



COUNTY OF LAKE

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

December 13, 2019

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 19-11)

1. **Project Title:** HENNP, Inc.; Loren and Lance Williams
2. **Permit Numbers:** Major Use Permit UP 19-06
Grading Permit BLD 19-01695
Initial Study IS 19-11
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Eric Porter, Associate Planner
(707) 263-2221
5. **Project Location(s):** 13200 Seigler Canyon Road, Lower Lake
APN: 012-004-03
6. **Project Sponsor's Name/Address:** Loren and Lance Williams
PO Box 512
Cobb, CA 95426
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: Districts 1 and 5
Flood Zone: Not within a designated flood zone.
Slope: Mostly at or over 30% slope; cultivation sites are less than 10%
Fire Hazard Severity Zone: Very High Fire Severity Zone
Earthquake Fault Zone: Not within a fault zone
Dam Failure Inundation Area: Not within dam failure zone
Parcel Size: 154.27 acres

The applicant, Lance Williams representing his company "HENNP" is requesting approval of a Major Use Permit to obtain one Adult Type 3 Outdoor 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 between 10,001 and 43,560 square feet of canopy size on one (1) premises.*" Lake

County Zoning Ordinance, Article 27, subsection (at) in part regulates cannabis cultivation in Lake County. The 154± acre property is large enough to support this license. The applicant is not within an “exclusion overlay district”, and that the applicant is pre-enrolled with the Regional Water Board. The applicant must meet all requirements for cannabis cultivation.

For this cultivation operation, the cultivation area is 54,560 s.f. (square foot) in size, while the proposed canopy area is 43,560 s.f. (one acre). The project consists of an outdoor cultivation site of 43,560 s.f. Also proposed is a 6,000 s.f. propagation building, which will be a greenhouse made with steel frames and a polycarbonate glaze and coverings; this building will contain immature plants only and will house mother plants during a vegetative phase of growth, clones generated from the mother plants, and seeds germinated for the purpose of preparing immature plants for planting in the proposed outdoor cultivation / canopy area. This 6,000 s.f. building is not by definition part of the taxable cultivation area.

Additionally there is another facility, which is a 5,000 s.f. insulated metal building to be used for drying, packaging and storage. Operations will be implemented in accordance with the Project Management Plan dated February 20, 2019. The cultivation operation will have a six foot tall wire fence with privacy mesh covering. Fence posts will be set in the ground at ten foot intervals with terminal posts set into concrete footings.

There is an existing internal driveway on the site, however the existing driveway exceeds the 16% slope maximum allowed under Public Resources Code (PRC 4290 and 4291), and is less than the required 20 feet width required by these same PRC sections. The applicant has provided engineered grading and erosion control plans, and mitigation measures will be established that require completion and inspection of the expanded interior road prior to permanent permit activation. Further, the scope of the use permit is expanded to include a Grading Permit, which will be reviewed concurrently with UP 19-06 (no separate file number).

Regarding potentially toxic chemicals on site, all pesticides, fertilizers and other potentially hazardous materials such as gasoline, diesel and oil will be stored in the proposed Storage Shed. Pesticides and fertilizers will be held within their manufacturer’s original containers, which are within secondary containment structures. The flammable petroleum products will be in State of California-approved containers, and also within the secondary containment area which is kept separately from the pesticides and fertilizers. Isopropyl alcohol will be stored on site in a secure cabinet within the processing facility to sanitize equipment. The Materials Storage Shed will be located next to the Propagation building.

Organic plant matter (primarily plant stems) will be composted on site and in compliance with Article 27 of the Lake County Zoning Ordinance, as well as Title 13 (Hazardous Vegetation) of the Lake County Code. Approximately 200 pounds of vegetative waste is anticipated annually. The growing medium (soil) will be re-used.

The cultivation operation will draw water from the existing residential water supply, which uses a groundwater well. The project proposes ten 5,000 gallon water tanks for water storage. Total annual water usage is projected to be 619,000 gallons.

The facility will be open Monday through Saturday from 8:00 AM to 6:00 PM, with deliveries and pick-ups restricted to the hours of 9:00 AM to 6:00 PM. Visitors to the site will be met by an employee of the site and the date, time, identification and purpose of the visit will be logged. No minors will be permitted on site, and only persons who have passed Livescan background checks and are employees of the facility will be permitted to have access to cannabis cultivation and packaging areas. At least one IENNP employee will be on site 24 hours per day and 7 days per week.

A Biological Report was performed on the property and no special-status species were found. No recommendations were made other than following general BMPs related to erosion control. The report

also found that there is unlikely to be significant impacts due to the severe fire damage caused by the Valley Fire, leaving any potential habitat to be regarded as low quality.

Important Note: The California Department of Food and Agriculture plays a significant role in regulating cannabis cultivation activities once the local approval is issued.

