



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: **March 21, 2022**

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY IS 20-59

1. **Project Title:** Emerald Mountain Farms, Inc.
2. **Permit Number:** Major Use Permit, UP 20-47
Initial Study IS 20-59
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
Courthouse – 255 North Forbes Street
Lakeport CA 95453
4. **Contact Person:** Andrew Amelung, Program Manager (707) 263-2221
5. **Project Location(s):** 1850 Ogulin Canyon Road, Clearlake (cultivation lot)
APNs: 010-053-03 (cultivation parcel)
010-011-01 (clustering parcel)
6. **Project Sponsor's Name/Address:** Emerald Mountain Farms, Inc. / Norman Grimm
1850 Ogulin Canyon Road
Clearlake, CA 95422
7. **General Plan Designation:** Rural Lands
8. **Zoning:** "RL-WW"; Rural Lands – Waterway
9. **Supervisor District:** District Two (2)
10. **Flood Zone:** "X" (areas of minimal flooding) and
"D" (areas of undetermined flood hazard)
11. **Slope:** Varied; 0 to 20 percent slopes within cultivation areas
12. **Fire Hazard Severity Zone:** SRA High Fire Area
13. **Earthquake Fault Zone:** None
14. **Dam Failure Inundation Area:** Not located within Dam Failure Inundation Area
15. **Parcel Sizes:** 118± 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 seeking a Major Use Permit for a proposed Outdoor Commercial Cannabis Cultivation Operation at 1850 Ogulin Canyon Road near Clearlake, CA on Lake County APN 010-053-03 (Project Parcel), with A-Type 13 Distributor Transport Only, Self-Distribution. The proposed cultivation operation would be composed of a 34,316 ft² outdoor cultivation/canopy area, a 15,000 ft² outdoor cultivation/canopy area, a 10,000 ft² outdoor cultivation/canopy area, a 6,862 ft² outdoor cultivation/canopy area, a 2,384 ft² outdoor cultivation/canopy area, a 120 ft² Pesticides and Agricultural Chemicals Storage Area (existing wooden shed), a 120 ft² Security Center (proposed wooden shed), and nine 5,000-gallon water storage tanks. The proposed cultivation areas will be enclosed with 6-foot tall woven wire fences, covered with privacy screen/mesh where necessary to screen the cultivation/canopy areas from public view. The growing medium of the proposed outdoor cultivation/canopy areas will be an imported organic soilless growing medium (composed mostly of composted forest material) in aboveground fabric pots, with drip irrigation systems. All water for the proposed cultivation operation will come from the existing onsite groundwater well located at Latitude: 38.99555° and Longitude: -122.68973°.

Proposed Additions related to Project:

- 34,316 sq. ft. outdoor canopy area;
- 15,000 sq. ft outdoor canopy area
- 10,000 sq. ft. outdoor canopy area
- 6,862 sq. ft. outdoor canopy area
- 2,384 sq. ft. outdoor canopy area
- 120 sq. ft. wooden shed
- Nine 5,000-gallon water storage tanks
- 6' tall screening fencing

Existing Improvements on the Site related to Project:

- Permitted groundwater well
- 120 sq. ft. wooden shed
- Man-made off stream pond/water storage reservoir
- Residence
- Shop (metal building)

Total Canopy Area (outdoor): 68,562 sq. ft.

The Project Property (Lake County APNs 010-053-03 & 010-011-01) is located approximately 1.5 miles east of Clearlake, CA and is accessed via Ogulin Canyon Road. The Project Parcel consists of a series of low hills bisected by Blackeye Canyon, with elevations ranging from 1,556 to 1,790 feet above mean sea level, and 10 and 40 percent slopes. The proposed cultivation operation would be located on a low ridge that divides the Burns Valley-Frontal Clear Lake watershed (HUC12) from the Grizzly Creek-North Fork Cache Creek watershed (HUC12). An unnamed intermittent Class II watercourse at the bottom of Blackeye Canyon flows from south to west through western half of the Project Parcel. Multiple ephemeral Class III watercourses form on the Project Property, and either flow south into Blackeye Canyon or

north into Phipps Creek (offsite). There is also a man-made off stream pond/water storage reservoir on the Project Parcel. All proposed project disturbance would occur more than 100 feet from all surface water bodies.



Vicinity Map

Construction

The applicant has indicated that construction would occur over four to six weeks. Construction activities include the installation of a 120 ft² wooden shed, nine water storage tanks, dozens of fabric pots, irrigation systems, and security fencing. Construction activities are expected to generate 8 to 12 vehicle trips per day.

