



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

2019049025

April 1, 2019

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (IS18-30)**

1. **Project Title:** Zack Riley Commercial Cannabis Cultivation
2. **Permit Numbers:** Minor Use Permit MUP18-27
Early Activation EA18-22
Initial Study IS18-30
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):** 1320 Van Sleeper Road, Upper Lake, CA
APN: 003-031-22
6. **Project Sponsor's Name/Address:** Zack Riley
1320 Van Sleeper Road
Upper Lake, California 95485
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL – SC" Rural Lands – Scenic
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: Various; Relatively flat at cultivation site
Fire Hazard Severity Zone: Moderate
Earthquake Fault Zone: Not within a fault zone
Dam Failure Inundation Area: Not within dam failure zone
Parcel Size: Approximately 33 acres

The applicant is requesting approval of a Minor Use Permit to obtain an Adult Type 2 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 5,001 and 10,000 square feet, of total canopy size on one (1) premises."*

For this cultivation operation, the Project Area is 18,288 square feet (approximately 0.4 acres) in size and consists of a fenced operational area; a full-sun garden; soil staging and material storage areas; irrigation system; and access roads. Operations will be implemented in accordance with the Project Management Plan dated June 6, 2018.

The mature canopy coverage of the existing garden is approximately 9,408 square feet. Outdoor cultivation is conducted in raised beige fabric beds ("smart pots") which are placed on top of the ground. Each container is newly purchased and sterilized before use. The beige color reduces light, which helps to keep the soil cool and reduce water usage. The operation utilizes a fenced outdoor garden. The fence is chain-link with brown slats that maximize opacity and reduce visibility of the plants.

Fertilizer is packed in five-gallon, resealable containers. The containers are then stored in a secondary storage container located in a locked storage shed in the pole barn adjacent to the canopy site. When containers are emptied, they are returned to the seller and refilled. Product is entirely consumed during the cultivation and there is no product remaining on-site during the winter season. The remaining containers are returned to the supplier. There are no other "chemicals" stored. There is no use of pesticides, rodenticides, or herbicides.

The cultivation operation will draw water from the existing residential water supply, which uses a groundwater well. Water will be stored in two existing 2,500-gallon water tanks. Irrigation will be by low-pressure drip irrigation with rates of approximately 2.5 to 5 gallons per hour through a system of plastic pipes fitted with outlets for water (emitters). The water will be pumped from the holding tanks with a one-horsepower pump through a main line to the canopy environment. In the event of malfunction, a gardening hose and low-powered pump will be used to manually water the plants until repairs are made.

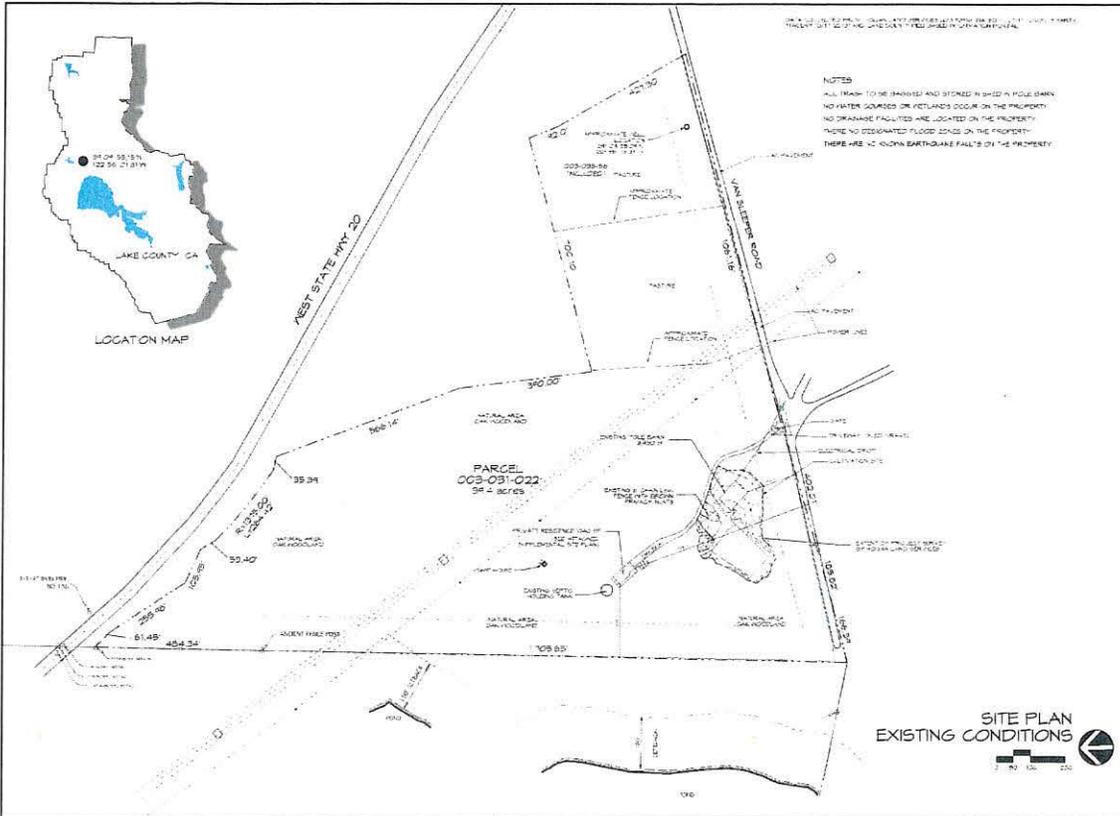
No cannabis product trimming, processing, packaging, or curing occurs on site. Flower buds are harvested, weighed, and sealed in numbered vacuum-sealed packages, placed in a container with dry ice, and immediately transported by a licensed distributor.