Construction

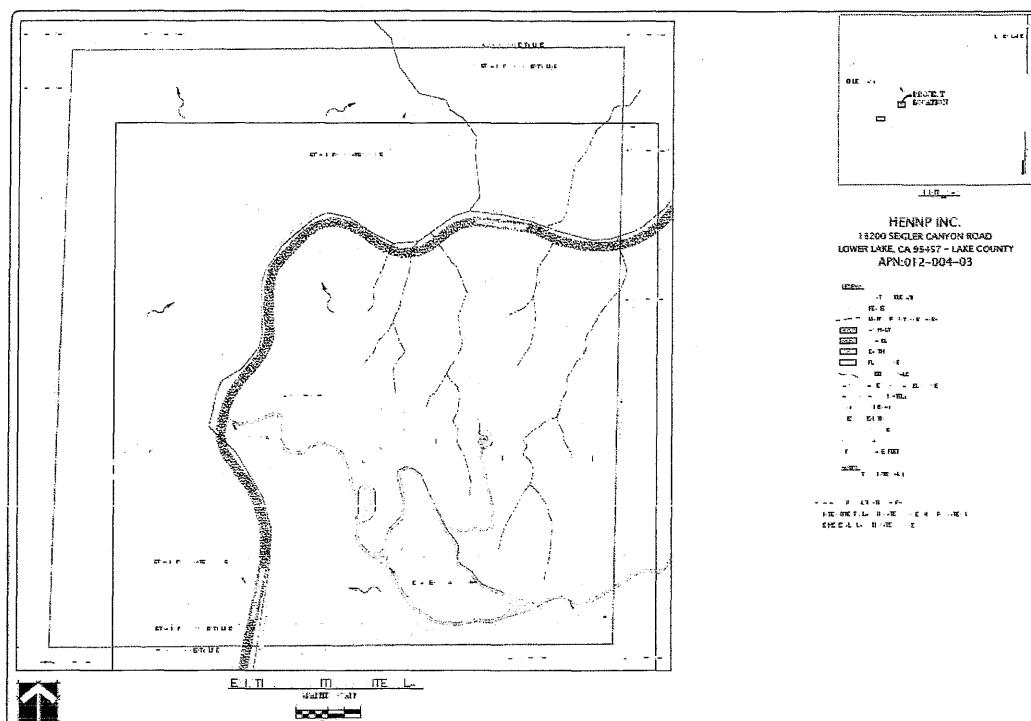
The interior road is not compliant with Public Resource Code (PRC) 4290 and 4291; the road doesn't meet width or grade requirements. The applicant is aware of this, and has prepared engineered road improvement drawings created by Realm Engineering Inc. The applicant has agreed to complete improvements as a condition of approval prior to any cultivation activities occurring. The Building Official, David Casian, has reviewed these plans and agrees that the road will be PRC 4290 and 4291 compliant based on the plans submitted. The applicant has also applied for a Grading Permit; this Initial Study includes the earthwork that will follow approval of the Use Permit and Grading Permit.

Construction, including interior road improvements and ground disturbing activities, would take place over an estimated two to four months and will occur Monday through Saturday, from 8 AM to 6 PM. The estimated number of truck and vehicle trips during construction is projected to be between 160 and 280 over the construction period. Equipment to be used will include an estimated twenty trips by a belly-loader to import base (gravel) for the road surface; a small dozer, a medium pivot-center backhoe loader, a small crane may be required to construct the metal processing building. No equipment will be idling when not in use. Equipment will be staged and stored on the existing roads, parking areas, and "work only" areas.