Post-Construction Operations

The applicant has indicated that daily operations will occur Monday through Saturday from 8 a.m. to 6 p.m. Three to four full-time employees would occupy the site during the cultivation season (April through November). An additional three or four seasonal employees would be needed during the peak harvest season (October and November). The Project is expected to generate 6 to 8 vehicle trips per day throughout the cultivation season, and 12 to 16 trips per day during the peak harvest season.

Waste and Hazardous Materials

According to the Property Management Plan, fertilizers/nutrients, pesticides, and petroleum products will be securely stored inside an existing 120 ft² wooden shed. All cannabis waste generated from the proposed cultivation operation will be composted on-site within a designated secure composting area, and composted cannabis waste will be incorporated into

the soils of the cultivation areas each year as a soil amendment. All solid waste will be hauled the Eastlake Landfill.

Water Usage

All water for the project will come from an existing onsite groundwater well located near the southern boundary of the Project Parcel. The onsite groundwater well was drilled in March of 2018 to a depth of 260 feet below ground surface, and had an estimated yield of 50 gallons per minute at the time it was drilled. The project is expected to have an annual water use requirement of approximately 4.7 acre feet, with a maximum daily water use requirement of approximately 9,800 gallons, and an average water demand of approximately 7,300 gallons per day during the cultivation season (April through November).

A well performance test was conducted by Cramer Enterprises (License No. 98176) of the onsite groundwater well in January of 2021, and a Hydrology Study was prepared Realm Engineering (License No. 67800) in March of 2022. According to the Hydrology Study, data from the well performance test indicate that the onsite groundwater well would be able to produce sufficient water for the proposed cultivation operation without causing overdraft conditions. It appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and on the Project Property, based on the estimated average annual recharge of approximately 21.5 acre-feet/year to the aquifer of/under the Project Parcel.

The applicant plans to reduce their outdoor cultivation/canopy area and water usage by 10 percent or more, when a drought emergency has been declared for their region. To reduce their water usage by 10 percent or more, the applicant will not plant 6,856 ft² or more of their proposed cultivation/canopy area. The cultivation/canopy area(s) to be left fallow will depend on when a drought emergency is declared and the phase of site/project development. Additionally, the applicant will prioritize the preferred canopy areas over less desirable canopy areas (based on cultivation experience) when determining which canopy areas to maintain and which to leave fallow.

