



## COUNTY OF LAKE

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

June 17, 2020

# CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 19-23)

1. **Project Title:** Thomas Smith / Wellness Ranch
2. **Permit Numbers:** Minor Use Permit MUP 19-15  
Initial Study IS 19-23
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):** 6751 Ridge Road, Lakeport, CA  
APN: 007-045-16
6. **Project Sponsor’s Name/Address:** Thomas Smith  
6751 Ridge Road  
Lakeport, CA
7. **General Plan Designation:** Rural Lands
8. **Zoning:** “RL-B5-WW” Rural Lands – Frozen – Waterway
9. **Supervisor District:** District 4
10. **Flood Zone:** Not within a designated flood zone.
11. **Slope:** Varied; flat at cultivation site, over 30% NE side of lot
12. **Fire Hazard Severity Zone:** Moderate and High Fire Severity Zone
13. **Earthquake Fault Zone:** Not within a mapped fault zone
14. **Dam Failure Inundation Area:** Not within dam failure zone
15. **Parcel Size:** ±106 acres
16. **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).**

The applicant is requesting approval for (1) A-Type 2 (small outdoor) commercial cannabis cultivation license that would include a 13,000 s.f. cultivation area enclosed in a 100’ by 130’ foot fence, and for (1) A-Type 13 ‘Self Distribution’ license. The site is located on Ridge Road, a private, gated road that is mostly gravel and has a width that varies, but is typically 18 to 20 feet wide. The site is on the north side of Ridge Road, about 100 feet from an existing on-site residence. The cultivation site is mostly flat, and is set in a small valley along with the house, an existing metal building, and the road, which transects the property.

The subject parcel is served by an existing domestic well and onsite septic system. Power is available from PG&E lines that already serve the existing dwelling and metal storage building. No system expansion is required.

Lake County Zoning Ordinance, Article 27, subsection (at) in part regulates cannabis cultivation in Lake County. The 106+ acre property is large enough to support these licenses. The applicant is not within an “exclusion overlay district”, and the applicant is pre-enrolled with the Regional Water Board.

The proposed cultivation site was prepared in 2017 for (legal) medicinal marijuana and requires little alterations to accommodate the proposed 100’ by 130’ cultivation site. The cultivation site is relatively flat and very open. A 6’ tall screening fence will be placed around the cultivation area, which will further screen the plants from view from the private Ridge Road. The site will be served by an on-site well; the applicant has provided water flow data for this water source.

### **Construction**

- Construction of the site would take approximately one to two weeks
- Installation of a restroom in the existing barn / shop building will
- Constructing a fence for the cultivation area
- Importing fabric pots and soil for the cannabis plant growing medium
- Staging would occur on a previously disturbed portion of the entry road that is about 100 feet wide, and has been used as a driveway.
- Construction-related estimated daily trips would range between four and eight trips per day,
- Between one and three employees during construction

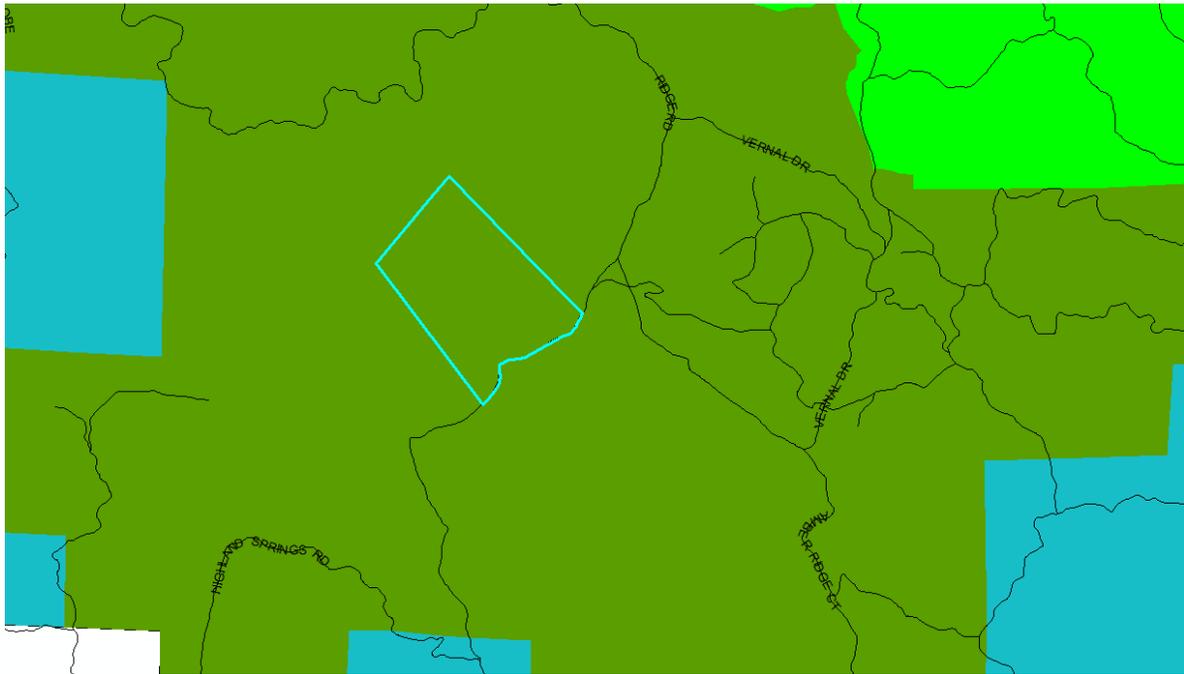
### **Post Construction Cultivation Activities**