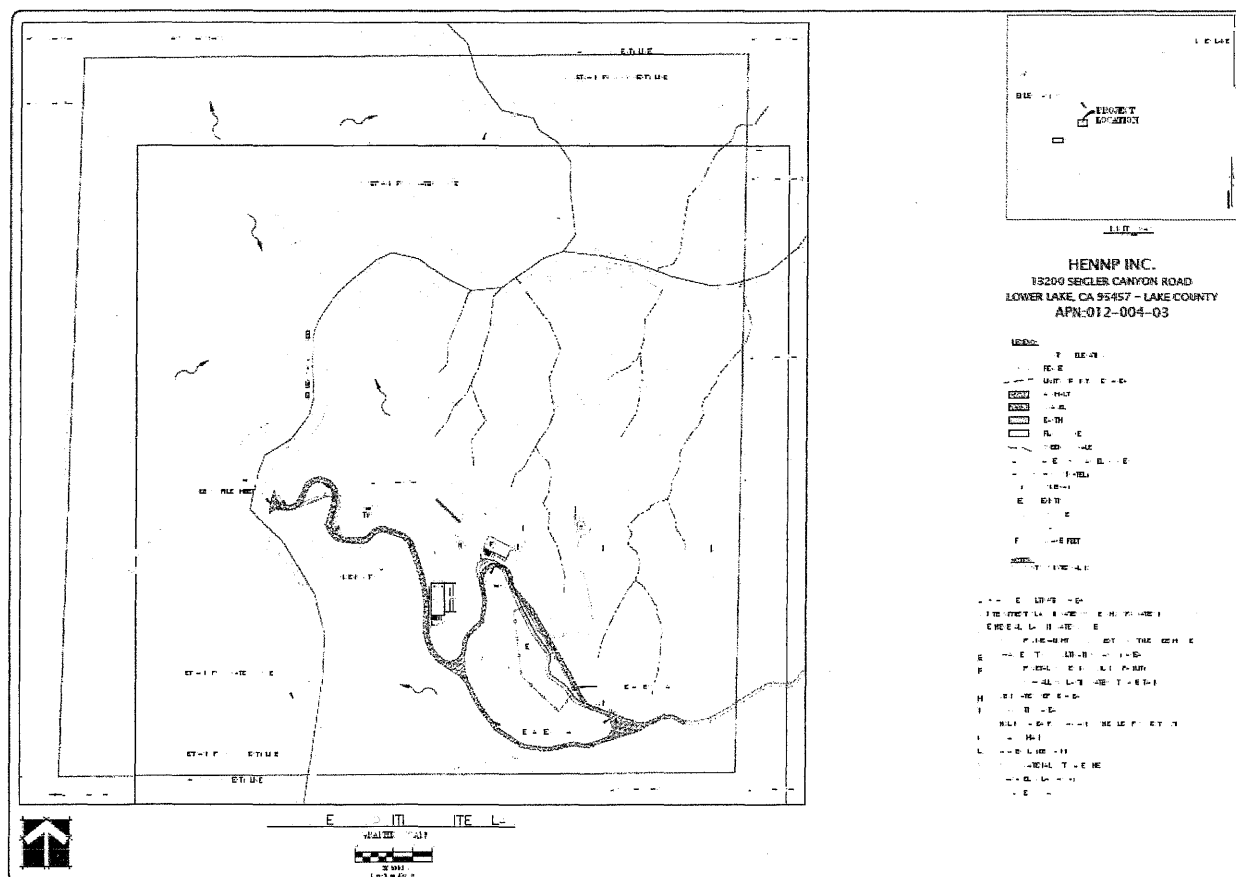
The applicant has submitted a Tree Replacement Plan that states "widening and realigning the existing access road will result in the movement of approximately 30,000 cubic yards of earthen material, and will disturb approximately 8,000 s.f. of unburned woodland habitat. Additionally, 14 living trees of +6" DBH (11 Valley Oaks and 3 Gray/Foothill Pines) will need to be removed to provide two ten-foot unobstructed traffic lanes for emergency vehicle access and egress..." Dead and burnt trees (from the Valley Fire) are proposed to be removed during the construction process. The applicant has stated that the eleven healthy Oak trees that are removed will be replaced. The County requires a 5:1 replacement ratio for Oak trees on commercial projects; this is addressed later in this Initial Study.

As stated, grading will mainly occur with the improvements to the interior road; the applicant's Civil Engineer has calculated that approximately 30,000 cubic yards of dirt and gravel will be either moved or imported onto the site. Please see Grading and Erosion Control Plans, sheets 1 through 4.

Approximately 200 feet of trenching is required to run the irrigation lines under the access road. Water is supplied via on-site well and held in ten 5,000 gallon water tanks. An additional 2,000 gallon water tank is also proposed for "operation and maintenance." All water tanks to be used for fire suppression must be metal or some other non-plastic material to be environmentally safe and fire safe.

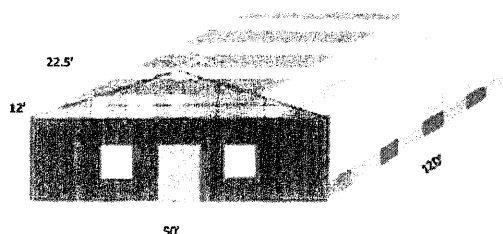


EXISTING CONDITIONS

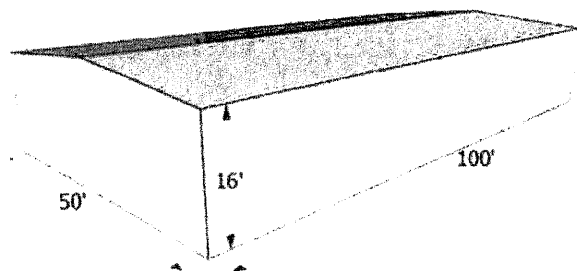


PROPOSED CONDITIONS

**Proposed 6,000 sq. ft. Greenhouse
Metal Framed Structure with Polycarbonate Glaze/Coverings**



**Proposed Processing Facility/Building Elevations
(5,000 ft² Metal Building)**



PROPOSED STRUCTURES

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

Nearly all of the parcels in this vicinity are zoned "RL" Rural Lands that are sparsely populated and vary in size between 38 and over 400 acres. The nearest residence to the cultivation areas is over 2,000 feet away from the nearest cultivation area.

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

CalCannabis (via Dept. of Food and Agriculture)

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 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.