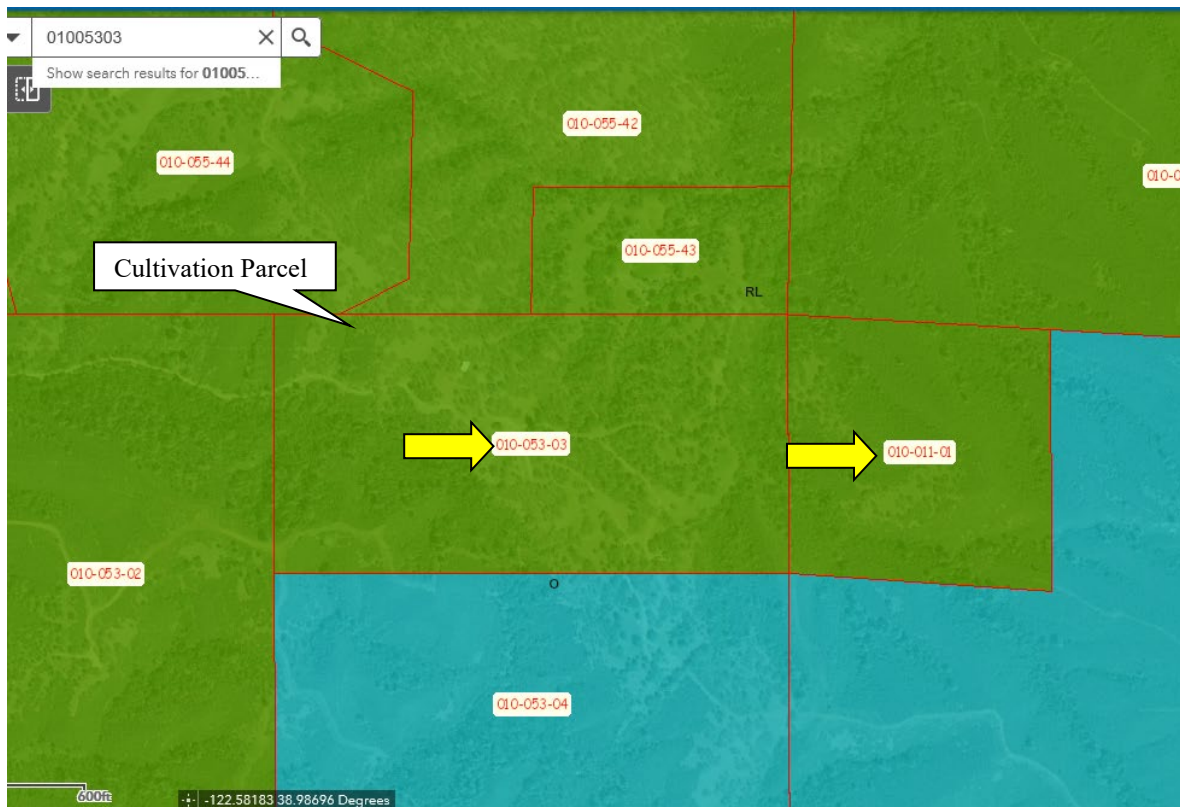
Erosion and Sediment Control

The project would increase the impervious surface area of the Project Parcel by approximately 1,020 ft² (less than 0.1% of the Project Parcel) through the installation of a 120 ft² Security Center (proposed wooden shed) and nine 5,000-gallon heavy-duty plastic water storage tanks. All structures and cultivation areas will be located more than 100 feet from surface water bodies, and stormwater runoff from the structures and cultivation areas will be discharged to the well-vegetated buffers surrounding the proposed cultivation operation, to filter pollutants and to promote stormwater retention and infiltration.

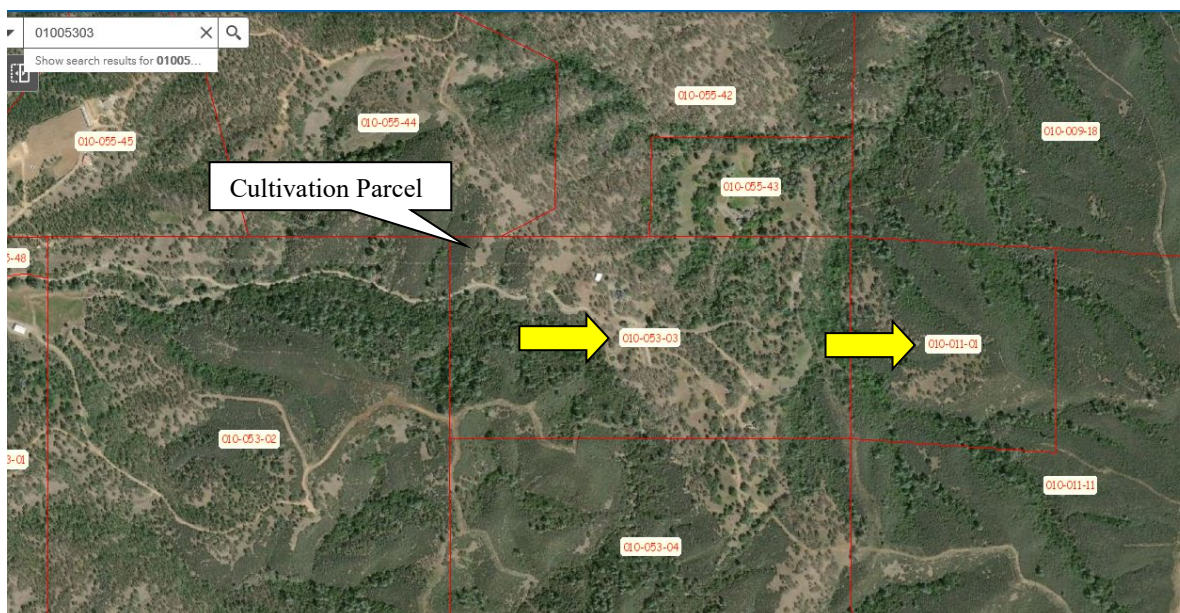
Established vegetation within and around the proposed cultivation operation will be maintained/protected to the extent possible, as a permanent erosion and sediment control measures. A native grass seed mixture and certified weed-free straw mulch will be applied to all areas of the exposed soil prior to November 15th of each year at a rate of two tons per acre, until permanent stabilization has been achieved. Straw wattles will be installed and maintained throughout the proposed cultivation operation per the Erosion and Sediment Control Site Plan, until permanent stabilization has been achieved. If areas of concentrated stormwater runoff begin to develop, additional erosion and sediment control measures will be implemented to protect those areas and their outfalls. The applicant has indicated that they will conduct monthly monitoring inspections to confirm that the project is in compliance with California Water Code.

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

- North: "RL" – Rural Lands-zoned properties; sizes range from 20 acres to over 40 acres. Property immediately north contains a dwelling.
- South and East: "O" – Open Space. BLM Land; lots over 500 acres each (2 total); undeveloped.
- West: "RL" – Rural Lands-zoned lot, about 156 acres in size and undeveloped.