- Self-distribution is requested
- On-site drying, trimming and packaging
- Fertilizer is packed in five-gallon, resealable containers and stored in a secondary storage container located in a locked storage shed adjacent to the canopy site.
- When fertilizer containers are emptied, they are returned to the seller and refilled.
- Product is entirely organic, and only enough product will be kept on site for ongoing cultivation purposes.
- The remaining containers are returned to the supplier.
- There are no other “chemicals” stored on site.
- There will be no use of chemical pesticides, rodenticides, or herbicides.
- Plant waste to be chipped and spread on site.
- The facility is open for delivery and pick-ups Monday through Saturday, 7:00 AM to 7:00 PM, and Sunday 12:00 PM to 5:00 PM.
- Up to two employees working on the site during peak harvest times, and between one and two employees working on non-peak harvest times.
- Estimated daily trips would range between two and four following construction.

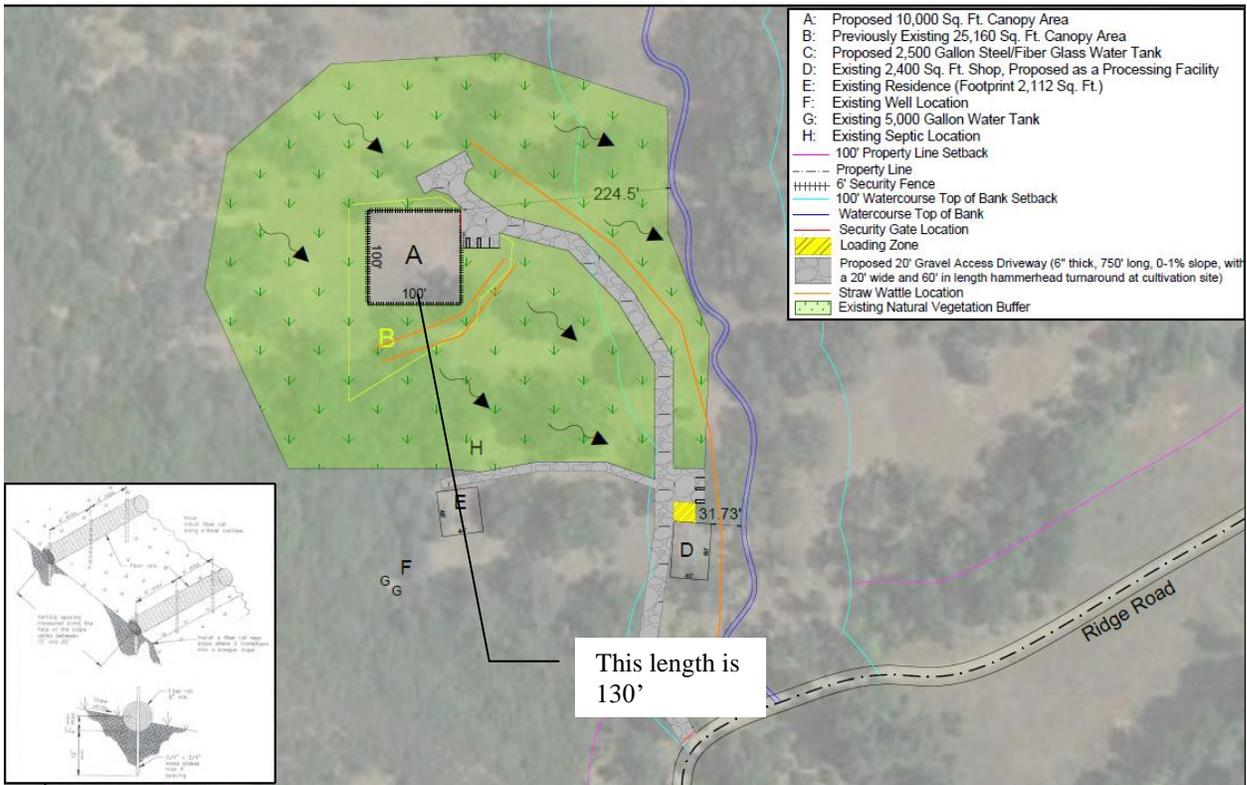
The Planning and Building Department conducted a site inspection on Tuesday November 26, 2019 to determine the following: (1) whether compliance with Public Resource Codes (PRC) 4290 and 4291 were met; (2) whether the site plan accurately depicted the site layout, and (3) whether any buildings were present that were not accounted for on the site plan submitted.