An opportunity to meet and consult was sent to all local Tribes. No responses from any of the Tribes notified were received by the County of Lake.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ESP
SIGNATURE

Date: 12.13.19

Michalyn DelValle - Director
Community Development Department

Reviewed by: FB-RY-MD

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:
- the significance criteria or threshold, if any, used to evaluate each question; and
 - 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 site is located in a rural area of the County. The site is accessible from Seigler Canyon Road, which is a County-maintained road that travels through the middle of the property. The cannabis use would be situated in a manner that, due to the existing terrain and vegetation, would not obstruct views of natural features and scenic resources in the vicinity; this is consistent with the County's policies for preserving scenic resources. Less than Significant Impact	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. There is some tree removal proposed; any healthy tree(s) removed that are over 6" in diameter measured at 4.5 feet DBH (Diameter at Breast Height) that are not fire-damaged shall be replaced on a 5:1 ratio. AES-1: Within six (6) months of permit approval, the applicant shall replace the eleven healthy trees that are to be removed that are six inches or greater measured at 4.5 feet Diameter at Breast Height on a 5:1 replacement ratio per the (Oak) Tree Removal and Inventory Plan submitted. Replacement trees shall be irrigated and maintained in a healthy state. Less Than Significant Impact with mitigation measure AES-1 added	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. Natural topography will screen the use and the large size of the parcel would make it difficult to see the cultivation area from potential vantage points, if they exist. The public road is set down within the canyon, essentially eliminating public views of the proposed use. Less Than Significant Impact	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential additional light associated with the greenhouse lighting that will be necessary, and to a lesser extent, the security system. All lighting shall comply with the County's Dark Skies lighting ordinance. Mitigation Measure AES-2 - All greenhouses incorporating artificial lighting shall be equipped with blackout film/material to be used at night for maximum light blockage to lessen the impact on the surrounding parcels and the dark skies. Applicant shall submit a <u>Blackout Film/Materials Plan</u> to the Community Development Department for review and approval prior to issuance of any permits. Less Than Significant Impact with mitigation measure AES-2 added.	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		<p>According to the Farmland Mapping and Monitoring program, the project site is designated as "Grazing Land." Uses immediately surrounding the site include several single family dwellings (the nearest is about 2000 feet from the nearest cultivation area), and some agricultural uses. No impacts to farmland would occur with the construction and use of the proposed project.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 9, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		<p>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 a Williamson Act contract. The neighboring properties to the north, west, east and south are zoned Rural Lands. None of the neighboring lots would be adversely impacted by this use.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 5, 6, 9, 10, 11
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	<p>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.</p> <p>No Impact</p>	1, 2, 3, 5, 6
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	<p>The project would not result in the loss or conversion of forest land to a non-forest use.</p> <p>No Impact</p>	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	<p>As proposed, this project would not induce changes that would result in its conversion to non-agricultural or non-forest use.</p> <p>No Impact</p>	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 project has some potential to result in air quality impacts during construction and during operations, particularly if generators are used. Although the site has power serving the site, the cultivation activity will rely on power generated by 32 photo—voltaic solar cells during normal operations. Generators are permitted on an emergency basis; however diesel generators must be regulated through Air Quality Management Department, and a zoning clearance is required through the Lake County Planning Department prior to any generator usage on site that is not already present.</p> <p>Construction of the site including the interior roadway improvements would take place over a relatively short period of time (between 2 and 4 months), would mostly apply to constructing the two buildings and one greenhouse. The staging area for all construction equipment will take place on the interior road that already exists, and on a portion of the site to be used for employee parking;</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>this area is already disturbed and will not further be degraded significantly by this portion of the site being used as a staging area. Site preparation for the outdoor cultivation area will be limited to 54,560 square feet, including the two new buildings.</p> <p>Mitigation Measures:</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: Water shall be used as dust suppression during all site disturbance.</p> <p>Mitigated to Less than Significant Impact with mitigation measures AQ-1, 2, 3 and 4 added</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	<p>The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p>No Impact</p>	1, 2, 3, 4, 12
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>There are residences on properties adjacent to the subject parcel. The nearest residence is approximately 2,000 feet from the proposed cultivation area.</p> <p>Less Than Significant with Mitigation Measures AQ-1 through AQ-4 Incorporated</p>	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>This area contains large lots that range in size from 38 to over 400 acres, and is very sparsely populated. The applicant is required to abate any odors that might be considered as problematic to neighbors; this is a standard condition of approval that is associated with the land use permit conditions. The <i>Project Management Plan – Air Quality</i> describes the odor mitigation plan to be enacted should any odors be objectionable by any neighbors; the cultivation areas are all set back more than 100 feet from the nearest property line.</p> <p>Less Than Significant Impact</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><i>A Fish and Wildlife Management Plan</i> was prepared for the project by Pinecrest Environmental Services. No special-status animals or plants were detected within the operational areas or adjacent areas. Additionally, due to the Valley Fire, there is a lack of suitable habitat in the proposed development areas.</p> <p>The <i>Fish and Wildlife Management Plan</i> describes avoidance and protection measures to mitigate any potential impacts, and makes the following recommendations which are now mitigation measures:</p> <p>BIO-1: A pre-construction special-status species and migratory bird survey, including an avian and nest-detection survey shall be performed by a qualified biologist in the proposed project area and an appropriate buffer zone around the Project Area within seven days prior to commencement of ground disturbance activities. If nesting birds are discovered, they shall be avoided, and a buffer of at least 50 feet between the nesting birds and any cultivation activity shall be established and maintained.</p> <p>BIO-2: All food scraps, wrappers, food containers, cans, bottles and other trash from the project area shall be deposited in waste receptacles with an adequate lid or cover to contain trash. All food waste should be placed in a securely-covered bin and removed from the site on a weekly basis to avoid attracting animals.</p> <p>BIO-3: Vehicles and equipment shall be parked on pavement or on existing roads and established parking areas, or on approved work areas. Vehicles will be confined to public or private roads and parking areas, that were previously disturbed, or that are proposed to be improved with this project. Access routes and construction work areas shall be limited to the minimum necessary to achieve the project goals.</p> <p>BIO-4: Only certified weed-free straw mulch and locally native, non-invasive and non-persistent grass seed mixes (erosion control measures) shall be used on the project property.</p> <p>BIO-5: A Tree Cavity survey shall be performed by a qualified wildlife biologist before pruning or removing any trees or snags on the Project Property with cavities, hollows or exfoliating bark. If nesting bats are discovered, they shall be avoided, and a buffer of at least 50 feet between the nesting bats and any cultivation activity shall be established and maintained.</p> <p>Less than Significant with mitigation measures BIO-1 through BIO-5 added.</p>	1, 2, 3, 4, 5, 6, 14, 15, 16
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>According to the <i>Property Management Plan – Fish and Wildlife Protection Plan</i>, no riparian or sensitive natural communities are identified within the project area.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 7, 14, 15, 16