Zoning of Site and Surrounding Properties



Aerial Photo of Site and Surrounding Properties

Other public agencies whose approval may be 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 Agricultural Commissioner
 Lake County Sheriff Department
 Lake County Fire Protection District
 Central Valley Water Resource Control Board
 California Department of Forestry & Fire Protection (CalFire)
 California Department of Food and Agriculture
 California Department of Pesticides Regulations
 California Department of Public Health
 California Department of Consumers Affairs
 California Department of Cannabis Control

- 18. 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.

All 11 Tribes located in Lake County were notified of this proposal on June 25, 2020. No tribal comments were received as the result of the AB 52 notice that was sent out to the tribes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|---|--|
| <input checked="" 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 checked="" type="checkbox"/> <u>Hazards & Hazardous Materials</u> | <input type="checkbox"/> <u>Public Services</u> |
| <input checked="" type="checkbox"/> <u>Air Quality</u> | <input checked="" type="checkbox"/> <u>Hydrology / Water Quality</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input checked="" 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 checked="" type="checkbox"/> <u>Geology / Soils</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input checked="" 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: Trey Sherrell, Calcannabis Consultants
 Reviewed by: Michael McGinnis, Principal Planner;
 Andrew Amelung, Cannabis Program Manager

Date: _____

 SIGNATURE

Mary Darby, Director
 Community Development Department

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is

substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

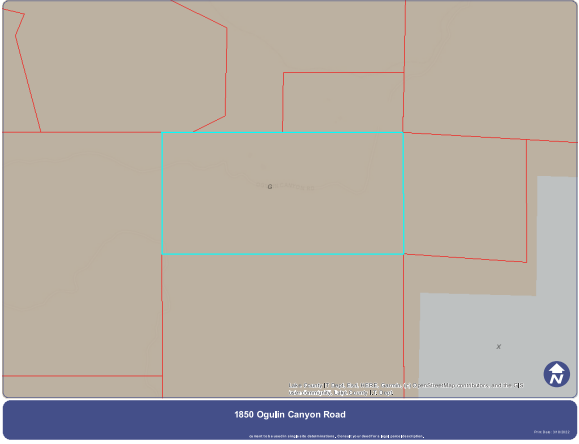
KEY: 1 = Potentially Significant Impact

2 = Less Than Significant with Mitigation Incorporation

3 = Less Than Significant Impact

4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is located in a rural area that is accessed via Ogulin Canyon Road, a gravel access road off of Highway 53. The project site is located over a mile east of Highway 53, and is not visible from any designated scenic roadway or corridor. Less Than Significant Impact	6, 9, 14, 16, 22, 25, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		No trees, rock outcroppings, or historic buildings are proposed for removal or alteration. The project site is located over a mile east of Highway 53, the nearest state highway, and is not visible from any designated scenic roadway or corridor. Less Than Significant Impact	6, 9, 14, 16, 22, 25, 26
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		The project site is located in a rural, unincorporated area of Lake County, approximately 1.5 miles northeast of the City of Clearlake. Due to topography, vegetation, and the rural nature of the Project Parcel and surrounding areas, the project site is not visible from public views. Additionally, the project is consistent with the zoning and general plan land use designations of the Project Parcel. Less Than Significant Impact	6, 9, 14, 16, 22, 25, 26
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project has some potential to create additional light and/or glare through exterior security lighting. The following mitigation measure shall be implemented to reduce the impacts to less than significant: AES-1: All lighting equipment shall comply with the recommendations of the International Dark-Sky Association (www.darksky.org) and provisions of Section 21.48 of the Zoning Ordinance, and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that would not broadcast light or glare beyond the boundaries of the subject property. Less than Significant Impact with mitigation measure AES-1 incorporated.	6, 9, 14, 16, 22, 25, 26
<p align="center">II. AGRICULTURE AND FORESTRY RESOURCES</p> <p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center"><i>Would the project:</i></p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	<p>The Project Parcel is designated as Grazing Land by the Farmland Mapping and Monitoring Program of the California Resources Agency.</p>  <p align="center">No Impact</p>	10, 14

