



COUNTY OF LAKE

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

Dated: **June 1, 2020**

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 19-10

1. **Project Title:** White Buffalo Farms
2. **Permit Number:** Minor Use Permit, MUP 19-05
Initial Study, IS 19-10
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):** 12299 Elk Mnt. Road, Upper Lake, CA 95485
APN: 002-025-11
6. **Project Sponsor's Name/Address:** KyungJin Hopkins
PO Box 638
Upper Lake, CA 95485
7. **General Plan Designation:** Rural Lands and Resource Conservation
8. **Zoning:** "RL-WW"; Rural Lands - Waterway
9. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**
 - Supervisor District: District Three (3)
 - Flood Zone: None
 - Slope: Steep (over 30%)
 - Fire Hazard Severity Zone: SRA (entire site); Very High
 - Earthquake Fault Zone: None
 - Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
 - Parcel Size: ±40 Acres

On February 12, 2019, the applicant submitted an application for a minor use permit for a 10,000 square foot (s.f.) small outdoor commercial cannabis cultivation license. The

applicant had previously been approved for ‘Self Certification’ on December 7, 2017 to grow medicinal marijuana under former Article 72 of the Lake County Zoning Ordinance.

The cannabis cultivation operation is located on an approximately 40-acre parcel “Parcel” (APN 002-025-11). The Project Area is the sum of all the areas used for cultivation, including gardens, soil staging areas, chemical storage areas, water tanks, and access roads. For this cultivation operation, the operational area is situated in the center of the parcel, south of the rural residence, in a fenced compound and will be between approximately 10,000 square feet in size. To the west of the proposed garden, a small, temporary structure will be used for cannabis drying. Two abandoned sites of prior cannabis gardens were to the north of the residence, and southeast of the residence, but have been previously restored. The site was significantly damaged during the 2017 Mendocino Complex fire and is slowly revegetating. The Project Area will be accessed by a private, gravel road off of Elk Mountain Road. No new structures other than two 200 s.f. sheds which will be used for storage of pesticides and fertilizers will be constructed.

Construction

- Minimal site preparation is needed; the cultivation area was legally established in 2017 for medicinal marijuana cultivation.
- Estimated site preparation is 2 weeks.
- An estimated 10 weekly construction-related trips are likely to occur.
- On site staging area on previously disturbed soil already exists next to shared road.
- No heavy equipment is needed during construction.
- The house on site will not be used for cultivation purposes during or after construction.



Aerial View of Site and Surrounding Land

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.

All 11 Tribes located in Lake County were notified of this proposal. The Habemotelol Tribe indicated that they were interested in this project, however no follow up comments have been received to date.

11. Attachments:

- a. Property Management Plan
- b. Site Plans
- c. Supplemental Materials
- d. Mitigation Monitoring and Reporting Plan

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Eric Porter, Associate Planner

Date: _____

SIGNATURE

Scott DeLeon – Interim Community Development Director
Community Development Department

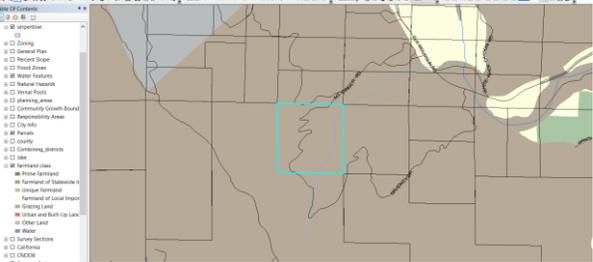
SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

