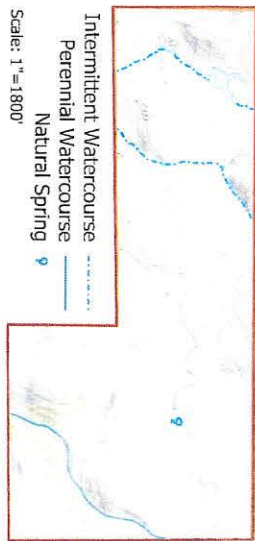
Hours of operation will be 5:00 am to 8:00 pm daily, with deliveries and pickups Monday through Saturday 9:00 am to 7:00 pm and Sunday 12:00 pm to 5:00 pm. Office hours are offsite, Monday to Friday 6:00 am to 6:00 pm and Saturday and Sunday 9:00 am to 5:00 pm.

EXISTING DEVELOPMENT

SITE PLAN / EXISTING CONDITIONS













USGS Topographic Map APN: 016-032-01



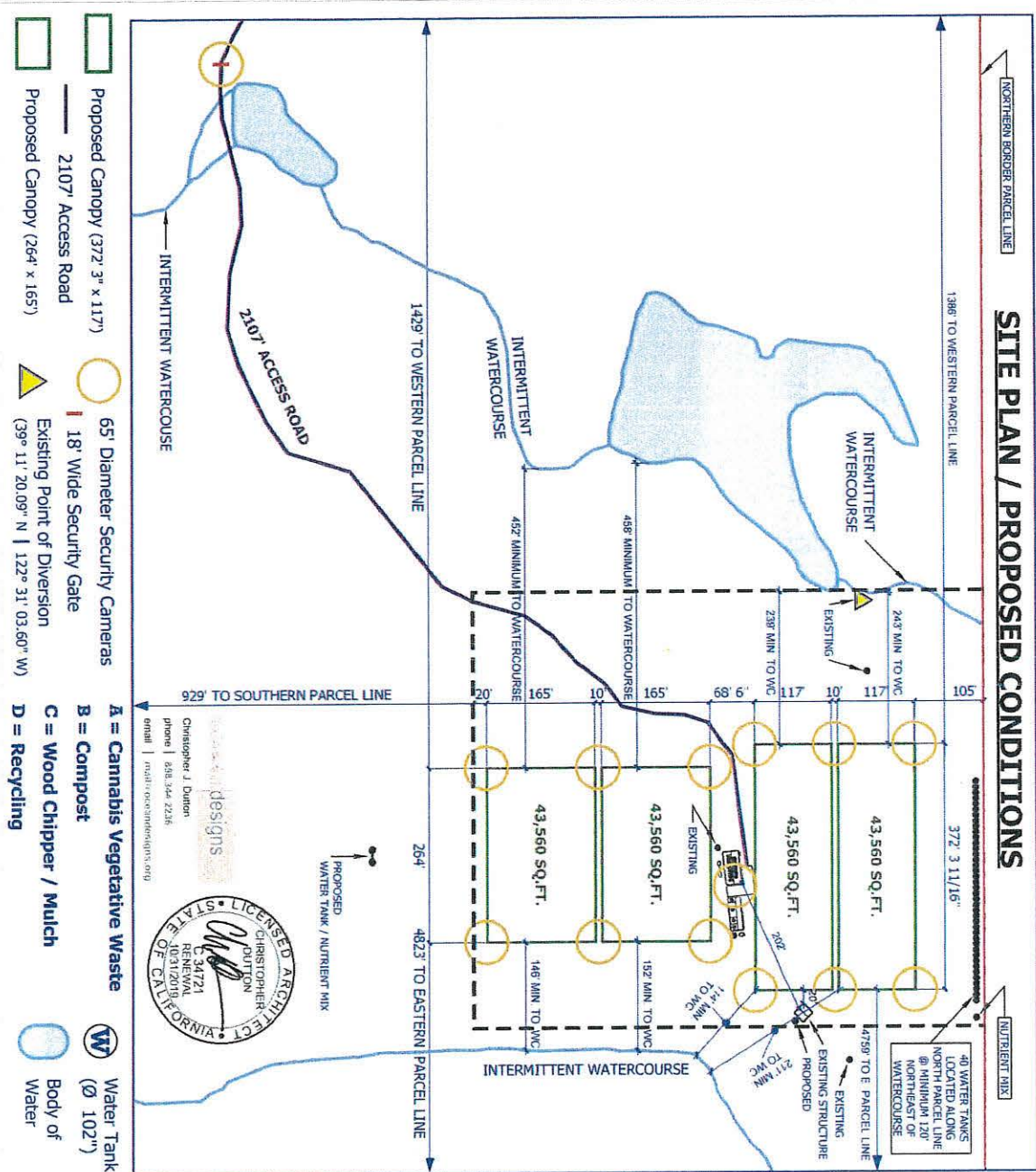
Dimensions in BLUE boxes denote setback distances from parcel border line to the nearest point of existing structures. The primary structure is 24'X350' and the accessory structure is 16'X16'.