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The proposed use will not be in conflict with the existing zoning for agricultural uses as the cultivation of cannabis is allowed in 'RL' Rural Lands zoning districts upon securing a Major Use Permit in reference to Article 27 of the Lake County Zoning Ordinance. The Project Parcel is not engaged with a Williamson Act Contract. Less than Significant Impact	10, 14, 16, 22, 24
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	8, 14, 16, 22, 24
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use. No Impact	8, 14, 16, 22, 24
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	Lake County allows cannabis cultivation in certain areas, provided the land meets all applicable standards and criteria associated with commercial cannabis cultivation. As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use or conversion of forest land to a non-forest use. No Impact	8, 10, 14, 16, 22, 24
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 site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment. With both state and federal air quality standards.</p> <p>The project has some potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of site preparation and vehicular traffic. Odors generated by the plants, particularly during harvest season, will be mitigated through passive means (separation distance), and active means (Odor Control Plan). The mitigation measures below would reduce air quality impacts to less than significant.</p> <p>AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.</p> <p>AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.</p>	1, 5, 14, 23, 24, 25, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>AQ-3: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.</p> <p>AQ-4: 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> <p>Less than Significant with Mitigation Measures AQ-1 through AQ-6 incorporated.</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 Lake County Air Basin is designated as an attainment area for all applicable 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 4-6 weeks). Dust on site shall be controlled using palliatives (water primarily) on roadways and in the outdoor cultivation areas both during and after construction. The cultivation activity will take place in an outdoor area. The outdoor cultivation area is not anticipated to generate dust or other substances that will violate air quality in this vicinity.</p> <p>Less than Significant Impact</p>	1, 5, 14, 23, 24, 25, 26
c) Expose sensitive receptors to substantial pollutant concentrations?			X		<p>Sensitive receptors in the area include adjacent and/or nearby residents. The nearest off-premises residence is located over 900 feet away from a proposed cultivation areas. The Lake County Zoning Ordinance requires cultivation areas to be setback a minimum of 200 feet from an off-site residence. With the proposed cultivation area meeting this requirement, the passive odor control (separation distance) may be adequate for the outdoor cultivation area. The applicant has prepared an Odor Control Plan which designates an individual to be responsible for the odor response program that they have proposed. The designated individual will be responsible for responding to odor complaints that are received.</p> <p>Less than Significant Impact</p>	1, 5, 14, 16, 23, 24, 25, 26
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?			X		<p>The outdoor cultivation area will generate some odors. However the project site is located in a rural area with only two residences within a mile of the project site.</p> <p>Less than Significant Impact</p>	1, 5, 14, 23, 24, 25, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>The applicant provided a Biological Resource Assessment (BRA) prepared by Pinecrest Environmental Consulting and dated June 24, 2021. Wildlife and botanical survey were conducted of the site on July 19, 2019 and April 30, 2021 for the BRA.</p> <p>No special-status plant species were observed during the surveys and no impacts are predicted for any of the State or Federal special-status plant species evaluated in the BRA, based on the lack of special-status species observed onsite. The nearest occurrence of special-status plants are Colusa Layia and Adobe Lily, however neither of these species were observed onsite. Additionally, there are no vernal pools, wetlands, or serpentine outcrops that would possess a high likelihood of containing special-status plant species within or near the project area.</p> <p>No special-status animal species were observed during the surveys performed for the BRA, and no impacts are predicted for any State or Federal special-status animal species as long as appropriate setback are observed from the off stream pond/water storage reservoir and watercourses. There are several small Class II/III drainages onsite, however these are largely inaccessible due to dense chaparral vegetation and there are no pathways for sediment to reach them from the proposed cultivation areas.</p> <p>No impacts are predicted for sediment discharge to watercourses or wetlands due to the lack of actively eroding features onsite, and the presence of dense vegetation between the potential activity areas and any downstream watercourse. Culverts are adequately protected and are free from obstructions. Roadways are in excellent condition and have properly formed crowns and inboard ditches.</p> <p>While special-status species have not been identified on the Project Parcel, special-status species that occur within the vicinity could migrate onto the project area between the time that the field surveys were conducted and the start of project implementation. Therefore, the mitigation measures below should be incorporated to ensure that impacts are not significant:</p> <p>BIO-1: A pre-construction survey for special-status species shall be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed.</p> <p>BIO-2: If construction activities occur during the nesting season (usually March through September), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance</p>	16, 26, 27, 30, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</p> <p>BIO-3: All work should incorporate erosion control measures consistent with the engineered Erosion and Sediment Control Plans submitted, Lake County Grading Regulations, and the State Water Resources Control Board's Cannabis General Order (Order No. WQ 2019-001-DWQ).</p> <p>BIO-4: Pesticides and fertilizer storage facilities shall be located outside of riparian setbacks and not located within 100 feet of a well head and all watercourses.</p> <p>BIO-5: The applicant shall maintain a minimum of a one-hundred-foot setback/buffer from the top of bank of any watercourse, wetland, and/or vernal pool.</p> <p>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-5 incorporated.</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>Riparian habitat associated with the two intermittent watercourses of the Project Parcel was identified in the BRA. The project was designed to adhere to the riparian setbacks required for cannabis cultivation by the State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) and the Lake County Zoning Ordinance. No sensitive natural communities have been identified within or adjacent to the project site. The mitigation measures below would reduce impacts to riparian habitat to less than significant:</p> <p>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-5 incorporated.</p>	16, 26, 27, 30, 33
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>No state or federally protected wetlands have been identified on the Project Parcel or within the vicinity of the project site. Additionally, the project was designed to adhere to the riparian setbacks required for cannabis cultivation by the State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) and the Lake County Zoning Ordinance</p> <p>Less than Significant Impact</p>	16, 26, 27, 30, 33
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>According to the BRA, implementation of the project will not 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. However, special-status species that occur within the vicinity could migrate onto the project area between the time that the field surveys were conducted and the start of project implementation. Therefore, the mitigation measures below should be incorporated to ensure that impacts are not significant:</p> <p>Less than Significant Impact with Mitigation Measures BIO-1 through BIO-5 incorporated.</p>	16, 26, 27, 30, 33
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>This project does not conflict with any local policies or ordinances protecting biological resources. No trees will be removed by this project.</p> <p>Less than Significant Impact</p>	16, 26, 27, 30, 33