- 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:
- 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>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The site is not near a Scenic Combining Area and is not a mapped scenic vista. . The site was significantly damaged during the 2017 Mendocino Complex fire and is slowly revegetating. The existing cultivation site is located on top of a relatively steep hill; the topography acts as a natural screen. The site is accessible from a private roadway that ends on the subject site. Due to the topography, the visual character and quality of public views would not be impacted. Additionally, no physical changes to the site are proposed and/or needed, since the proposed cannabis cultivation area was used legally beginning in 2017 for medicinal cannabis cultivation. The project would not have a substantial adverse impact on a scenic vista. Less than Significant Impact	1, 2, 3, 4, 6, 9
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		There are no scenic resources on the site, such as trees, rock outcroppings or historic buildings. In addition, the site is not located within a state scenic highway. Less than Significant Impact	1, 2, 3, 4, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		See Section I(a). Less than Significant Impact	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or			X		The project has a slight potential to create additional light through exterior security lighting. A light-fixture type and diagram of location will be required as a condition of approval	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
nighttime views in the area?					and will be required to meet the recommendations found in darksky.org (downcast and/or shielded lighting). Less than Significant Impact	
II. AGRICULTURE AND FORESTRY RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i> <i>Would the project:</i>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The site and the general area are zoned Rural Lands. A portion of the site had been used for medicinal cannabis cultivation in the past. No mapped high-value farmland is located on the site or in the immediate vicinity. See Farmland Category map below. Less than Significant Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The site and surrounding properties are not under a Williamson Act contract. The project will not conflict with any farming uses. Less than Significant Impact  <p style="text-align: center;">Farmland Map</p>	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The proposed project will not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g). No Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. No Impact	1, 2, 3, 4, 5, 7, 8, 11, 13
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, the project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. No Impact	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has some potential to result in short- and long-term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, uncovered soil and/or compost piles, and vehicle or truck trips on unpaved roads. Fugitive dust will be controlled by wetting soils with irrigation water stored in a 2,500 gallon water tank on site, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction on the site will be extremely limited since the cultivation area is already in place, and no buildings requiring permits are permitted on the site due to the access road's slope and width. The staging area will take place on the employee parking portion of the private road which is already disturbed ground and which will not be further degraded by being used as a staging area.</p> <p>Smoke from the burning of any brush removed during site disturbance can have a substantial effect on air quality. Lake County Air Quality Management District (LCAQMD) recommends that any vegetation removed be chipped and spread on site as ground cover and erosion control as an alternative to vegetative burning.</p> <p>Odors generated by the plants, particularly during harvest season, have the potential to result in a significant impact to nearby residents. White Buffalo plans to cultivate mostly 'autoflowering' cannabis plants (cannabis plants that switch from vegetative growth to the flowering stage with age as opposed to being photoperiod dependent) and to implement a cyclical planting and harvesting schedule. Cyclical planting and harvesting with autoflowering cannabis plants will be composed of mature flowering plants at any given time, significantly reducing the volume of odors generated by the cultivation area as a whole. No significant odor impacts are anticipated from this proposed cannabis operation.</p> <p>The applicant will also be required to provide an Odor Control Plan, which will provide either passive means (separation distance), or active means (Odor Control Plan). Implementation of mitigation measures below would further reduce air quality impacts to less than significant.</p> <p>Less Than Significant with Mitigation Measures incorporated as follows:</p> <p><u>AQ-1:</u> 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><u>AQ-2:</u> 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><u>AQ-3:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material</p>	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p>AQ-4: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>AQ-5: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>AQ-6: All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?			