Private property access road is fully compacted & comprised of Aggregate Base Course with 3\" gravel top layer spanning a total of 2,107' from existing Crop Land / Urbanized Area to parcel border.

A public easement comprised of dirt and minimal gravel continues 9,287' (1.76 mi.) further to reach Bartlett Springs Road (3031).

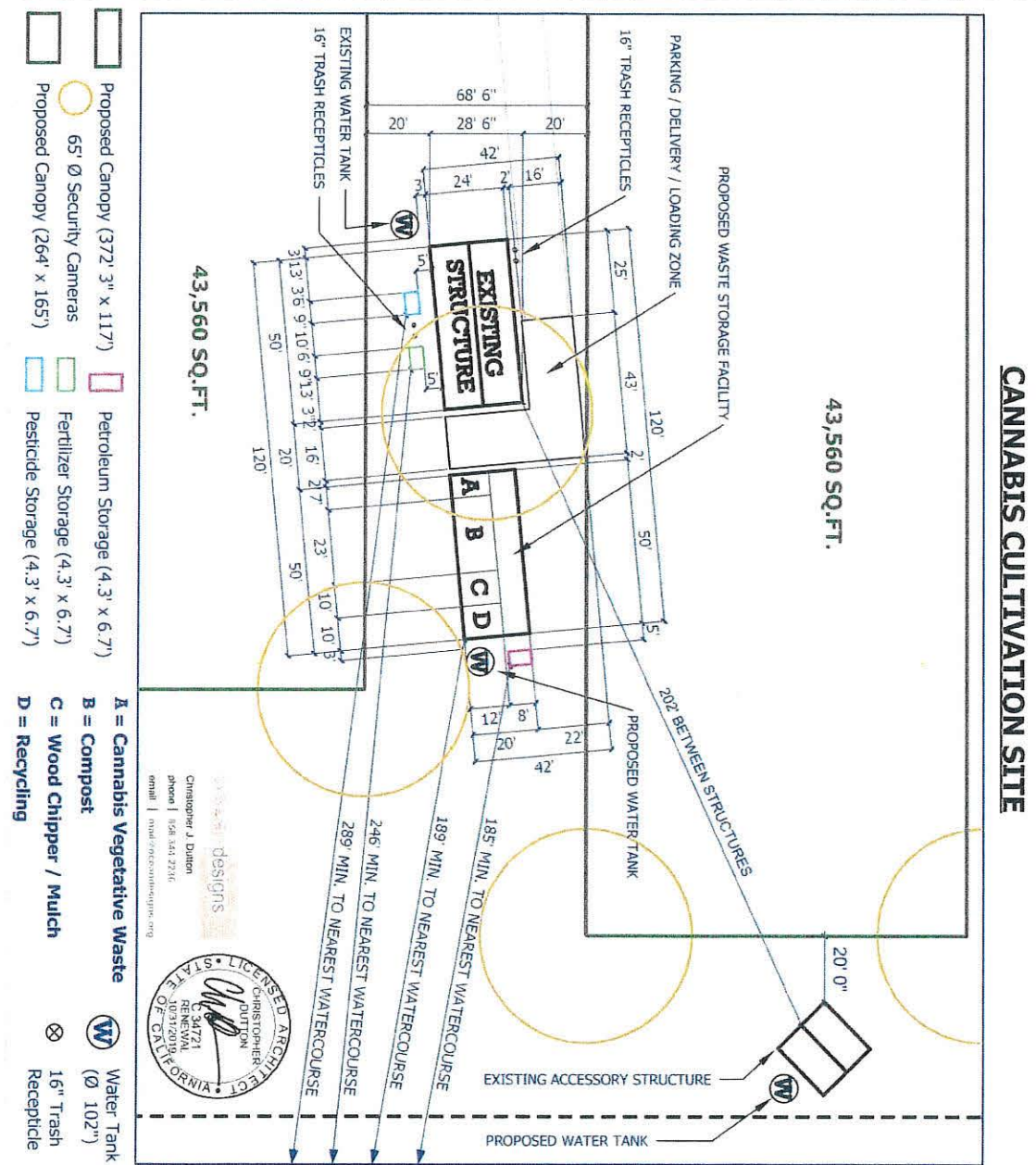
	Mezzrow Meadows LLC		Site Plan Requirements / Existing Conditions			
	399 Southbay Drive					
	San Jose, CA 95134		Satellite Imagery / USGS Topographic Map			
	MezzrowMeadows@gmail.com		Permit #	License #		
	Mezzrow Meadows	Project Location:	Legend:  Subject Parcel  Access Road  Neighboring Parcels  Development Area  County Line			06/03/2018
	@mezzrowmeadows	21518 Bartlett Springs Road Lucerne, CA 95458				Rev. # 2.0
	Mezzrow Meadows	Parcel # APN: 016-032-01	© 2018 Mezzrow Meadows LLC	Prepared by: G3 Designs - LJohnR3@gmail.com	Scale: 1"=900'	
						Page # 3 of 10