## **17. Surrounding Land Uses and Setting: Briefly describe the project’s surroundings:**

North, West, East and South: “RL” Rural Lands. Parcel sizes generally range from 40 to 160 acres that are generally undeveloped. The nearest dwelling is about 1,600 feet to the northeast of the proposed cultivation site.



**Zoning Map of Site and Surrounding Area**



**Partial Site Plan showing Cultivation Area**

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

Lake County Community Development Department  
 Lake County Department of Environmental Health  
 Lake County Air Quality Management District  
 Lake County Department of Public Works  
 Lake County Department of Public Services  
 Lake County Agricultural Commissioner  
 Lake County Sheriff Department  
 Northshore Fire Protection District  
 Central Valley Regional Water Quality Control Board  
 California Water Resources Control Board  
 California Department of Forestry & Fire Protection (Calfire)  
 California Department of Fish & Wildlife (CDFW)  
 California Department of Food and Agriculture (CalCannabis)  
 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)

- 19. 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 on July 26, 2019. The County received a response from the Middletown Rancheria Pomo Tribe and the Redwood Valley Pomo Tribe. Neither Tribe had concerns about the project which was out of their area of concern. The Scotts Valley Pomo Tribe is within the area of concern – they had received notice but offered no comments on this project.

## 20. Attachments

1. Property Management Plan
2. Site Plans
3. Supplemental Materials:
  - A. Notice of Completion
  - B. Notice of Intent
  - C. Summary form
  - D. Mitigation Measure Report

## 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 type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                               |
| <input checked="" type="checkbox"/> <b>Air Quality</b>        | <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 checked="" type="checkbox"/> <b>Cultural Resources</b> | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems              |
| <input type="checkbox"/> Energy                               | <input checked="" type="checkbox"/> <b>Noise</b>       | <input type="checkbox"/> Wildfire                                 |
| <input type="checkbox"/> Geology / Soils                      | <input type="checkbox"/> Population / Housing          | <input checked="" type="checkbox"/> <b>Mandatory Significance</b> |

**Findings of**

**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

\_\_\_\_\_  
SIGNATURE

Date:\_\_\_\_\_

Scott DeLeon – Interim 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

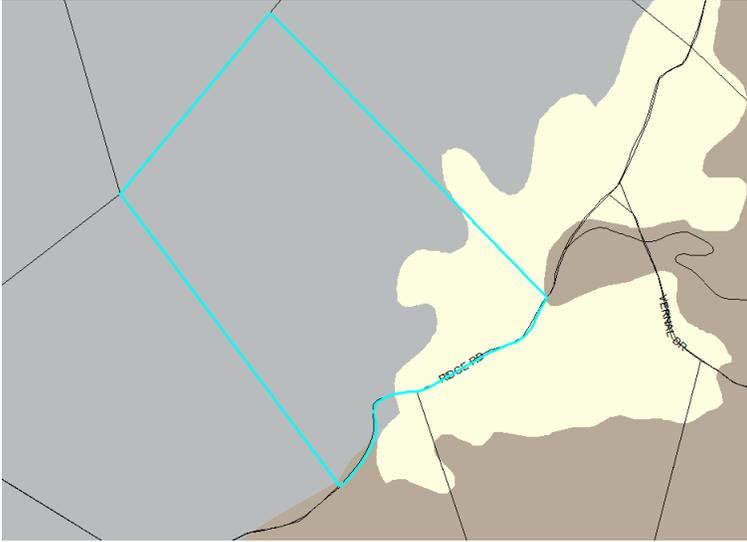
**KEY: 1 = Potentially Significant Impact**