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	Despite the presence of creeks on the property, there are no federally-protected wetlands including marshes or vernal pools within or near the project area. No Impact	1, 2, 3, 5, 6, 7, 14, 15, 16
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The location and somewhat limited size of the project area (54,560 s.f., or 1.25 acres) on this 154+ acre property limits the interference with the movement of any fish or wildlife on the site. The project area is set back well over 100 feet from the nearest mapped watercourse, and engineered stormwater management plans and Best Management Practices were provided by the applicant. There are no identified wildlife corridors or nursery sites on or near the project area, and the site had been significantly burned during the Valley Fire in 2015. Less than Significant Impact	1, 2, 3, 5, 6, 14, 15, 16
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		According to Section 21083.4 of the California Public Resources Code, if a county determines that there may be a significant effect to oak woodlands, mitigation measures must be put in place in order to alleviate the impact created through the conversion of oak woodlands. It appears that several oak trees will be removed with this project, however there are no mapped conservation easements or oak woodlands on this site. Mitigation measure AES-1 requires among other things a 5:1 tree replacement for any healthy tree that is removed that meets the size threshold that are qualifiers for tree replacement. Less than Significant 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. Less Than Significant 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			Ground-disturbing activities are proposed for construction of 3 buildings, as well as to improve the interior road to meet PRC 4290 / 4291 (CalFire) road standards. Staff notified all Tribes that are known within Lake County; none of the notified tribes expressed concerns about the project. An Archeological Study was prepared by Dr. John Parker for this project; the summary for this study indicated that "(N)o significant historic or pre-historic archeological features were encountered..." Dr. Parker recommended that the project proceed as submitted and amended for the road improvements. In keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. Further, upon discovery of any significant artifacts, the overseeing Tribe shall be contacted, and if the Tribe determines that it is relevant to their cultural heritage, they shall choose the method of involvement in overseeing the construction of the site for the duration of ground disturbance. CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend	1, 2, 3, 5, 6, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>mitigation procedures, if necessary, subject to the approval of the Community Development Director.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed Archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds. If human remains are found, the Lake County Sheriff's Department shall also be notified, and shall coordinate with the local overseeing Tribe to inter or relocate the remains.</p> <p>Less than Significant Impact with Mitigation Measures CUL-1 and CUL-2 added</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		<p>No changes are expected to archaeological resources.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 38
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>Some ground-disturbing activities are proposed including the interior road improvements, and site preparation for three new buildings. Disturbance of human remains is not anticipated. The applicant shall halt all work and immediately contact the local overseeing Tribe, the Lake County Sheriff's Department, a licensed Archeologist, and the Community Development Department if any human remains are encountered.</p> <p>Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 added</p>	1, 2, 3, 5, 6, 38
<p align="center">VI. ENERGY <i>Would the project:</i></p>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		<p>The proposed energy supply for the cultivation activity will occur exclusively through 32 photo-voltaic solar panels.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	<p>The proposed cultivation operations would not conflict with or obstruct any local energy plan. The photo-voltaic solar panels proposed are considered to be renewable energy that will not interfere with on-grid power that would otherwise be used.</p> <p>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**
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 located within a mapped Earthquake Fault area 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 (although none are mapped on this property). 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 consistently 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 Impact</p>	1, 2, 3, 5, 6, 9, 17, 18, 19, 20, 39
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>			X		<p>Some soil erosion and potentially the loss of some topsoil is anticipated due to the improvements to the interior road (which will have about 30,000 cubic yards of earth and gravel either moved or relocated onto the site), and for the preparation and placement of the three proposed buildings. The erosion potential of the soils present on site are regarded as severe according to the soil characteristics found on the County of Lake's GIS mapping system.</p> <p>According to the mapped Soil survey for Lake County, the site contains the following soils:</p> <ul style="list-style-type: none"> Skyhigh Milshom, 15 to 50 percent slopes. The Skyhigh soil is moderately deep and well drained, with slow permeability and a water capacity of 3 to 7 inches. Surface runoff is rapid, and the hazard of erosion is severe. The shrink-swell potential is high in the subsoil. The Milsholm is shallow and well-drained, with moderate permeability and a water capacity of 1.5 to 3.5 inches. Surface runoff is rapid and the hazard of erosion is severe. <p>In the Stormwater Management section of the Property Management Plan submitted by the applicant, the applicant states the following:</p> <p>"There are currently no impervious surfaces on the Project Parcel. HENNP, Inc.'s proposed cultivation operation will increase the impervious surface area of the Project Property by approximately 12,500 (square feet) to less than 0.2% of the Project Parcel through the installation of ten 5,000- gallon plastic water storage tanks, a proposed 80 (square foot) Guard Shack, and a proposed 120 (square foot) Material Storage Shed, and the development of a proposed 5,000 (square foot) Processing Facility / Building, a proposed 6,000 (square foot) Propagation and Seed Production Facility (greenhouse), and associated ADA compliant parking areas. All structures will be located more than 100 feet from surface water bodies, and stormwater runoff from the structures will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation, to filter pollutants and to promote stormwater retention and infiltration."</p> <p>Less Than Significant Impact</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**
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 generally stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 20, 39
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The shrink-swell potential for the project soil type is high. The applicant may at the County Building Official's discretion be required to engineer the metal building based on expansive soil, however this is typically addressed through building permit review. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project site will be served through an existing onsite waste disposal system. Less Than Significant Impact	1, 2, 3, 5, 6, 9, 21