X		<p>The County of Lake is in attainment of state and federal ambient air quality standards. Burning cannabis waste is prohibited within the commercial cannabis ordinance for Lake County, and use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated to be less than 2 weeks, and minimal construction would be required. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>The nearest residence is located approximately 1,100 feet to the north, This neighboring house is located downwind of the normal prevailing wind direction in this area; prevailing winds typically originate from the north / northwest and blow to the south / southeast.</p> <p>Less than Significant Impact with mitigation measures added</p>	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?		X			<p>See Section I(a).</p> <p>Less than Significant Impacts with the implementation of mitigation measures AQ-1 through AQ-6</p>	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>The applicant provided a <i>Biological Assessment</i>, prepared by Natural Investigations Co., dated April 17, 2019. The Assessment indicated that the dominant habitat on the parent parcel is Blue Oak Woodland, consisting of open to dense woodlands with grassy to partially open shrubby understories. Major plant composition of the Blue Oak habitat includes Blue Oak, Valley Oak, California Gray Pine, and Black Oak in addition to a shrub understory of Deer Brush, Coyote Brush, Manzanita and Poison Oak. Most of the live growth is located on the southern portion of the property that was bypassed by</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the Mendo Complex fire. The cultivation site is located on the northern portion of the site, which was devastated by this fire.</p> <p>The Assessment observed that there are no special-status habitats detected in the study area, and that the site had been improved with graveled road and dwelling. Much of the site had been significantly burned through the 2017 Mendo Complex fire, and most of the vegetation was new growth along with dead and/or dying trees. The 10,000 s.f. cultivation area already exists and would not be expanded. There are no mapped sensitive flora or fauna species on the site. The <i>Assessment</i> concluded that no impacts to the Biota would occur with this project.</p> <p>Less than Significant Impact</p>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		<p>The <i>Biological Assessment</i> submitted indicated that there are no wetlands, riparian habitats or other related resources on this site. This was confirmed by two separate site visits by staff (2017 and 2020).</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>See Section IV(b).</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		<p>The <i>Biological Assessment</i> submitted stated that there were no observed native resident or migratory fish or wildlife species within the study area, and did not note that any wildlife corridors were present on the site.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>Because the site was significantly burned during the 2017 Mendo Complex fire, most of the trees remaining are dead or dying. Further, the cannabis cultivation area already exists; the applicant is using the same location that had been approved for medicinal cannabis cultivation in 2017. Regarding specific policies or ordinances protecting biological resources, there are no specific preservation policies that apply to this lot, other than County 'tree replacement' standards for commercial projects, including cannabis cultivation.</p> <p>Less than Significant Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
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	<p>No special conservation plans have been adopted for this site and no impacts are expected.</p> <p>No Impact</p>	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			<p>A Cultural Resources Evaluation was conducted for the subject parcel involved with this proposal by Jay Flaherty on September 5, 2019.</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The Cultural Resources Evaluation stated: “No cultural resources were discovered within the project boundaries.”</p> <p>The Evaluation then states: “It is unlikely that human remains will be discovered during project construction. If, however, human remains of any type are encountered it is recommended that the project sponsor contact a qualified archaeologist to assess the situation. We also suggest that Section 15064.5 of the CEQA Guidelines be reviewed, as it details the legal procedure to follow in case of the accidental discovery of human remains during excavation or construction.”</p> <p>The applicant is not moving or removing any soil on the site. Above ground pots using imported soil will be used for the outdoor cannabis plants.</p> <p>In the unlikely event that potentially significant</p> <p><u>CUL-1:</u> 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 applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff’s Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p> <p><u>CUL-2:</u> 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.