Cannabis vegetative waste will be minimized by not trimming, curing, or processing the cannabis on site. Excess plant matter (fan leaves, sugar leaves, branches) will be stored in bags in a closed receptacle in a shed within the pole barn. Every three days, or more often if necessary, vegetative waste, along with other solid waste will be transported to Quackenbush Mountain Resource and Compost Facility in Clearlake, CA. Approximately 1,500 pounds of vegetative waste is anticipated annually. The growing medium (soil) will be reused. If it becomes necessary to dispose of the growing medium, the waste would be collected and weighed before delivery to the Quackenbush Mountain facility.

The facility is open to employees twenty-four (24) hours a day, seven (7) days a week. The facility is open for delivery and pick-ups Monday through Saturday, 9:00 AM to 7:00 PM, and Sunday 12:00 PM to 5:00 PM. Any and all visitors to the Site will be met by an employee of the Site and have the date, time, identification, and purpose of the visit will be logged.

Early Activation of Use Permit EA18-22 was issued on July 6, 2018 to allow commercial outdoor cultivation of one 9,408 square-foot (1-A-Type 2 license) site with a total cultivation area not to exceed 18,288 square feet, for up to six months from the date of issuance. That permit expired on January 6, 2019.

EXISTING DEVELOPMENT



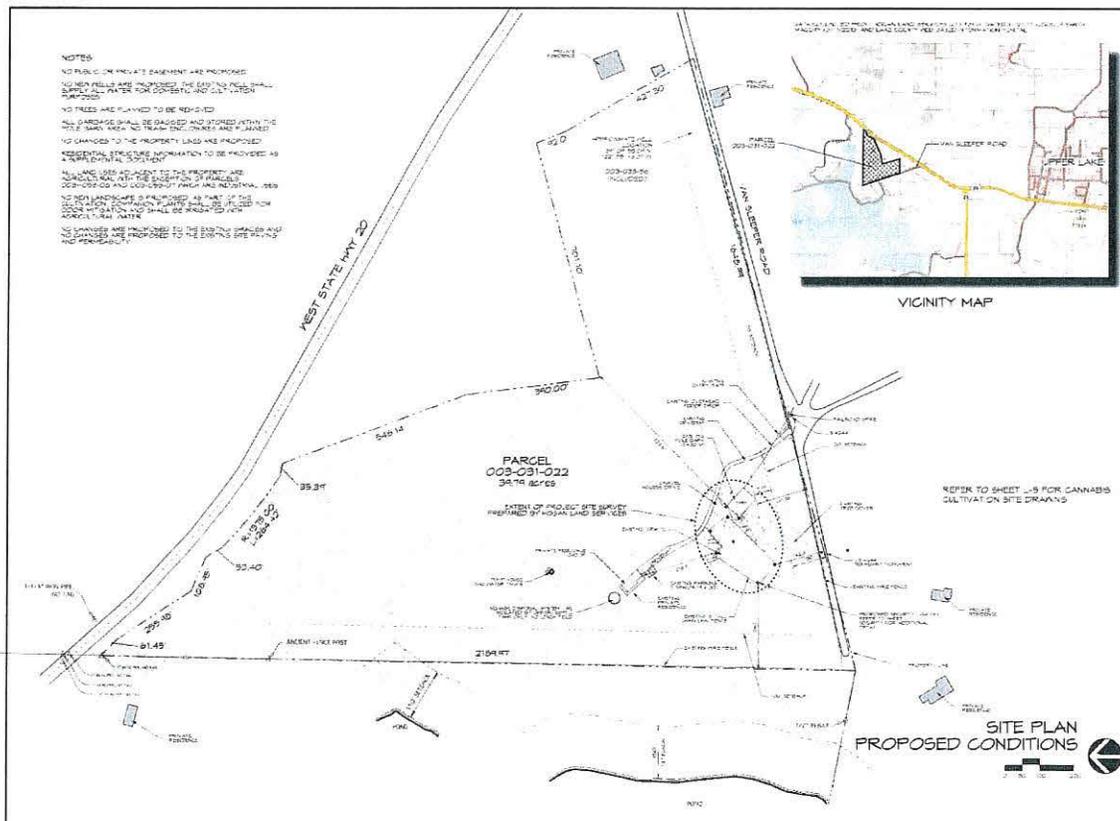
1330 VAN SLEEPER ROAD
UPPER LAKE, CALIFORNIA
APN: 003-031-022
APR. 003-031-022