**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**
<b>I. AESTHETICS</b> <i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The site is accessed from Ridge Road, a private / gated road. Ridge Road is not a scenic road. The subject site is set in a pastoral setting on a flat area on the 106 acre property. There are no impacts to any scenic vistas; the small (100' x 130') cultivation area will be enclosed with a 6' tall screening fence, and is slightly elevated from Ridge Road, making the cultivation area somewhat difficult to see from the private road. The topography of the cultivation area is such that it will have minimal impact on any views, particularly from Ridge Road.  <b>Less than Significant Impact</b>	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 cultivation site was prepared in 2017 for (legal) medicinal marijuana and requires little alterations to accommodate the proposed 100' by 130' cultivation site. The cultivation site is relatively flat and very open. A 6' tall screening fence will be placed around the cultivation area, which will further screen the plants from view from the private Ridge Road.  No rock outcroppings or historic buildings were observed, and no trees would be affected by this proposal.  <b>Less Than Significant Impact</b>	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 site is located about six miles from the outskirts of the Lakeport city limits. Ridge Road is a private and gated road that is not accessible to the public. The nearest public road is Highland Springs Road, which is located about 1-1/2 miles from the cultivation site. The project is not located in an urbanized area, and will not degrade or conflict with scenic quality of this area.  <b>Less Than Significant Impact</b>	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		The project has little potential to create additional light or glare. The outdoor cultivation site may have some security lighting associated, however any exterior lighting must comply with darksky.org lighting recommendations – this is a condition of approval that typically accompanies every cannabis use permit issued by Lake County.  <b>Less Than Significant Impact</b>	1, 2, 3, 4, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> <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		Most of the soil on the site is categorized as Other Land, a category that has minimal farming value based on soil quality. There is a pocket of farmland of local importance that is approximately 300 feet away from the cultivation area on the southeastern side of the property. However, this higher value soil will not be impacted by this project.   <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 9, 10
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		As proposed, the project will not impact agricultural uses or Williamson Act contracts given that there are no agriculturally productive properties in the immediate vicinity. The project site is zoned "RL" Rural Lands and does not contain a Williamson Act contract. The neighboring properties to the north, west, east and south are zoned Rural Lands and do not contain Williamson Act contracts. None of the neighboring lots would have farmland adversely impacted by this use, and none of the nearby lots are agriculturally productive.  <b>Less Than Significant Impact</b>	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.  <b>No Impact</b>	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.  <b>No Impact</b>	1, 2, 3, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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		This project would not induce changes that would result in its conversion to non-agricultural or non-forest use. As described above, the portion of the site designated as local farmland of importance will be avoided and not impacted by this project.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 7, 11
<b>III. AIR QUALITY</b> <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i> <i>Would the project:</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has little potential to result in air quality impacts. The cultivation site is outdoors; is 100' by 130' in (fenced-in) size, and is set back over 300 feet from the nearest property line. The cultivator will use "above-ground fabric pots", and no generators are proposed, which will minimize dust migration. Lake County requires an "Odor Control Plan" which was provided by the applicant; he states that the primary odor mitigation measure used is separation distance. Given the rural character of the immediate area and the sparsely populated valley that the site is located in, coupled by the direction of prevailing winds, it is unlikely that odors will be a significant problem at this location. Regardless, the following standard mitigation measures are added.</p> <p><b>Mitigation measures:</b></p> <p><b><u>AQ-1:</u></b> 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><b><u>AQ-2:</u></b> 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><b><u>AQ-3:</u></b> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p><b><u>AQ-4:</u></b> 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><b><u>AQ-5:</u></b> 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><b><u>AQ-6:</u></b> 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> <p><b>Less than Significant Impact with mitigation measures incorporated</b></p>	1, 2,3, 5, 6, 9, 12, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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. The cultivation site is already established, and will not be expanded, so the amount of 'construction related' particulates will be miniscule. The applicant will use above-ground pots as the planting medium, and will import soil for these pots. Minimal dust migration is anticipated during and after construction is completed.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 12
c) Expose sensitive receptors to substantial pollutant concentrations?		X			The nearest sensitive receptor is a residence is approximately 1,600 feet to the east of the proposed cultivation area. Levels of pollutants associated with cannabis are minimal, and mitigation measures are added to further reduce pollutant levels.  <b>Less Than Significant Impact with mitigation measures incorporated</b>	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		The valley this property is located in is sparsely populated, and two of the nearby lots have applied for a cannabis cultivation use permit. The number of potentially impacted persons in this general area is small, approximately four dwellings over a one mile radius from the proposed cultivation site. Given the separation of this cultivation site from its nearest neighboring dwelling (over 1,600 feet away), it is unlikely that odors and dust will be of concern to the neighbors. The cannabis plants will be in fabric pots, further minimizing the migration of dust, and an odor control plan will be required as a condition of approval.  <b>Less Than Significant Impact</b>	1, 2, 3, 4, 7, 12
<b>IV. BIOLOGICAL RESOURCES</b> <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		<u>A Biological Study</u> was done by the Huffman-Broadway Environmental Group dated June 4, 2019. No sensitive species were observed, and the study concluded that no mitigation measures were necessary given the small impact to the site, the lack of observed sensitive species within and around this already-disturbed portion of the site, and given the small (13,000 s.f.) footprint of the above-ground cultivation proposed.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 6, 14, 15, 39
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		There are no mapped sensitive habitats that are on the subject site. There is a small (2 acre) lake across Ridge Road on a neighboring site, and a seasonal mapped drainage channel on the subject site; however, both of these features are more than 100 feet away from the edge of the proposed cultivation area.  <b>Less than Significant Impact</b>	1, 2, 3, 5, 6, 7, 14, 15, 39
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	There are no federally protected wetlands on the subject site.  <b>No Impact</b>	1, 2, 3, 5, 6, 7, 14, 15, 39
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		No migratory fish species or wildlife corridors exist on-site, nor will they be impacted either directly or indirectly by this action.  <b>Less than Significant Impact</b>	1, 2, 3, 5, 6, 14, 15, 39