</p> <p>Less than Significant Impact</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		<p>Please see response to Section V(a). The applicant is proposing minimal site disturbance. Lake County establishes Cultural conditions of approval that require the local overseeing tribe be notified if any artifacts or other potentially significant finds are discovered during site disturbance, and the County requires training for all employees to be able to recognize potentially significant artifacts or remains are discovered during site disturbance. Given the findings in the Archeological Study conducted, it appears unlikely that this site contains sensitive artifacts or Tribal use. Also, an AB 52 notice was submitted for this site to 11 local tribes; no request for consultation resulted, however the Habematolel Pomo tribe indicated that they would provide comments, although no comments have been received.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Please see response to Section V(a). The Cultural Study stated that it was unlikely that any significant findings, including human remains, appear likely on this site. The amount of new site disturbance that would occur is minimal. Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
VI. ENERGY <i>Would the project:</i>						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		The applicant states that she will use an on-grid power system as the primary energy source. The outdoor cultivation areas will have minimal need for power. The likely power sources include the security system, the well pump, low-wattage lighting used for security lighting, which is required to be downcast and shielded; this is a standard condition of approval required for all commercial cannabis cultivation operations in Lake County. Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		There are no mandatory energy reductions for cultivation activities within Article 27 of the Lake County Zoning Ordinance unless the applicant proposes 'indoor cultivation' (not proposed with this application). Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site. <u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable. Less Than Significant Impact	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25
b) Result in substantial soil erosion or the loss of topsoil?			X		Virtually no grading and/or earth movement will result with this project; the cultivation site will occur on land that has been prepared in 2017 for medicinal cannabis cultivation purposes. The applicant will need to import soil for the pots. However, this will not have any effect on the potential for erosion or the loss of topsoil. In addition, Best Management Practices (BMPs)	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					will be implemented to reduce erosion. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code. Less than Significant Impact	
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		The shrink-swell potential for the project soil type is low to moderate. The applicant will use existing cultivation areas and above-ground pots. The soil on the site is mapped as 'stable' on the County GIS data base. Additionally, minimal construction will occur for the proposed infrastructure. Less Than Significant Impact	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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 mapped soil on the site has minimal shrink-swell potential, and no new structures other than two 200 s.f. sheds which will be used for storage of pesticides and fertilizers will be constructed. Therefore, there is no significant risk to life or property based on the type of development proposed. Less Than Significant Impact	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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		No septic tanks are proposed as part of this project. The project site will be served by portable toilets. The 40 acre site is large enough to support the existing in-ground septic system. Less than Significant Impact	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
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 given the minimal ground disturbance needed-with this project due to the prior medicinal cannabis cultivation that had occurred. Less than Significant Impact	1, 3, 4, 5, 11, 14, 15
VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions come from construction activities (vehicles) and from post-construction activities (vehicles and burning primarily). Burning plant material is prohibited in Lake County, and projected trips generated will be between 4 and 8 per day during and after construction. An average single family dwelling generates 9.55 average daily trips according to the International Transportation of Engineer's manual; this cultivation proposal will generate less daily trips than a typical dwelling both during and after construction takes place. Less than Significant Impact	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		The project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. Construction-related greenhouse gas emissions will be almost non-existent since the site has already been prepared for cultivation. The owners live on the site in a new manufactured house; vehicle trips will be very minimal. Less than Significant Impact	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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>The project will use organic pest control and fertilizers. This will significantly limit potential environmental hazards that would otherwise result. Cannabis waste is required to be chipped and disbursed on site; burning cannabis waste is prohibited in Lake County. All pesticides and fertilizers are required to be stored in a locked and secure facility as are being proposed by the applicant. Likewise, combustible fuels are to be stored in a locked shed.</p> <p>It is unlikely that any hazardous chemicals will be transported to or from the site; commercial toxin levels are closely monitored by the state, and the use of toxic chemicals on the plants will jeopardize the viability of the quality of the cannabis that is grown.</p> <p>Less than Significant Impact</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