MACNAIR

SITE PLAN EXISTING CONDITIONS

L-3

PROPOSED DEVELOPMENT

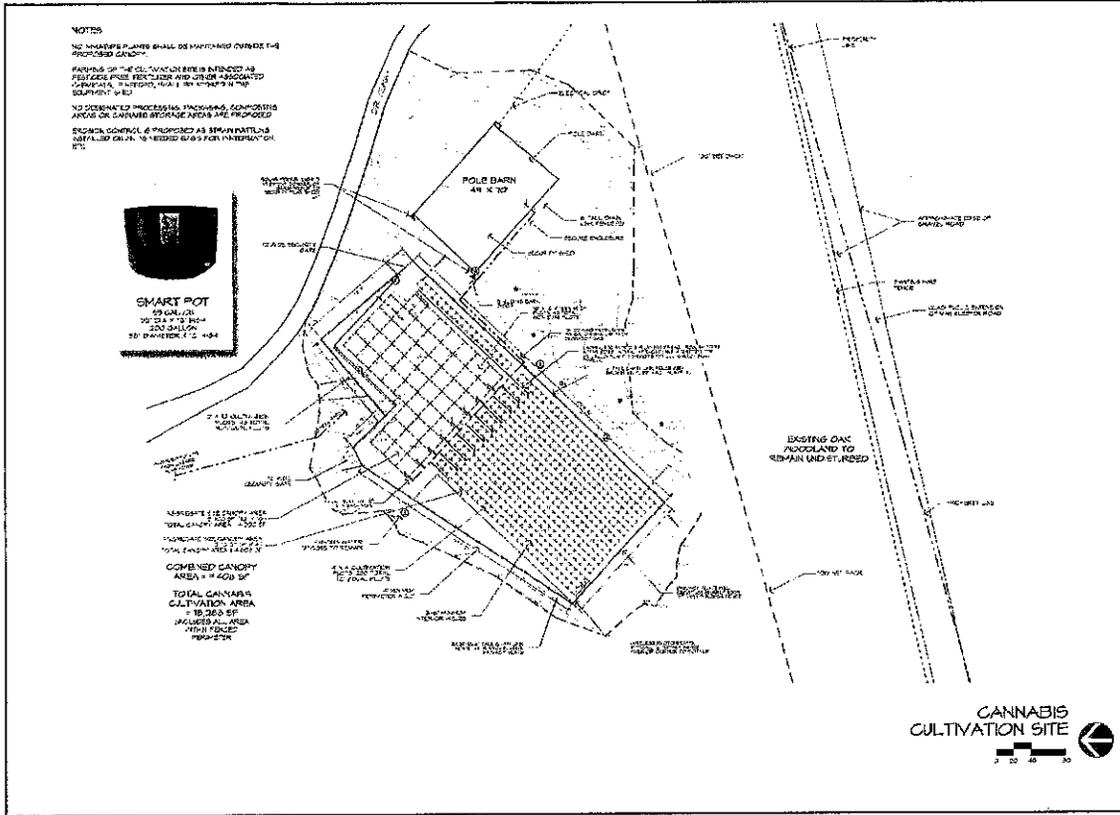


1330 VAN SLEEPER ROAD
UPPER LAKE, CALIFORNIA
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MACNAIR

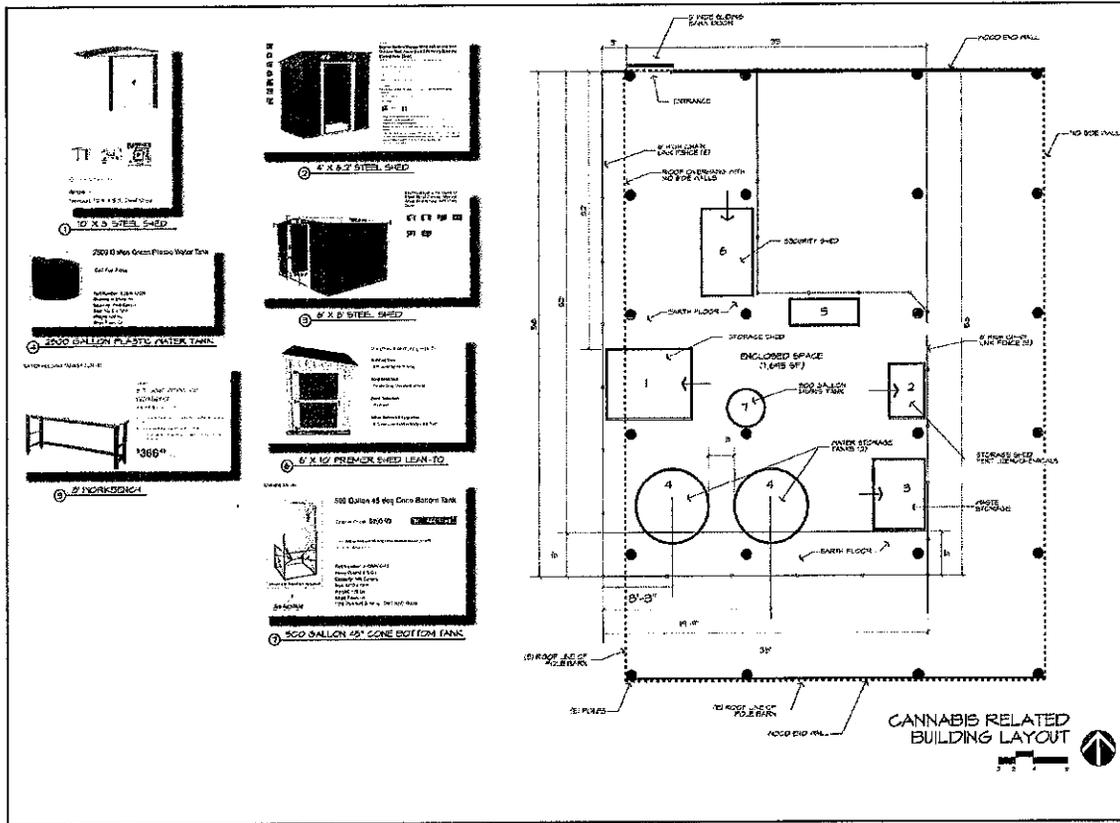
SITE PLAN PROPOSED CONDITIONS

L-4



CANNABIS CULTIVATION SITE

1320 VAN SLEEPER ROAD
 UPPER LAKE, CALIFORNIA
 APN 003-021-022
 APN 003-028-026



CANNABIS RELATED BUILDING LAYOUT

1320 VAN SLEEPER ROAD
 UPPER LAKE, CALIFORNIA
 APN 003-021-022
 APN 003-028-026

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

Parcels to the north and east are zoned "RR" Rural Residential, "RL" Rural Lands, and "O" Open Space. Parcels range in size between approximately 0.7 and 14 acres in size. Several parcels to the south contain residences. The closest residence is approximately 450 feet from the proposed cultivation area. The nearest residence to the north is at least 900 feet from the cultivation area.

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 Agricultural
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs
 California Department of Transportation (CalTrans)

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

Notification of the project was sent to local tribes. No responses were received.