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		There are no mapped conservation easements or oak woodlands on this site that might otherwise require additional protection or tree replacement. The applicant has indicated that no trees will be removed, and the cultivation area is devoid of trees.  <b>Less than Significant Impact</b>	1, 2, 3, 5, 6, 39
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	There are no Habitat Conservation Plans associated with this property. No trees would need to be removed.  <b>No Impact</b>	1, 2, 3, 5, 6, 39
<b>V. CULTURAL RESOURCES</b> <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 Study was prepared for this project by Flaherty Cultural Resource Services dated July 18, 2019. All eleven Lake County-based Tribes received notification of this action. Two tribes replied, and both responding Tribes indicated that this project is not within their areas of interest and had no comment.</p> <p>The Cultural Study submitted concluded that “no cultural resources sites were discovered as a result of the survey; however, the possibility of buried or obscured cultural resources does exist. Should archaeological materials be discovered during future development, we recommend that all activity be temporarily halted in the vicinity of the find(s), and that a qualified archaeologist be retained to evaluate the find(s) and to recommend mitigation procedures, if necessary. Prehistoric archaeological materials include, but are not limited to, obsidian, chert, and basalt flakes and artifacts, groundstone (such as mortars and pestles) and human graves. Historic archaeological materials include, but are not limited to, glass bottles, privys, and ceramics.</p> <p>“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><b>Less than Significant with Mitigation Measures CUL-1 and CUL-2 added as follows:</b></p> <p><b><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.</b></p> <p><b><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.</b></p>	1, 2, 3, 5, 6, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		No changes are expected to archaeological resources.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 40
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			Minimal ground-disturbing activities are proposed, affecting 13,000 square feet of land. Disturbance of human remains is not anticipated. The applicant shall halt all work and immediately contact the Lake County Sheriff's Department, the local overseeing Tribe, and the Community Development Department if any human remains are encountered.  <b>Less Than Significant with mitigation measures CUL-1 and CUL-2 added.</b>	1, 2, 3, 5, 6, 40
<b>VI. ENERGY</b> <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 energy usage for this facility is minimal; energy use would be limited to the security system, the well pump, lighting for the storage building, and potentially some outdoor lighting. The applicant is proposing the use of on-grid power. However, no adverse impact is anticipated through the use of grid power in this circumstance.  <b>Less than Significant Impact</b>	1, 2, 3, 5, 6
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed cultivation operations would not conflict with or obstruct a State or County adopted energy plan.  <b>No Impact</b>	1, 2, 3, 5, 6
<b>VII. GEOLOGY AND SOILS</b> <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		<p><u>Earthquake Faults</u> The project site is not located within a mapped Earthquake Fault area as established by the California Geological Survey.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure including liquefaction.</u> This lot does not contain mapped unstable soils. The two primary soil types near the cultivation site is 247, "Wolfcreek Loam", and 249, "Xerofluvents-Riverwash complex". Neither of these soil type are prone to liquefaction, although the Wolfcreek Loam soil is somewhat prone to compaction when wet.</p> <p>There are no mapped earthquake faults on or near the site. It is unlikely that ground shaking, ground failure or liquefaction will occur on this property in the future; the northern and north-western hillside near the cultivation area is steep, but also heavily vegetated. The disturbed area is far enough away from the watershed that it will not impact this hillside with runoff, thus reducing risk of liquefaction.</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 prone to erode and has a high shrink-swell character, but is not located within and/or adjacent to an existing mapped landslide area.</p> <p>According to the Property Management Plan, minimal or no grading would occur on the property to accommodate the cannabis grow site for the proposed commercial grow area (which already exists).</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 5, 6, 9, 17, 18, 19, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Result in substantial soil erosion or the loss of topsoil?			X		No erosion or loss of topsoil is anticipated. Some grading occurred in 2017 to establish the now-existing cultivation area in order to accommodate the medicinal marijuana cultivation that had been approved under Article 72 of the Lake County Zoning Ordinance (now defunct).  Regarding the new proposal, little or no grading for this minor use permit will be needed. The applicant has also indicated that wattles and other organic materials will be placed on the outer boundary of the grow sites to further prevent soil erosion.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 9
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered generally stable. There is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 9, 20
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		The shrink-swell potential for the project soil types is low to moderate. The proposed project is on a relatively flat portion of the site, and would not increase risks to life or property.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 9
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project site will be served through an onsite waste disposal system that will be installed in the existing metal storage building.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 9, 21
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		Disturbance of paleontological resources or unique geologic features is not anticipated.  <b>Less than Significant Impact</b>	1, 2, 3, 5, 6
<b>VIII. GREENHOUSE GAS EMISSIONS</b> <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. The applicant has indicated that construction will take place over a short period of time because the site had previously been used (legally) for medicinal cannabis cultivation, and the proposed commercial cannabis cultivation area is already established. The applicant indicates that up to two employees will be working on site depending on the time of year – harvest time will support the maximum of two employees, with one or two employees working in the non-harvest periods. Construction-related daily trips are estimated to be up to ten trips per day, and non-construction (day to day site access) will likely generate between four and eight daily trips including deliveries (about the same number of daily trips as a single family dwelling based on the International Transportation Engineer’s manual, 9 <sup>th</sup> edition trip generation data). Since Lake County is an air attainment county, the levels of greenhouse gasses emitted are not anticipated to be excessive.  <b>Less than Significant Impact</b>	1, 2, 3, 5, 6, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have established thresholds of significant for greenhouse gases.  <b>No Impact</b>	1, 2, 3, 5, 6, 12
<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b> <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, pesticides, fertilizers, alcohol, hydrogen peroxide and the equipment emissions may be considered hazardous if released into the environment. The applicant has stated that all potentially harmful chemicals will be stored in a locked, secured metal building on site (see photo, next page). The risk of a significant hazard is very minimal. Some gasoline will be stored on site for use in on-site vehicles (a truck and an ATV). No generators are proposed, and the applicant already has on-grid power serving his site and utility building. The majority of the fertilizers that will be used are organic.</p>  <p style="text-align: center;"><b><u>Existing Metal Building for Storage and Processing</u></b></p> <p>Routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</p> <p>According to the <i>Property Management Plan - Fertilizer Management Plan</i>, the fertilizer used will consist of organic materials.</p> <p>According to the <i>Property Management Plan – Pest Control</i>, all pesticides will be stored in a secure building on site (see photo above).</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,</p>	1, 2, 3, 5, 6, 22, 23