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 pesticides and fertilizers proposed are mostly organic, and will be stored in a secure building. The site preparation will require some light construction equipment; all equipment staging shall occur on previously disturbed areas on the site.</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 Impact</p>	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p>No Impact</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	<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>No Impact</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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, 3, 4, 5, 20, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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. The access road leading to the site is steep and narrow, and the Lake County Fire Marshal has indicated that the project is considered 'ag exempt' from meeting any County or State road standards. Less Than Significant Impact	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The site is mapped as High Fire Risk and burned in the 2017 Mendocino Complex fire. The project will not further heighten fire risks on the site, and will actually provide a small fire break where the cultivation activity will occur. The applicant will adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. Less than Significant Impact	1, 3, 4, 5, 20, 35, 37
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 project parcel is currently served by an existing onsite well. The applicant is proposing portable toilets, which will require pumping occasionally. As previously stated, all pesticides and fertilizers will be kept in a locked shed on site. The project will employ 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 regulations regarding wastewater treatment and water usage requirements. Less Than Significant Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		The cultivation site was previously disturbed by a legal medicinal marijuana cultivation that occurred during 2017 and 2018 under former Article 72 of the Lake County Zoning Ordinance (since removed). The project would not alter a stream or river, nor would it substantially increase the amount of runoff that would result in flooding. There are no above-ground water sources on the subject site or near the cultivation area. Less than Significant Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
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 which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would			X		The application materials submitted shows that the total cultivation area is about 10,000 acres in size. The outdoor cultivation area will remain permeable, since above-ground pots can act as water absorption, since water can pass through the above-ground pots and be absorbed into the soil. The amount of new non-permeable surface will be minimal (two sheds that are under 200 square feet in total area). It is unlikely that any additional runoff that will occur will be significant. Less than Significant Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?						
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The project site is not located in a flood plain, tsunami or seiche zone. Further, all chemicals including pesticides, fertilizers and other potentially toxic chemicals shall be stored in a locked and secured shed that is less than 200 s.f. in size and shall adhere to all Federal, State and Local agency requirements. Less than Significant Impact	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The proposed use will not conflict with or obstruct the implementation of water quality control plan or ground water management plan as all hazardous materials including pesticides and fertilizers will be stored in a locked / secured shed, and will meet all Federal, State and Local agency requirements for hazardous material storage and handling. Less than Significant Impact	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project site is already developed with the 10,000 s.f. (former) medicinal cannabis cultivation area, a gravel / dirt road, and a manufactured dwelling that would not be used for this cultivation activity. This project would not physically divide an established community. No Impact	1, 3, 4, 5, 6, 35
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, the Upper Lake - Nice Area Plan and the Lake County Zoning Ordinance. The General Plan designation for this property is Rural Lands. The zoning of this property is Rural Lands, and commercial cannabis cultivation is permitted with an approved Use Permit on Rural Lands-zoned property in Lake County provided all the applicable standards and criteria found in Lake County Zoning Ordinance Article 27, subsection (at) are met. Less than Significant Impact	1, 3, 4, 5, 20, 21, 22, 27, 28
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 this project as having an important source of aggregate. No Impact	1, 3, 4, 5, 26
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 Upper Lake - Nice Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No Impact	1, 3, 4, 5, 26