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: 4/1/19

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 partially visible from Van Sleeper Road. The use would be designed and situated in a manner that would not obstruct views of the natural features and scenic resources in the area, consistent with County policies for preserving scenic resources. Less Than Significant.	1, 2, 3, 4, 5, 6, 7
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The proposed use would not damage scenic resources. Less Than Significant.	1, 2, 3, 4, 5, 6, 7, 8
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The proposed use would not substantially degrade the existing visual character or quality of the site and surrounding area. Less Than Significant.	1, 2, 3, 4, 5, 6, 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 is not anticipated to create additional light or glare. Security lighting shall be installed and maintained as described in the <i>Project Management Plan</i> . All lighting shall adhere to 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. Less Than Significant	1, 2, 3, 4, 5, 6, 7
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	According to the Farmland Mapping and Monitoring Program the project site is designated as "Grazing Land." Uses immediately surrounding the site include single family residences and agriculture. No impacts to farmland would occur with construction of the proposed project. No Impact.	1, 2, 3, 5, 6, 9, 10

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	As proposed, the project will not impact agricultural uses or Williamson Act contracts. The project site is zoned "RL" Rural Lands and does not contain Williamson Act contracts. Uses surrounding the project site consist of undeveloped parcels and parcels with residences or agricultural uses. Surrounding parcels are zoned "RR" Rural Residential, "RL" Rural Lands, and "O" Open Space (County maintenance yard). Further, upon issuance of a Minor Use Permit the proposed project would be in conformance with the Lake County Zoning Ordinance. No Impact.	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	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

III. AIR QUALITY

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.

Would the project:

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. Vehicle access is by a paved driveway. Less Than Significant with Mitigation Measures Incorporated.</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>	1, 2, 3, 5, 6, 9, 12, 13
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?				X	The County of Lake is in attainment of state and federal ambient air quality standards. No Impact.	1, 2, 3, 4, 12
c) Expose sensitive receptors to substantial pollutant concentrations?		X			See response to Section III (a). There are residences on properties adjacent to the subject parcel. The nearest residence is approximately 450 feet from the proposed cultivation area. Less Than Significant with Mitigation Measures AQ-1 through AQ-3 Incorporated.	1, 2, 3, 4, 7, 12
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?			X		There are residences on properties adjacent to the subject parcel. The nearest residence is approximately 450 feet from the cultivation area. No significant odor impacts are anticipated from this cultivation operation. However, cannabis cultivation, especially during the flowering phase, generates volatile compounds (terpenes) that some people find objectionable. The <i>Project Management Plan - Air Quality</i> describes the odor mitigation plan to be enacted should odors become objectionable to neighbors. The cannabis facilities are set back at least 100 feet from property lines. Companion plants shall be utilized for odor mitigation and shall be irrigated with agricultural water. A fogging device will treat odors with a water-based, non-corrosive odor neutralizing agent. Less Than Significant.	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		A <i>Fish and Wildlife Protection Plan</i> was prepared for the project. No special-status animals or plants were detected within the operational areas or adjacent areas. The operational areas are not within any designated listed species' critical habitat. If land clearing is performed in the future within 150 feet of the upland swales / isolated channels on the Parcel, a pre-construction special-status species survey is recommended. The <i>Fish and Wildlife Protection Plan</i> describes measures for impact avoidance including monitoring and worker training. Operational Best Management Practices described in the <i>Plan</i> will ensure workers are made aware of the importance of biological resources, so that they are better able to avoid resource impacts. No impacts are anticipated because outdoor cultivation is conducted in raised beige fabric beds ("smart pots") which are placed on top of the ground. Less Than Significant.	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	According to <i>Property Management Plan - Fish & Wildlife Protection Plan</i> no riparian or other sensitive natural community are identified in the project area. No Impact.	1, 2, 3, 5, 6, 7, 14, 15, 16
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		According to <i>Property Management Plan - Fish & Wildlife Protection Plan</i> the nearest wetland vegetation associated with flooded field agriculture is located over 900 feet from the cultivation site. Less Than Significant.	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 limited size of the project area along with the existing site improvements does not interfere with fish or wildlife. Additionally, there are no recorded wildlife corridors or native wildlife nursery sites on the project property. Less Than Significant.	1, 2, 3, 5, 6, 14, 15, 16