PROPOSED DEVELOPMENT – OVERALL



	Mezzrow Meadows LLC		Site Plan Requirements / Proposed Conditions				
	399 Southbay Drive		Proposed Cannabis Cultivation Area				
	San Jose, CA 95134		Permit #		License #		
	mezzrowmeadows@gmail.com						
 Mezzrow Meadows  @mezzrowmeadows  Mezzrow Meadows	Project Location: 21518 Bartlett Springs Road Lucerne, CA 95458		Legend:  Subject Parcel Line  Neighboring Parcels  County Line  Access Road  Class II Watercourse  Development Area				06/03/2018 Rev. # 2.0 Scale: 1"=200'
	Parcel # APN: 016-032-01		© 2018 Mezzrow Meadows LLC		Prepared by: G3 Designs - LjohnR3@gmail.com		Page # 4 of 10

PROPOSED DEVELOPMENT - DETAIL



 MEZZROW MEADOWS <small>(a California Limited Liability Company)</small>	Mezzrow Meadows LLC	Site Plan Requirements / Cannabis Cultivation Site		
	399 Southbay Drive San Jose, CA 95134 mezzrowmeadows@gmail.com	Proposed Cannabis Cultivation Site		
		Permit #	License #	
 Mezzrow Meadows  @mezzrowmeadows  Mezzrow Meadows	Project Location: 21518 Bartlett Springs Road Lucerne, CA 95458	Legend:  Subject Parcel  Neighboring Parcels  County Line  Access Road  Class II Watercourse  Development Area		06/03/2018
	Parcel # APN: 016-032-01			Rev.# 2.0
				Scale: 1"=40'
		© 2018 Mezzrow Meadows LLC	Prepared by: G3 Designs - LjohnR3@gmail.com	Page # 5 of 10

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

Parcels to the north and east are zoned "RL" Rural Lands and "O" Open Space and are range between approximately 50 and 300 acres in size. The applicant states that none of these properties contain residences.

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
 Northshore Fire Protection District
 Central Valley Regional Water Quality Control Board
 California Water Resources Control Board
 California Department of Forestry & Fire Protection (Calfire)
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agriculture
 California Department of Pesticide Regulation
 California Department of Public Health
 California Department 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 21082.3.2 contains provisions specific to confidentiality.

Notification of the project was sent to local tribes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|---|--|
| <input 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 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 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: 3/8/19