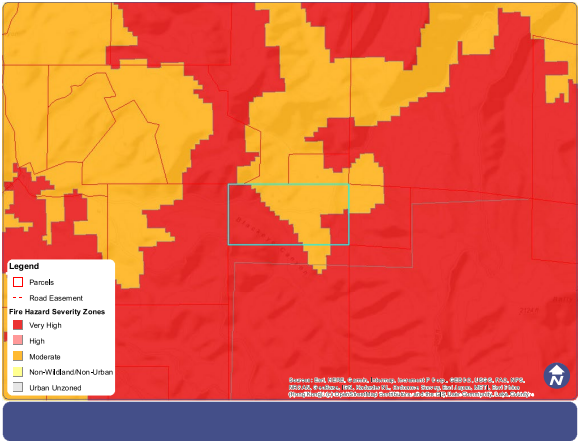
IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the site or project. No Impact	14, 24, 25, 26, 27, 30, 33
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 Phase I Cultural Resource Inventory Report (CRIR) was prepared for the Project Parcel by DZC Archaeology & Cultural Resource Management (dated January 2018). A field survey of the Project Parcel was conducted on October 10, 2017 by a Department of Interior Qualified Archaeologist and four archaeological technicians. One cultural resource, a historic refuse scatter, was discovered and recorded during the field survey.</p> <p>Historic research for the CRIR was completed at the Northwest Information Center of the California Historic Resources Information System. The review indicated no recorded resources or previous surveys on the Project Parcel. The geoarchaeological research conducted for the CRIR indicates a low-to moderate sensitivity for unknown prehistoric resources in the project area.</p> <p>The CRIR concluded that there will be no effect to historic, archaeological, or Tribal resources, as defined by the California Environmental Quality Act, no impacts to historic resources, as defined by the National Environmental Policy Act, with the implementation of the Cultural Conditions included in the CRIR. The mitigation measures below include the Cultural Conditions of the CRIR.</p> <p>Lake County is rich in tribal history. Because of this, standard practice of the County is to require several specific mitigation measures in the event that potential artifacts, relics or human remains are discovered during any site disturbance. Although the likelihood of such items being found is small due to the lack of new site disturbance that is needed, the following mitigation measures will further ensure a measure of protection of tribal resources:</p> <p>CUL-1: 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>CUL-2: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p>	16, 22, 24, 25, 26, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					CUL-3: Ground disturbance and cannabis cultivation activities are prohibited within the archaeology site boundary as mapped on the California Department of Parks and Recreation 523 Primary Form included in the Phase I Cultural Resource Inventory Report as Appendix E. Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3 incorporated.	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		The cultural resources evaluation undertaken for this project yielded no items of significance. The general area is rich in native heritage; therefore the County places mitigation measures CUL-1 and CUL-2 on this and virtually every other commercial cannabis cultivation project review in the event that any artifacts are discovered during site disturbance. Less than Significant Impact	16, 22, 24, 25, 26, 28
c) Disturb any human remains, including those interred outside of formal cemeteries?			X		The CRIR concluded that it is unlikely, but possible, that human remains exist on the site. No grading is proposed, further reducing the likelihood of discovering human remains. Less than Significant Impact	16, 22, 24, 25, 26, 28
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 proposed project consists of outdoor cultivation. The overall power usage of this type of facility is minimal. The cultivation site will require power for security systems, water pumps and minor outdoor lighting. According to the applicant's Property Management Plan, the property has electricity provided by PG&E. Less than Significant Impact	16, 26
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). The proposed use will not conflict or obstruct a state or local plan for renewable energy or energy efficiency. No Impact	16, 26
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?			X		<u>Earthquake Faults</u> There are no mapped earthquake faults zones 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	3, 4, 5, 13, 14, 15, 26, 32