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The project would not conflict with any established conservation plan. No Impact.	1, 2, 3, 5, 6
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	No special conservation plans have been adopted for this site. No Impact.	1, 2, 3, 5, 6
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X		No ground-disturbing activities are proposed. Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Less Than Significant.	1, 2, 3, 5, 6
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		No changes are expected to archaeological resources. Less Than Significant.	1, 2, 3, 5, 6
c) Disturb any human remains, including those interred outside of formal cemeteries?			X		No ground-disturbing activities are proposed. Disturbance of human remains is not anticipated. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department and the Community Development Department if any human remains are encountered. Less Than Significant.	1, 2, 3, 5, 6
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. No Impact.	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed outdoor cultivation operations would not conflict with or obstruct an energy plan. No Impact.	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p>ii) Strong seismic ground shaking?</p> <p>iii) Seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p>			X		<p><u>Earthquake Faults</u> The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. All proposed construction is required to be built consistent with Current Seismic Safety construction standards.</p> <p><u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered generally stable.</p> <p>Less Than Significant.</p>	1, 2, 3, 5, 6, 9, 17, 18, 19, 20
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>			X		<p>No erosion or loss of topsoil is anticipated. No grading is proposed for this project. Further review will be required if grading is proposed. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project parcel consists of:</p> <ul style="list-style-type: none"> • Bressa-Millsholm loams with 15-30% slopes (soil unit 120) formed in material weathered from sandstone or shale. The permeability of the soil is moderately slow to moderate. Runoff is rapid and the hazard of erosion is severe. This soil unit is in the hilly portion of the parcel, including the location of the cultivation. • Still loam – stratified substratum (soil unit 233), a deep well-drained soil on alluvial plains. The unit is found on the flat eastern portion of the property which is currently used as pasture for grazing cows and horses. The permeability of the soil is moderately slow. Runoff is very slow and the hazard of erosion is slight. <p>Less Than Significant.</p>	1, 2, 3, 5, 6, 9
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>			X		<p>According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered generally stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. Less Than Significant.</p>	1, 2, 3, 5, 6, 9, 20
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>			X		<p>The shrink-swell potential for the project soil type is low to moderate. The proposed project would not increase risks to life or property. Less Than Significant.</p>	1, 2, 3, 5, 6, 9
<p>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?</p>			X		<p>The project site will be served through an existing onsite waste disposal system. Less Than Significant.</p>	1, 2, 3, 5, 6, 9, 21

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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
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	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. No 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 does not have established thresholds of significant 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</i> indicates that no pesticides, rodenticides, or herbicides will be used. Location (allowing air flow) and companion planting will be used for prevention of pests. Daily monitoring will be completed by trained employees. Detected contamination will be pruned and by soil pH adjustment. Removed materials will be disposed at Quackenbush Mountain, as described in Section XIX.</p> <p>According to the <i>Project Management Plan</i> all fertilizers would be packed in five-gallon, resealable containers. The containers will be stored in a secondary storage container located in a locked storage shed in the pole barn adjacent to the canopy site. When containers are emptied, they will be returned to the seller and refilled. Product would be entirely consumed during the cultivation and there will be no product remaining on-site during the winter season. The remaining containers are returned to the supplier.</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>Mitigation Measure HAZ-1: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p>	1, 2, 3, 5, 6, 22, 23
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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. No Impact.	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. Last Mile Auto Dismantlers is a site currently under corrective action and is located approximately one-half mile to the southeast. Less Than Significant.	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	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, 26
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, 22
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 moderate 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, 22, 27, 28
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		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. No construction or grading are proposed. The cultivation operations are several hundred feet away from the nearest waterbody. There is no evidence that project implementation will impact any water resources. Water resource protection will be achieved by compliance with the <i>Project Management Plan</i> and compliance with the State Water Board's Cannabis Cultivation General Order. Less Than Significant	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		As proposed, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Irrigation will be provided by an existing on-site well that provides domestic water. Water is stored in two 2,500-gallon holding tanks. To minimize water use, cultivation only occurs between mid-May to mid-November. Drip irrigation is utilized. A layer of mulch retains soil moisture to reduce water usage. Water use is reduced when storms provide one or more inch of precipitation per day. Approximately 28,000 gallons to 48,000 per month are anticipated for the cultivation operation, with the higher volume during high-temperature months. Less Than Significant	1, 2, 3, 5, 6, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<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>The cultivation operations are several hundred feet away from the nearest waterbody.</p> <p>The project site is currently disturbed and/or developed with an approximately 400-foot long paved driveway, a 1,040 square-foot single-family residence served by an existing onsite waste management system and well, a 3,430 square-foot pole barn housing the storage facilities, and an existing cultivation site approximately 18,288 square feet in size which is enclosed by a 6-foot chain-link fence with brown vinyl privacy slats. The development is located in the southwest portion of the parcel</p> <p>The permit holder shall continue to 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, 17, 29, 30
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>			X		<p>The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are generally stable; therefore is minimal potential to induce mudflows. Less Than Significant.</p>	1, 2, 3, 5, 6, 7, 9, 24, 32
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>				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>						
<p>a) Physically divide an established community?</p>				X	<p>The proposed project site would not physically divide an established community. No Impact.</p>	1, 2, 3, 5, 6
<p>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?</p>			X		<p>This project is consistent with the Lake County General Plan, Upper Lake/Nice Area Plan, and Lake County Zoning Ordinance.</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
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?</p>			X		<p>The Aggregate Resource Management Plan (ARMP) does not identify the portion of the parcel identified for cultivation as having an important source of aggregate. The portion of the property where the soil unit is 112 and the residence is located, is identified as a quarry resource area. No loss of mineral resource would result from this project. Less Than Significant.</p>	1, 3, 4, 5, 6, 33
<p>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?</p>			X		<p>The County of Lake's General Plan, the Upper Lake/Nice Area Plan nor the Lake County Aggregate Resource Management Plan designates 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.</p>	1, 2, 3, 5, 6, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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.	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, 26
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