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>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>All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p> <p><b>Less than Significant Impact</b></p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		<p>The applicant has stated the chemicals that will be used on site, including the method of storage in a secured and lockable building. The site is not within an area mapped as unstable soil according to County GIS data, and previously disturbed areas on the site will be used as staging areas for any construction equipment that might be used, although the cultivation area is already established.</p> <p>Project design shall incorporate Best Management Practices (BMPs) to the maximum extent possible to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 5, 6, 23
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><b>No Impact</b></p>	1, 2, 3, 5, 6, 7
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	<p>The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 6, 24, 25
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	<p>The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 6, 26, 38
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		<p>The project would not impair or interfere with an adopted emergency response or evacuation plan, and has been reviewed by Lake County Department of Public Works and by CalFire.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 22, 38
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		<p>The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area, as well as within the Lakeport Fire District's responsibility area. Ridge Road connects with Highland Springs Road, a paved county maintained road that does not meet CalFire (PRC 4290 and 4291) road standards, however the applicant is coordinating with the County Public Works Department to make improvements needed to get Highland Springs Road into PRC 4290 and 4291 compliance. Because this project will not exacerbate fire risks, and because Highland Springs Road will be improved in the near future, this project does not expose people to increased risk of injury or death involving wildland fire. <b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 22, 27, 28, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>X. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		<p>This project will not violate any water quality standards or waste discharge requirements. The project will employ Best Management Practices (BMPs) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable. Minimal site preparation, construction and/or grading are proposed.</p> <p>The cultivation sites are positioned in a manner that will allow stormwater runoff to drain into the existing on-site water basin. Natural fertilizers will be used in the above-ground pots, and wattles will be placed around the perimeter of the cultivation site to control the direction and flow of any stormwater and irrigation runoff.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 5, 6, 29, 30, 39
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		<p>The applicant has provided a Water Availability Analysis. The Analysis showed a six foot drawdown over a three hour well run period, and almost a complete recharge after 24 hours of inactivity. This is a strong indicator that the water table at this location is ample and is sustainable with this project. The well produces 22 gallons per minute, and there are no agricultural uses in the immediate vicinity that would compete for water in this aquifer. It is probable that this cultivation site would use between 20,000 and 40,000 gallons of water per month on average, which is consistent with a 10,000 to 15,000 s.f. (outdoor) cultivation area based on previous application submittals.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 5, 6, 31
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:</p> <ul style="list-style-type: none"> <li>i) result in substantial erosion or siltation on-site or off-site;</li> <li>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</li> <li>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</li> <li>iv) impede or redirect flood flows?</li> </ul>			X		<p>The two primary soil types near the cultivation site is 247, "Wolfcreek Loam", and 249, "Xerofluvents-Riverwash complex". Neither of these soil type are prone to high rates of erosion. The cultivation site is relatively flat. There is a seasonal drainage channel located about 150 feet from the closest edge of the cultivation area, however the applicant is proposing the use of straw wattles to channel the direction and flow of stormwater.</p> <p>The total "disturbed area" on the site is relatively small at 13,000 s.f. The cannabis plants will be in fabric pots, which will limit erosion from the plant soil. The slope at the cultivation site is relatively flat, ranging from 5% to 10%. The project does not propose impervious surfaces. In addition, the project will employ Best Management Practices (BMPs) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable.</p> <p>There is minimal likelihood that this project will substantially alter the drainage pattern of the site or area; will result in substantial erosion on or off site; would substantially increase the rate or amount of surface runoff, or would create or contribute to water runoff that would exceed the capacity of existing or planned stormwater drainage systems or have any effect on flood flows, which (if present during a significant storm event) would occur several hundred feet to the south of the cultivation site based on the topography of the property.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 5, 6, 7, 15, 17, 29, 30
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		<p>The project site is not located in an area of potential inundation by seiche or tsunami. The cultivation area is relatively flat and is not located within a flood zone. In addition, the soils at the project site are generally stable. There is minimal potential to induce mudflows.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 5, 6, 7, 9, 24, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The project would not conflict with or obstruct any water quality or sustainable water management plans. The project will comply with all local, state and federal regulations for water quality.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 29
<b>XI. LAND USE AND PLANNING</b> <i>Would the project:</i>						