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			<p>Noise related to cannabis cultivation typically occurs either during construction, with ventilation systems used in greenhouses and drying buildings, and from emergency backup generators during power outages.</p> <p>The site is already prepared for this proposed commercial cannabis cultivation project, and no new site disturbance is needed. Some above-ground pots will be added, and some soil will be brought to the site for the pots.</p> <p>This project will have very minimal site preparation (hours of construction are limited through standard conditions of approval). The County has established noise thresholds that must be met. There may be a need for an emergency backup generator, however generator usage would be limited to power outages.</p> <p>Less Than Significant with the following mitigation measures incorporated:</p> <p><u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p> <p><u>NOI-2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p> <p><u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines</p>	1, 3, 4, 5, 13
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create unusual groundborne vibration due to facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration.</p> <p>Less Than Significant Impact</p>	1, 3, 4, 5, 13
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	<p>The project does not propose any new homes, nor does it propose an extension of infrastructure; the project will not induce population growth.</p> <p>No Impact</p>	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. No Impact	1, 3, 4, 5
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. No Impact	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
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, 3, 4, 5
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, 3, 4, 5
XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		The proposed project site is accessed from a private shared dirt and gravel road that passes through nine properties before ending on the subject site. This road connects with Elk Mountain Road, a paved 2 lane County-maintained road. The existing shared private driveway is not compliant with Public Resource Code (PRC) sections 4290 and 4291. However, no structures requiring building permits are needed; therefore the road is 'agriculturally exempted' from PRC 4290 and 4291 standards per the Lake County Fire Marshal. Less than Significant Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		CEQA chapter 15064.3, subdivision (b)(1) requires analysis for thresholds of significance for a land use project. Projects in Lake County that produce more than 50 average daily trips (ADT) are looked at more carefully than smaller land use projects such as this one, and projects that generate 200 or more ADT require a traffic impact study. The site will use a shared substandard road as stated in XVII(a). Due to the rural nature of the site (and Lake County), it is common to travel 20+ miles for each trip. Significant impacts are not anticipated from the anticipated trips. A total of two to six average daily trips are projected for this cultivation use. Less than Significant Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project is not a transportation project. No Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		No changes to the shared private road are proposed. The project has been reviewed by the County Roads Department and CalFire for consistency with all applicable safety regulations and policies Less than Significant Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?			X		This project will not further impact existing emergency access. The project has been reviewed by the County Roads Department and CalFire for consistency with all applicable safety regulations and policies Less than Significant Impact	1, 3, 4, 5, 9, 20, 22, 27, 28, 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			Please see response to Section V (Cultural Resources). Less than Significant Impacts with mitigation measures CUL-1 and CUL-2 added	1, 3, 4, 5, 11, 14, 15
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			Please see response to Section V (Cultural Resources). Less than Significant Impacts with mitigation measures CUL-1 and CUL-2 added	1, 3, 4, 5, 11, 14, 15
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			X		The subject parcel is served by an existing well and septic system. However, the house cannot be used in any capacity with this commercial cannabis cultivation activity because of the shared road leading to the site, and its non-compliance with PRC 4290 and 4291. Therefore, the applicant will use a	1, 3, 4, 5, 29, 32, 33, 34, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?					portable restroom at the cultivation site. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. Less than Significant Impact	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The applicant is using a combination of an existing on-site well, nine 10,000 gallon water storage tanks, and a 20,000 gallon rainwater catchment storage system. Based on the annual projected water usage of 72,000 gallons, the applicant has adequate water supply to serve the project into the reasonably foreseeable future, including during dry and multiple dry years. Less Than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
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 site will be served by a portable restroom if the use permit is approved. The house has an existing restroom, however the house is not being considered as part of this use permit. Less Than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs for the next 5 years according to Lars Ewing, Manager of Public Services in Lake County. Less than Significant Impact	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The applicant will chip and spread the cannabis waste on site, and the estimated total amount of solid waste from this project is between 100 and 200 pounds annually. Less than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34, 36
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County uses a standard condition of approval regarding compliance with all federal, state and local management for solid waste. The cultivator must chip and spread any vegetative waste on-site, and the estimated total amount of solid waste from this project is between 100 and 200 pounds annually. Less than Significant Impact	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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) Impair an adopted emergency response plan or emergency evacuation plan?			X		<p>The subject site was significantly burned during the 2018 Mendocino Complex fire. The site is accessed by an unpaved private shared road that is not PRC 4290 / 4291 compliant. The property is located within an SRA (high fire) area. The fire risk on the site is High and is located within the SRA high fire designated area.</p> <p>Approval of this project will not impair the access, however the access is difficult to navigate. The Fire Marshal has indicated that it is 'agriculturally exempt' from the application of PRC 4290 and 4291 standards since no structures requiring building permits are being proposed.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 fire risk on the site is High. The slope on the site is greater than 30%. Prevailing wind direction is from the north / northwest; the cultivation area is located on the east side of the property. The new cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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>The site improvements proposed are minimal, and do not require additional roads. The responsible Fire Districts, who were notified of this action, have not indicated that additional fire breaks are necessary.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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 little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project.</p> <p>Less than Significant Impact</p>	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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			<p>The project proposes a Cultivation of Commercial cannabis in previously disturbed area. With mitigation measures proposed, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.</p>	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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, Noise and Cultural / Tribal Resources. 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. Less than Significant Impact with mitigation measures added.	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, Noise and Cultural / Tribal Resources have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant with mitigation measures added.	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Upper Lake - Nice Area Plan
5. Hopkins Cannabis Cultivation Application – Minor Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation’s Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment for Hopkins property; prepared by Natural Investigations and dated April 17, 2019.
14. Cultural Site Assessment Survey – Jay Flaherty, September 5, 2019.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. 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
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping

24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District (CalFire)
38. Site Visits – 2017 and January 21, 2020