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		Disturbance of paleontological resources or unique geologic features is not anticipated, and mitigation measures are in place to assure that in the event any artifacts are found, that the applicant will notify the overseeing Tribe(s) and a licensed Archeologist as described in mitigation measures CUL-1 and CUL-2. Less than Significant Impact	1, 2, 3, 5, 6
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		This cannabis cultivation activity would generate between 160 and 240 construction-related vehicle trips over a two to four month period of time. Some heavy equipment will be needed for road improvements and building pad preparation. The County is a clean-air attainment county and has no thresholds for greenhouse gas emissions, however it is not anticipated that this project would produce a significant amount of greenhouse gasses either during construction or during day-to-day operations. Anticipated daily trips during operation are projected at four to eight average daily vehicle trips. Less than Significant Impact	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 is an air attainment County, and does not have established thresholds of significant for greenhouse gasses. Less than Significant 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		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. The <i>Property Management Plan</i> indicates that one pesticide could potentially be used. A list of all chemicals, fertilizers and potentially flammable substances is required to be provided to the Lake County Environmental Health Department prior to commencing ongoing cultivation. Materials associated with the proposed Cultivation of Commercial Cannabis, such as gasoline, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if released into the	1, 2, 3, 5, 6, 22, 23, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>environment. The applicant has stated that all potentially harmful chemicals will be stored in a locked, secured building on site.</p> <p>Routine construction materials and all materials associated with the proposed Cultivation of Commercial Cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</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>According to the <i>Property Management Plan - Fertilizer Management Plan</i>, the fertilizer used will only consist of organic materials.</p> <p>According to the <i>Property Management Plan – Pest Control</i>, all pesticides will be stored in a secure building on site.</p> <p>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p>Less than Significant Impact</p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		<p>The applicant has stated the chemicals that will be used on site, including the method of storage in a secure and lockable building. The site is not within a flood inundation area, nor is it within an area that is prone to landslides, liquefaction or other natural disasters according to County GIS data, thereby limiting potential environmental risks.</p> <p>Less than Significant Impact</p>	1, 2, 3, 5, 6, 23, 39
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		<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p>Less than Significant Impact</p>	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		<p>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.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 24, 25
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	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 6, 26
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		<p>The project would not impair or interfere with an adopted emergency response or evacuation plan.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 4, 5, 6, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant will adhere to all Federal, State and local fire requirements/regulations. The types of site improvements that will occur will increase the ability of emergency vehicles to access the site if necessary (interior roads will be improved to meet PRC 4290 and 4291 standards). Less Than Significant Impact	1, 2, 3, 4, 5, 6, 22, 27, 28, 39
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		The applicant has provided engineered Grading and Drainage / Erosion Control Plans. The site has a watercourse that is located well away from the cultivation area, and the drainage patterns are shown on the engineered plans submitted. 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. The cultivation sites are located over 100 feet from all water sources, and are positioned in a manner that will allow stormwater runoff to drain into the existing on-site water retention basin. Less Than Significant Impact	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		According to the <i>Property Management Plan – Water Resources Management Plan</i> , the projected annual water usage would be 619,000 gallons, and irrigation would occur primarily between late spring and early fall (June through October). Water will be stored in ten 5,000 gallon water tanks on site. Environmental Health and Water Resources were notified of this activity and had no adverse comments on the proposal. There are no known water deficiencies within the water table in this area. Of note: the applicant has indicated that tanked-in water will be used as a backup water supply; <u>trucked-in water is only allowed to occur once on an emergency basis and with the written permission of the Community Development Director for Lake County.</u> Less Than Significant Impact	1, 2, 3, 5, 6, 31
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would: i) result in substantial erosion or siltation on-site or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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 iv) impede or redirect flood flows?			X		The cultivator will be creating some non-permeable areas on the site, so some channelization of resulting runoff is necessary. The applicant has indicated that the non-permeable areas are comparatively small, and that the wattles or similar methods of channelization can be employed to direct the drainage water away from surface water sources. The cultivation sites are all more than one hundred feet away from all creeks. The project site is currently disturbed by extensive fire damage that resulted from the Valley Fire. The permit holder shall continue to protect all disturbed areas by applying Best Management Practices (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. The applicant's Stormwater Management Plan states: "The proposed outdoor cultivation area will not increase the impervious surface area of the Project Parcel and should not increase the volume of runoff from the Project Site. Well vegetated buffers (minimum 100 feet) will be maintained around the proposed cultivation areas to filter and/or remove any sediment, nutrients, and/or pesticides mobilized by stormwater runoff and prevent those pollutants from reaching nearby surface water bodies." Less Than Significant Impact	1, 2, 3, 5, 6, 7, 15, 17, 29, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are generally stable; therefore is minimal potential to induce mudflows. Less Than Significant Impact	1, 2, 3, 5, 6, 7, 9, 24, 32
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 any 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. 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. Less Than Significant Impact	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. No loss of mineral resource would result from this project. Less Than Significant Impact	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 do not show the cultivation location as being a locally important mineral resource recovery site. No loss of mineral resource would result from this project. Less Than Significant Impact	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		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. Maximum non-construction related sounds levels shall not exceed maximum levels specified in Zoning Ordinance Section 21-41.11 (Table 11.2) at the surrounding residences. Less Than Significant Impact	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 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**