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 Bartlett Springs 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. The parcel is not near a state scenic highway. 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. There are two buildings that appear in aerial photos to be possible residences on properties adjacent to the subject parcel. The buildings are approximately 1,700 and 3,500 feet from the proposed cultivation area. The applicant states that there are no residents on neighboring properties. The area is characterized by varied topography and the site is not visible from neighboring properties.</p> <p>Non-glare paints shall be required on proposed structures. Security lighting shall be installed and maintained as described in the <i>Property Management Plan – Security</i> and Site Plan dated June 3, 2018. 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. 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> <p>Less Than Significant.</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. 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." No impacts to farmland would occur with 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 building that appear in aerial photos to be potential residences (applicant states there are no residences on neighboring parcels) and zoned "RL" Rural Lands and "O" Open Space. 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.</p> <p>The soils on the subject parcel are known to contain naturally-occurring asbestos. 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 fugitive dust or carbon dioxide emissions from the cultivation 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>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 as it breaks down and would create 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>	
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		There are buildings on two properties adjacent to the subject parcel. The buildings are approximately 1,700 and 3,500 feet from the proposed cultivation area. The applicant indicated that there are no residences on the neighboring properties. Less Than Significant.	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>The existing and proposed cannabis gardens are more than 1,500 feet away from the nearest off-site building, which the applicant indicates is not a residence. No significant odor impacts are anticipated from this cultivation operation, due to the limited population in the area. However, cannabis cultivation, especially during the flowering phase, generates volatile compounds (terpenes) that some people find objectionable. The <i>Property Management Plan – Odor Response Program</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
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 parcel is within the Cache Creek watershed and contains two stock ponds that were constructed 50 years ago. The larger pond has been stocked with bass. Previous unpermitted cultivation activities removed native vegetation on the parcel. The applicant is collaborating with National Resource Conservation Services to preserve natural areas that remain on the property. The 2018 Ranch Fire, part of the Mendocino Complex Fire, burned most of the vegetation and one of the two buildings on the property.</p> <p>No land clearing is proposed for this project. The cultivation area was previously cleared, and further vegetation removal occurred in the fire. The applicant is working with the Natural Resources Conservation Service</p>	1, 2, 3, 4, 5, 6, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					(NRCS) to implement a parcel wide conservation plan as described in the <i>Property Management Plan - Fish & Wildlife Protection</i> .	
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>Less Than Significant.</p> <p>There are riparian areas within the property. The proposed cultivation is, at minimum, 114 feet from an intermittent watercourse, and a minimum of 239 feet from the larger of the two existing reservoirs, as shown on the Site Plan dated June 3, 2018. There is a natural spring and a perennial stream on the eastern side of the parcel. The spring originates on the parcel and the perennial stream begins east of the parcel, just under 500 feet west of the Colusa County line. All surface water on the parcel flows through a natural channelization of various vegetative swales joining these streams and ultimately crossing the southern parcel line into Kilpepper Creek.</p> <p>The applicant's continued compliance with the State Water Resources Control Board's ORDER WQ 2017-0023-DWQ <i>General Waste Discharge Requirements Associated with Cannabis Cultivation Activities</i> ensures that no degradation to the waters of the state will occur at any point during the duration of the project. To be compliant with the State Water Board's General Order one must abide by proper setbacks from watercourses, adhere to all land slope standards, and provide Best Practical Treatment and Control (BPTC) measures in all matters of maintenance, construction, erosion control, sediment capture, and nitrogen management.</p> <p>A Lake and Streambed Alteration Agreement (LSA) from California Department of Fish & Wildlife (CDFW) shall be filed concurrently with the Small Irrigation Use Registration (SIUR) from State Water Resources Control Board.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	No wetlands are present on-site. The parcel contains two stock ponds that were constructed 50 years ago. No Impact.	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		There are currently no conservation easements or proposed wildlife corridors on the lot of record. Less Than Significant.	1, 2, 3, 5, 6
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			A Cultural Resource Evaluation was prepared by Archaeological Research on November 15, 2018. The purpose of the evaluation was to locate, describe, and evaluate any archaeological or historical resources that may be present on the parcel. Four portions of the parcel were inspected. The 2018 Ranch Fire cleared	1, 2, 3, 5, 6, 16, 17

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>all vegetation leaving the ground open and easy to inspect. All cut banks and tree root balls were inspected.</p> <p>An obsidian point fragment of Borax Lake obsidian was discovered during the field inspection. One horse or tractor drawn Van Brunt seeder was discovered. Isolated artifacts are not considered "significant" historic resources as defined by CEQA and the Public Resources Code. The description of these items in the Cultural Resource Evaluation effectively mitigates any damage that may occur to them as a result of project activities.</p> <p>Less Than Significant with Mitigation Measures Incorporated.</p> <p>Mitigation Measures:</p> <p>CULT-1: Employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance, and who to notify should this occur.</p> <p>CULT-2: Should any archaeological, paleontological, or cultural materials be discovered during site development or use, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.</p> <p>CULT-3: Pursuant to Health and Safety Code section 7050.5,</p> <p>(a) Every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor, except as provided in Section 5097.99 of the Public Resources Code. The provisions of this subdivision shall not apply to any person carrying out an agreement developed pursuant to subdivision (l) of Section 5097.94 of the Public Resources Code or to any person authorized to implement Section 5097.98 of the Public Resources Code.</p> <p>(b) In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.</p> <p>(c) If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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. Less Than Significant with Mitigation Measures CULT-1 through CULT-3 Incorporated.	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 Measures CULT-1 through CULT-3 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. A gas-powered generator will be used only for domestic purposes for employees staying onsite. The only form of energy uses other than battery, hydro, or solar will be in the form of gasoline to power a trash pump and a wood chipper for very small periods of time. Less Than Significant.	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
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<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. <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. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by Lawrence Livermore, the project parcel soil is considered variably stable. Less Than Significant.	1, 2, 3, 5, 6, 9, 19, 20, 21
b) Result in substantial soil erosion or the loss of topsoil?			X		No erosion or loss of topsoil is anticipated. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the cultivation portion of the parcel consists of Maxwell clay loam with 2-8% slopes (soil unit 165) formed in alluvium derived dominantly from serpentinitic rock. The permeability of the soil is very slow. Runoff is medium and the hazard of erosion is moderate. The remainder of the parcel contains Henneke-Okiota complex with 30-50% slope (soil unit 143) and Maymen-Etsel-Snook complex with 30-75% slope (soil unit 169). These gravelly loam soil units have severe erosion hazard rating. Less Than Significant.	1, 2, 3, 5, 6, 9, 18