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
iii) Seismic-related ground failure, including liquefaction? iv) Landslides?						
b) Result in substantial soil erosion or the loss of topsoil?		X			The project does not include grading and/or earth movement. The outdoor cultivation areas will consist of fabric pots on 0 to 20 percent slopes. Steep slopes surround the proposed cultivation areas. The applicant has provided an engineered Erosion and Sediment Control Plan that addresses potential erosion through the application of gravel/rock and weed-free straw mulch to disturbed areas, as well as the installation of straw wattles and silt fences. The following mitigation measure has been added to reduce the potential impacts to less than significant: GEO-1: The applicant shall install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project. Said measures shall be monitored and maintained for life of the project and replaced/repared when necessary. Less than Significant Impact with Mitigation Measure GEO-1	3, 4, 5, 13, 14, 15, 26, 32
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 Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable. According to the soil survey of Lake County, prepared by the U.S.D.A., the cultivation site is mapped as being generally stable. The soil is not in danger of subsidence, liquefaction or collapse as a result of the proposed project as there is no proposed grading. Less Than Significant Impact	3, 4, 5, 13, 14, 15, 26, 32
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 soils within the proposed cultivation areas are generally stable and are not classified as having a high shrink-swell potential. Less Than Significant Impact	3, 4, 5, 13, 14, 15, 26, 32
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 new septic/wastewater disposal systems are proposed or needed. No Impact	3, 4, 5, 13, 14, 15, 26, 32
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		The project has very little potential for disturbing unique paleontological resources or unique geologic feature, due to the fact that no grading is proposed or needed. Less than Significant Impact	3, 4, 5, 13, 14, 15, 26, 28, 32
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 associated with outdoor cannabis cultivation come from construction activities and vehicle trips. The outdoor cultivation areas will not have specific greenhouse gas-producing elements, and the cannabis plants will capture carbon dioxide. Construction activities are expected to generate 8 to 12 vehicle trips per day. The operation is expected to generate 6 to 8 vehicle	26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					trips per day during the cultivation season, and 12 to 16 vehicle trips per day during the harvest season. The anticipated vehicle trips for the proposed use would not cause greenhouse gas emissions, either directly or indirectly, at levels that may significantly impact the environment. Less than Significant Impact	
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. Less than Significant Impact	26
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>According to the Property Management Plan, chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area (proposed wooden shed). Petroleum products will be stored under cover, containers with secondary containment, and separate from pesticides and fertilizers within the existing onsite shop (metal building with concrete foundation/floor). Spill containment and cleanup equipment will be maintained within the secure Pesticides and Agricultural Chemicals Storage Area, and no effluent is expected to be produced by the proposed cultivation operation.</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. Additionally, to utilize pesticides for agricultural purposes, the applicant would be required to obtain an Operator Identification Number (OIN) from the California Department of Pesticide Regulation.</p> <p>To ensure impacts related to the transportation and storage of hazardous materials, particularly to water features, are minimized, the following mitigation measures shall be implemented:</p> <p>HAZ-1: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well or feature. Potentially hazardous materials shall not be allowed to leak onto the ground or contaminate surface water bodies. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>HAZ-2: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All such equipment and materials shall be stored in staging areas away from all known waterways.</p>	16, 17, 26, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>HAZ-3: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p>HAZ-4: All equipment shall be maintained and operated to minimize spillage or leakage of hazardous materials. All equipment shall be serviced and refueled on an impermeable surface in a location that are more than 100 feet from surface water bodies. In an event of a spill or leak, hazardous materials and/or contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p>Less than Significant Impact with Mitigation Measures HAZ-1 through HAZ-4.</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>See response to Section IX (a). All fertilizers, pesticides, and other hazardous materials are proposed to be properly stored in containers within a secure wooden shed. The site is not within a flood zone or inundation area, nor are there known geologic hazards or unstable soils mapped on the Project Parcel.</p> <p>Less than Significant Impact</p>	3, 4, 5, 13, 16, 17, 26, 30, 32
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 any known proposed school.</p> <p>No Impact</p>	3, 4, 5, 13, 14, 16, 17, 26, 30, 32
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 U.S. Environmental Protection Agency (EPA), the California State Water Resources Control Board (GeoTracker), or the California Department of Toxic Substances Control (EnviroStor).</p> <p>No Impact</p>	9, 18, 19