a) Physically divide an established community?				X	The proposed project site would not physically divide an established community. Ridge Road, a private well-maintained gravel road, goes through the south-eastern portion of the site, and is existing. The majority of the property, including the cultivation site, are located northwest of Ridge Road. No land divisions are proposed, nor are any other activities that would otherwise further divide this property.  <b>No Impact</b>	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		This project is consistent with the Lake County General Plan, Lakeport Area Plan, the Lake County Zoning Ordinance, and the Hazard Mitigation Plan.  The property is zoned "RL" Rural Lands. Cannabis cultivation is permitted by the Lake County Zoning Ordinance with a use permit. The General Plan and the Lakeport Area Plan do not have regulations specific to commercial cannabis cultivation, but both documents do encourage economic development, and this project will employ between 1 and 3 people seasonally. The applicant shall adhere to all incorporated mitigation measures and conditions of approval.  California Department of Food & Agriculture (CDFA) 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.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6
<b>XII. MINERAL RESOURCES</b> <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 site contains no known or mapped mineral resources.  <b>No Impact</b>	1, 3, 4, 5, 6, 33
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The site contains no known or mapped mineral resources. No adverse impacts to mineral resources are anticipated, and the General Plan and Lakeport Area Plan do not have any policies related to applicable mineral resources related to this site or area.  <b>No Impact</b>	1, 2, 3, 5, 6, 33
<b>XIII. NOISE</b> <i>Would the project result in:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project grading and/or construction. Mitigation measures will decrease these noise levels to an acceptable level. <b>Less Than Significant with the following mitigation measures incorporated:</b>  <b><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.</b>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>NOI-2:</b> 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><b>NOI-3:</b> 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>	
b) Generation of excessive groundborne vibration or groundborne noise levels?		X			<p>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.</p> <p><b>Less Than Significant Impact with mitigation measures incorporated</b></p>	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	<p>Project is not located within an airport land use plan or within two miles of a public airport.</p> <p><b>No Impact</b></p>	1, 2, 3, 5, 6, 26
<b>XIV. POPULATION AND HOUSING</b> <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 is not anticipated to induce population growth. The project owner lives on site, and his employees will commute from elsewhere. The 106 acre property could support a second dwelling based on the RL zoning of the property, however no new dwellings are being proposed by this project, which is limited to commercial cannabis cultivation.</p> <p><b>No Impact</b></p>	1, 2, 3, 5, 6
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	<p>No people or housing will be displaced as a result of the project.</p> <p><b>No Impact</b></p>	1, 2, 3, 5, 6
<b>XV. PUBLIC SERVICES</b> <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		<p>The project does not propose 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. The cultivation activity would use "on-grid" power, however the power needs for this type of activity are minimal and would involve the well pump, security cameras and potentially some outdoor security lighting.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVI. RECREATION</b> <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.  <b>No Impact</b>	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.  <b>No Impact</b>	1, 2, 3, 5, 6
<b>XVII. TRANSPORTATION</b> <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 Highland Springs Road, which was not compliant with Public Resource Codes (PRC) 4290 and 4291 as of November 2019. The applicant has indicated that he will bring Highland Springs Road into PRC 4290 and 4291 compliance. The applicant is coordinating with Lake County Public Works Department to make some minor widening improvements to several portions of Highland Springs Road in order to become compliant with PRC 4290 and 4291.  <b>Less Than Significant Impact</b>	1, 2, 3, 4, 5, 6, 34, 35, 38
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 4 to 8 on-site vehicle trips including deliveries per day during and after construction. Significant impacts are not anticipated based on the proposed on-site construction that would occur during the preparation of the 13,000 s.f. cultivation area.  <b>Less Than Significant Impact</b>	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.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 23, 34, 35
d) Result in inadequate emergency access?			X		This project site has been reviewed by CalFire and the Lake County Department of Public Works, who had no adverse comments about the project. The project will not impact existing emergency access.  <b>Less Than Significant Impact</b>	1, 2, 3, 4, 5, 6, 23, 34, 35
<b>XVIII. TRIBAL CULTURAL RESOURCES</b> <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			The applicant has undertaken a Cultural Resource study. The findings listed in the Study did not indicate that this site is a candidate for listing in the California Register of Historic Resources, and the site is not within any designated 'local sites of historic resource'.  Further, a standard mitigation measure (CUL-1) requires the notification of the overseeing Tribe and contacting a licensed Archeologist of any Native American artifacts or remains are found.  <b>Less Than Significant Impact with mitigation measures added</b>	1, 2, 3, 5, 6, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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			There are no mapped significant resources (Tribal Cultural) that are on or immediately adjacent to the site. Mitigation measures are in place that will enable the affected Tribe(s), County and Sheriff's Department in the event that a potentially significant artifact or remains are uncovered during site disturbance, although minimal site disturbance is needed since the cultivation area is already established.  <b>Less than Significant Impact with mitigation measures added</b>	1, 2, 3, 5, 6, 40