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Van Sleeper Road. A minimal increase in traffic is anticipated due to construction, employees exiting and entering premises, routine maintenance and periodic incoming and outgoing deliveries. The project is expected to generate an average of 21 vehicle trips per week. Less Than Significant.	1, 2, 3, 4, 5, 6, 34, 35
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The project is expected to generate an average of 21 vehicle trips per week. Significant impacts are not anticipated. Less Than Significant.	1, 2, 3, 4, 5, 6, 34, 35
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The proposed project would not increase hazards at the project site. No Impact.	1, 2, 3, 4, 5, 6, 23, 34, 35
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. No Impact.	1, 2, 3, 4, 5, 6, 23, 34, 35
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		No ground-disturbing activities are proposed. Should any archaeological, paleontological, or cultural materials be discovered during site activities, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Less Than Significant.	1, 2, 3, 5, 6
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		Notification of the project was sent to local tribes and other agencies on May 14, 2018. No responses were received. No ground-disturbing activities are proposed. Less Than Significant.	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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. No system expansion is required. Less Than Significant.	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.	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		According to the <i>Property Management Plan – Waste Management</i> solid and vegetative waste will be stored in bags in a closed receptacle in a shed within the pole barn. As necessary, vegetative and other solid waste will be transported to Quackenbush Mountain Resource and Compost Facility in Clearlake, CA. Approximately 1,500 pounds of vegetative waste is anticipated annually. The growing medium (soil) will be reused. If it becomes necessary to dispose of the growing medium, the waste would be collected and weighed before delivery to the Quackenbush Mountain facility. Eastlake Landfill, South Lake Refuse Center, and Quackenbush Mountain Resource Recovery and Compost Facility are located approximately 27 driving miles southeast of the subject parcel. Lake County Waste Solutions Transfer Station and Recycling Center is located approximately 12 miles south of the subject parcel; this location does not contain a compost facility. The existing landfill has sufficient capacity to accommodate the project's solid waste disposal and composting needs. Less Than Significant.	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.	1, 2, 3, 5, 6, 36, 37
XX. WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project site is located in a moderate 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, 22, 27, 28
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, 22, 27, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	Infrastructure exists on the property. The existing pole barn has electrical service. No Impact.	1, 2, 3, 5, 6
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		There is an existing residence on the property. The risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project. Less Than Significant.	1, 2, 3, 5, 6, 20, 29, 32
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		The project proposes a Cultivation of Commercial cannabis in previously disturbed area. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources.	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 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. Upper Lake/Nice Area Plan
4. Site Visit
5. County of Lake Major Use Permit Application and Supplemental Materials
6. *Project Management Plan for Minor Use Permit*; June 6, 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. Fish and Wildlife Protection Plan for the Cannabis Cultivation Operation at 1320 Van Sleeper Road, Upper Lake, California; Prepared by Natural Investigations Company, Inc. dated May 23, 2018
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. Northshore 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