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, 26
<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: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose any impacts to government facilities or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact	1, 2, 3, 5, 6
<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			<p>The project site is accessible off of Seigler Canyon Road, a paved County maintained two lane road. An increase in traffic is anticipated during construction - between 160 and 240 construction-related trips are anticipated over a two to four month period primarily related to interior road improvements.</p> <p>Post construction anticipated trips includes employees exiting and entering premises, routine maintenance and periodic incoming and outgoing deliveries. The post-construction cultivation is expected to generate an average of 24 to 48 vehicle trips per week.</p> <p>The internal road on the site does not meet PRC 4290 or 4291 standards. The applicant is aware of this, and have provided engineered drawings that show improvements to the width of the interior road, and that reduces the slope to about 14%, thereby meeting the requirements of PRC 4290 and 4291.</p> <p>Mitigation measure TRANS-1: Prior to this use permit having any force or effect, the applicant will be required to do road improvements to the internal road and comply with Public Resource Code (PRC) sections 4290 and 4291. The Building Official will inspect this road following completion of the road to assure PRC compliance.</p> <p>Less Than Significant Impact with mitigation measure TRANS-1 added</p>	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		<p>The internal road construction will occur over a two to four month period and will generate an estimated 160 to 240 trips. The cultivation activity is expected to generate an average of 24 to 48 vehicle trips per week. Significant impacts are not anticipated, and the project is consistent with CEQA section 15064.3.</p> <p>Less Than Significant Impact</p>	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			<p>The proposed project would not increase hazards at the project site based on the engineered drawings submitted for the internal road improvements and the initiation of mitigation measure TRANS-1.</p> <p>Less Than Significant Impact with the inclusion of mitigation measure TRANS-1</p>	1, 2, 3, 4, 5, 6, 23, 34, 35
d) Result in inadequate emergency access?		X			<p>As proposed, this project will not impact existing emergency access. The site is presently underserved per PRC 4290 and 4291, however the road improvements proposed by the applicant will resolve this situation.</p> <p>Less Than Significant Impact with the inclusion of mitigation measure TRANS-1</p>	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>The applicant has undertaken a Cultural Resource study, prepared by Dr. John Parker, December 2018. The findings listed in the Study did not indicate that this site is a candidate for listing in the California Register of Historic Resources, and the site is not within any designated local sites of historic resource. No significant historical resources were found during this Archeological Study.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 38
b) A resource determined by the lead agency, in its discretion and supported by substantial			X		<p>According to the Archeological Study undertaken for this site, there are no mapped significant resources (Tribal Cultural) that are on or immediately adjacent to the site. Notification of this action was sent out to eleven Lake</p>	1, 2, 3, 5, 6, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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.					County tribes, and no tribes responded. Less than Significant Impact	
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. Power will be taken from 32 photo-voltaic cells that will be used on the site. Less Than Significant. Impact	1, 2, 3, 5, 6, 21
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. Cannabis cultivation will minimize water use by using a low-pressure drip irrigation system. Less Than Significant Impact	1, 2, 3, 5, 6, 21
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, 21
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 – a Waste Management Plan</i> has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of Director of Cultivation. Less Than Significant Impact	1, 2, 3, 5, 6, 36, 37
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 Impact	1, 2, 3, 5, 6, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<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			<p>The project site is located in a very high fire hazard severity zone and is in State (CalFire) Responsibility Area. The internal road does not meet PRC 4290 or 4291 requirements, however the applicant has provided engineered plans that would improve the slope and the width of the road to be able to meet these standards. On Nov. 22, 2019, the Building Official allowed the deferral of 4290/4291 standards until the road improvements are done as a condition of use permit approval. This must occur before any building permits for structures are issued, and before the activation of the cultivation permit occurs. The applicant has been approved for 'early activation', however no use permit-related activities may occur until the 4290 / 4291 compliance is achieved. This shall be required as a condition of approval, and the applicant will adhere to all Federal, State and local fire requirements/regulations.</p> <p>Mitigation measure WILD-01: Prior to any building permit issuance or cultivation associated with use permit file no. UP 19-06, the applicant shall improve the interior road, and parking areas per the engineered plans prepared by Realm Engineering and dated 1-11-19. Following completion of the road improvement, the applicant shall contact the Lake County Building Official and schedule a compliance inspection.</p> <p>Less Than Significant Impact with mitigation measure WILD-01 added</p>	1, 2, 3, 5, 6, 22, 27, 28, 39
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X			<p>The property was completely burned during the 2015 Valley Fire. Some burned trees need to be removed. The applicant has submitted a Tree Inventory and Removal Plan which shows 11 healthy oak trees being removed. These trees must be replaced on a 5:1 replacement ratio per mitigation measure AES-01. The actual project will not exacerbate fire risks on the site, and may actually help to reduce fire risks for the portion of the site that will contain the cannabis plants and processing facility. Widening the road will also help to create a slightly wider 'fire break' (20 feet is proposed).</p> <p>Less than Significant Impact with mitigation measure WILD-01 added</p>	1, 2, 3, 5, 6, 22, 27, 28, 39
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		X			<p>Infrastructure on the site does not comply with PRC 4290 or 4291, but per the engineered plans submitted dated 1-11-19, improvements shall occur prior to cultivation / building permit issuance; this is required by mitigation measure WILD-01.</p> <p>Less Than Significant with mitigation measure WILD-01 added</p>	1, 2, 3, 5, 6, 39
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		<p>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.</p> <p>Less Than Significant Impact</p>	1, 2, 3, 5, 6, 20, 29, 32, 39