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b> <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel is served by an existing domestic well and onsite septic system. Power is available from PG&E lines that already serve the existing dwelling and metal storage building. No system expansion is required.  <b>Less Than Significant Impact</b>	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. Please see Section X(b) for water usage projections.  <b>Less Than Significant Impact</b>	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 expansion is required or proposed.  <b>No Impact</b>	1, 2, 3, 5, 6, 21
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The existing landfill has sufficient capacity to accommodate the project's solid waste disposal needs.  According to the Property Management Plan – Waste Management Plan has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of Director of Cultivation.  <b>Less Than Significant Impact</b>	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 federal, state and local requirements related to solid waste handling and disposal will apply to this project. The anticipated annual waste output is 100 to 200 pounds. The Director of the South Lake Landfill has indicated that the landfill has at least 5 years' worth of waste disposal area as of this date.  <b>Less Than Significant Impact</b>	1, 2, 3, 5, 6, 36, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XX. WILDFIRE</b> <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		<p>The 106 acre property is located within a High and Moderate fire hazard area. The northern (hilly) portion of the site is in the High fire severity zone. The cultivation site is located in a mapped Moderate fire hazard severity zone. The entire property is in State (CAL FIRE) Responsibility Area as well as within the Lakeport Fire Protection District service area. A site visit on November 26, 2019 confirmed that the site is well-tended; the interior driveway is 20' wide, and there are large graveled areas that can be used for emergency vehicle turn-around purposes. The applicant has installed and maintain fire breaks around the house and the metal storage building.</p> <p>The property is subject to the Lake County Hazard Mitigation Plan, and shall maintain fire breaks around all structures. The applicant will adhere to all Federal, State and local fire requirements/regulations and conditions of approval for such regulations have been added to the project relating to but not limited to the following: property line setbacks for structures being a minimum of 30 feet; addressing on-site water storage for fire protection, driveway/roadway types and specifications based on designated usage; all weather driveway/roadway surfaces being engineered for 75,000 lb vehicles; maximum slope of 16%; turnout requirements; gates requirements (14 foot wide minimum) and gate setbacks (minimum of 30 feet from road); parking, fuels reduction regulations including a minimum of 100 feet of defensible space, and 15' of vertical clearance.</p> <p>The project would not impair an adopted emergency response or evacuation plan.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 5, 6, 22, 27, 28, 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 vicinity contains some dense undergrowth and tree coverage, however the developed portion of the site including the cultivation area is neat and well maintained, and is largely devoid of manzanita and other fast-burning fuels. The interior road is 20' wide and surfaced with gravel. The cultivation area proposed will serve to act as a buffer between eastern properties and fires that might originate from the north and west, however the cultivation activity proposed will have a neutral effect on exposing persons to pollutant concentrations in the event of a wildfire in the area.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 5, 6, 22, 27, 28, 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 cultivation site is already prepared due to prior (legal) use as medicinal cannabis cultivation area under now-defunct Lake County Zoning Ordinance Article 72. The 'developed' portions of the site contain fire breaks, which the applicant shall maintain. No additional infrastructural improvements are needed.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 5, 6, 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 an existing residence on the property. The risk of flooding, landslides, slope instability, or drainage changes would not be increased due to this project based on the existing development combined with the direction of slope, and the lack of slope in the cultivation areas.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 5, 6, 20, 29, 32, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
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 a previously disturbed area. Because of this, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. With the incorporation of mitigation measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment, or add to any wildfire risk.  <b>Less Than Significant Impact with mitigation measures added</b>	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, Cultural Resources / Tribal Cultural Resources and Noise in combination with the impacts of other past, present and. These reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. The scope of this project is relatively small at 13,000 square feet of cultivation area (about 1% of the total 106 acre site). Also, 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.  <b>Less Than Significant Impact with mitigation measures added</b>	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, risks associated with Air Quality, Cultural Resources / Tribal Cultural Resources and Noise, and 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.  <b>Less Than Significant Impact with mitigation measures added</b>	ALL

\* Impact Categories defined by CEQA

**\*\*Source List**

1. Lake County General Plan
2. Lake County Zoning Ordinance
3. Lakeport Area Plan
4. Site Visit, November 26, 2019
5. Wellness Ranch Minor 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](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. Vacant

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](http://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
38. Lake County Hazard Mitigation Plan, adopted February 2018
39. Biological Study, prepared by the Huffman-Broadway Environmental Engineering Group, dated June 4, 2019.
40. Cultural Study, prepared by Flaherty Cultural Resource Services dated July 18, 2019.