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered variably stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. Less Than Significant.	1, 2, 3, 5, 6, 9, 18, 21
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The shrink-swell potential for the project soil type is high. The proposed project would not increase risks to life or property. Less Than Significant.	1, 2, 3, 5, 6, 9
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 is not served through an onsite waste disposal system. Human refuse will be collected and segregated simultaneously through the holding tank in the recreational vehicle used by the employees. 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 delivery vehicles and stationary equipment (such as generators, if any). 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. The County of Lake does not have established thresholds of significance for greenhouse gases. 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> reports that the pesticides that California deems acceptable to use on cannabis plants are botanical, microbiological, or other naturally-derived products. The integrated pest management (IPM) approach is detailed in the <i>Property Management Plan</i>.</p> <p>According to the <i>Property Management Plan - Fertilizer Usage</i> all purchased fertilizers and other soil amendments shall always be California Department of Food and Agriculture (CDFA) registered as 100% Organic Input Material (OIM). Fertilizer and soil amendment 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, storage, and waste management measures that will be implemented to secure, document, minimize, and eliminate whenever possible all waste encountered throughout the duration of the project.</p> <p>The <i>Property Management Plan – Hazardous Waste Management Plan</i> indicates that no hazardous materials are currently used or planned in the</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>cultivation operation; therefore, no hazardous wastes are expected to be generated. Liquid products will be limited to 5-gallon containers and solid products to 25-pound bags. Proper handling of chemicals, fuels, and vegetative material waste are described. Material Safety Data Sheets (MSDS) shall be kept on file for each chemical on site.</p> <p>In accordance with the <i>Property Management Plan – Chemical Storage and Spill Prevention</i>, all grounds where pesticides, rodenticides, petroleum products, fertilizers, or other soil amendments will be stored or handled will have minimal opportunity to seep into the native soil in the area and no opportunity to enter waters of the state.</p> <p>The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>Less Than Significant with Mitigation Measure HAZ-1 Incorporated.</p> <p><u>Mitigation Measure HAZ-1:</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>	
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 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 very 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>The applicant's continued compliance with the State Water Resources Control Board's ORDER WQ 2017-0023-DWQ <i>General Waste Discharge Requirements Associated with Cannabis Cultivation Activities</i> ensures that no degradation to the waters of the state will occur at any point during the duration of the project. To be compliant with the State Water Board's General Order one must abide by proper setbacks from watercourses, adhere to all land slope standards, and provide Best Practical Treatment and Control (BPTC) measures in all matters of maintenance, construction, erosion control, sediment capture, and nitrogen management.</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.</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. A legal point of diversion has been established for the parcel from two existing reservoirs. Rainwater harvesting is proposed as a secondary water source, as described in the <i>Property Management Plan – Water Use</i>. 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 two intermittent watercourses on the subject parcel. No alteration to the watercourses in proposed or anticipated.</p> <p>Development of the proposed cultivation area 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>A Lake and Streambed Alteration Agreement (LSA) from California Department of Fish & Wildlife (CDFW) shall be filed concurrently with the Small Irrigation Use Registration (SIUR) from State Water Resources Control Board.</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. There is minimal potential to induce mudflows. Less Than Significant.</p>	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		<p>The project would not conflict with or obstruct water quality or management plans. No Impact.</p>	1, 2, 3, 5, 6, 29
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	<p>The proposed project site would not physically divide an established community. No Impact.</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**
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		<p>This project is consistent with the Lake County General Plan, The Shoreline Communities Area Plan and the Lake County Zoning Ordinance. The General Plan Land Use Designation is "RL" Rural Lands.</p> <p>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.</p> <p>California Department of Food & Agriculture (DCFA) is responsible for licensing and regulation of cannabis cultivation and enforcements defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and CDFA regulations related to cannabis cultivation.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6
<p align="center">XII. MINERAL RESOURCES <i>Would the project:</i></p>						
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 parcel as having an important source of aggregate. No loss of mineral resource would result from this project. No Impact.	1, 2, 3, 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 Shoreline Communities Area Plan nor the Lake County Aggregate Resource Management Plan designates the parcel as being a locally important mineral resource recovery site. No loss of mineral resource would result from this project. No Impact.	1, 2, 3, 5, 6, 33