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 a Cultivation of Commercial cannabis in previously undisturbed area, so there is some risk of degradation; however mitigation measures are proposed that would alleviate most or all of the project-related impacts. 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 Aesthetics, Air Quality, Biological, Cultural, Transportation and Wildfire. 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, Cultural, Transportation and Wildfire have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant.	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, 12-5-2019
5. County of Lake Major Use Permit Application and Supplemental Materials
6. Project Management Plan for a Major Use Permit received 2-25-2019
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. Fish and Wildlife Protection Plan for the Project Property
17. Lake County Grading Ordinance, adopted 2007
18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
20. 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
21. Lake County Health Services Department
22. Lake County Emergency Management Plan
23. Lake County Hazardous Waste Management Plan, adopted 1989
24. Lake County Natural Hazard database
25. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
26. Lake County Airport Land Use Compatibility Plan, adopted 1992
27. California Department of Forestry and Fire Protection - Fire Hazard Mapping
28. South Lake Fire Protection District
29. National Pollution Discharge Elimination System (NPDES)
30. Central Valley Regional Water Quality Control Board
31. State Water Resources Control Board
32. FEMA Flood Hazard Maps
33. Lake County Aggregate Resource Management Plan
34. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
35. California Department of Transportation (CALTRANS)
36. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
37. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
38. Archeological Study prepared by Dr. John Parker, dated December 2018
39. Lake County Hazard Mitigation Plan, adopted February, 2018