<p align="center">XIII. NOISE <i>Would the project result in:</i></p>						
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		No temporary or permanent increases in ambient noise levels are expected to 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. 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 and 7:00AM at the property lines as specified within Zoning Ordinance Section 21-41.11 (Table 11.1). Less Than Significant.	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 operation. The low level truck traffic would create a minimal amount of groundborne vibration. Less Than Significant.	1, 2, 3, 5, 6
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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project is not anticipated to induce population growth. 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
XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant.	1, 2, 3, 5, 6
XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities. No Impact.	1, 2, 3, 5, 6
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
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 Bartlett Springs Road. A minimal increase in traffic is anticipated due to employees exiting and entering premises, routine maintenance and periodic incoming and outgoing deliveries. 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		A minimal increase in traffic is anticipated due to employees exiting and entering premises, routine maintenance and periodic incoming and outgoing deliveries. Less Than Significant.	1, 2, 3, 4, 5, 6, 34, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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, 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, 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			Isolated artifacts identified in the Cultural Resource Evaluation are not considered "significant" historic resources. The description of these items effectively mitigates any damage that may occur to them as a result of project activities. Less Than Significant with Mitigation Measures CULT-1 through CULT-3 Incorporated.	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			Isolated artifacts identified in the Cultural Resource Evaluation are not considered "significant" historic resources. The description of these items effectively mitigates any damage that may occur to them as a result of project activities. Should any archaeological, paleontological, or cultural materials be discovered during site development or use, 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 with Mitigation Measures CULT-1 through CULT-3 Incorporated.	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		No expansion of facilities will be required. The existing diversion point will be used for storage and irrigation for cannabis cultivation on the condition that the water is metered independently of the domestic water diversion as part of the Small Irrigation Use Registration (SUIR). Water will be stored in 46 3,000-gallon food grade, UV stabilized, polyethylene plastic water tanks. Less Than Significant.	1, 2, 3, 5, 6, 22, 31
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The existing water diversion point will be used for project irrigation and has sufficient water supply to serve the cultivation project. 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 not served by wastewater treatment provider. No Impact.	1, 2, 3, 5, 6, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		<p>The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs.</p> <p>According to the <i>Property Management Plan – Waste Management</i> all solid wastes will be composted, reused, or recycled. 35-gallon, UV stabilized polyethylene plastic trash bins with lids will be used for the initial segregation of waste. These will be strategically placed throughout the cultivation site to encourage immediate basic segregation of all forms of waste. Transportation of waste to a permitted, off-site waste facilities will be done with a secured, safe, and tarped mode of transportation abiding by all local trash hauling laws. Human waste will be legally dumped.</p> <p>Eastlake Landfill, South Lake Refuse Center, and Quackenbush Mountain Resource Recovery and Compost Facility are located approximately 20 miles south of the subject parcel.</p> <p>Less Than Significant.</p>	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
<p align="center">XX. WILDFIRE</p> <p align="center"><i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project site is located in a very 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
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		No new infrastructure is proposed for the project. 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 not 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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 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.	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 Air Quality and Hazards & Hazardous Materials. 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 Air Quality and Hazards & Hazardous Materials have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would assure the project 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. Shoreline Communities Area Plan
4. Site Visit
5. County of Lake Major Use Permit Application and Supplemental Materials
6. *Property Management, Plan*; Prepared for Mezzrow Meadows; Prepared by Private Commercial Cannabis Cultivation Consultant Damien Ramirez; May 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 Resource Evaluation of Portions of Parcel 016-032-01, 21518 Bartlett Springs Road; Prepared by Archaeological Research dated November 15, 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. Lawrence Livermore landslide map series for Lake County, 1979
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. Northshore 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