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>	14, 20, 22, 25
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		<p>The project would not impair or interfere with an adopted emergency response or evacuation plan.</p> <p>Less Than Significant Impact</p>	14, 20, 22, 25, 29
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 Parcel is mapped as being in both moderate and high fire severity zones. The project would not further heighten fire risks on the site, and the applicant will adhere to all Federal,</p>	12, 14, 22, 25, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>State and local fire requirements/regulations for setbacks and defensible space.</p>  <p>Less than Significant Impact</p>	
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			<p>The proposed cultivation operation will be located on a low ridge that divides the Burns Valley-Frontal Clear Lake watershed (HUC12) from the Grizzly Creek-North Fork Cache Creek watershed (HUC12). An unnamed intermittent Class II watercourse at the bottom of Blackeye Canyon flows from south to west through the western half of the Project Parcel. Multiple ephemeral Class III watercourses form on the Project Property, and either flow south into Blackeye Canyon or north into Phipps Creek. The unnamed intermittent Class II watercourse continues west and flows into Burns Valley approximately 1 mile west of the Project Property. Phipps Creek passes under Highway 20 and enters the North Fork of Cache Creek approximately 1.5 miles northeast of the Project Property.</p> <p>There are two existing culverted ephemeral Class III watercourse crossings in the western half of the Project Parcel. According to the Biological Resources Assessment prepared for the project application, roadways of the Project Parcel are in excellent condition and have properly formed crowns and inboard ditches, with culverts that are adequately protected and are free from obstructions. All proposed project disturbance would occur more than 100 feet from surface water bodies.</p> <p>The Property Management Plan submitted with the application materials included Storm Water and Water Use Management Plans, with engineered erosion and sediment control plans and water resource protection measures to reduce and/or eliminate to impacts to water quality during site development and operation.</p> <p>According to the Property Management Plan, the operation will maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for streambank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharges. Access roads and parking areas are/will be</p>	14, 15, 16, 21, 26, 27, 30, 32, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>graveled to prevent the generation of fugitive dust and sediment laden stormwater runoff, and vegetative ground cover will be preserved and/or re-established as soon as possible throughout the entire site to filter and infiltrate stormwater runoff from the access roads, parking areas, and the proposed cultivation operation.</p> <p>The Project Parcel has been enrolled for coverage under the State Water Resources Control Board's Cannabis General Order since March 2nd, 2018. The applicant has to adhere to the Best Practicable Treatment and Control Measures identified in the Site Management and Nitrogen Management Plans prepared for the project and approved by the Central Valley Regional Water Quality Control Board (CVRWQCB). Each year, prior to March 1st, an Annual Monitoring Report shall be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. The applicant shall maintain compliance with the Cannabis General Order for the protection of water resources for as long as the cultivation operation is operating</p> <p>Less than Significant Impact with Mitigation Measures BIO-3 through BIO-5, GEO-1, and HAZ-1 through HAZ 4 incorporated.</p>	
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>A Hydrology Report was prepared for the proposed cultivation operation by Realm Engineering, dated March 10, 2022.</p> <p>According to the Hydrology Report, all water for the proposed cultivation operation would come from an existing onsite groundwater well located at Latitude: 38.980376° and Longitude: -122.577846°, near the southern boundary of the Project Property. This groundwater well was drilled to a depth of 260 feet below ground surface in March of 2018, with an estimated yield of 50 gallons per minute at the time it was drilled. A recent well performance test performed in January of 2021, indicates that the onsite groundwater well can produce at least 30 gallons per minute. The project has an estimated annual water use requirement of approximately 4.7 acre-feet.</p> <p>Based on data from the recent well performance test and the estimated water use requirement(s) for the proposed cultivation operation, it appears that the onsite groundwater well is a sufficient water source for the proposed cultivation operation. Based on the estimated average annual recharge to the aquifer of/under the Project Parcel (~21.5 acre-feet/year) and the estimated annual water usage of the proposed cultivation operation (4.7 acre-feet/year), it appears that the aquifer storage and recharge area are sufficient to provide for sustainable annual water use at the site and on the Project Property.</p> <p>The calculated a zone of pumping influence for the proposed cultivation operation extends up to 1,100 feet from the onsite groundwater well. It does not appear that pumping for the proposed cultivation operation will impact neighboring wells, given the horizontal and vertical separations between the onsite groundwater well and neighboring wells. Additionally, it does not appear that pumping for the proposed cultivation operation will impact nearby ephemeral and intermittent watercourses, as they are typically dry by April or May of each year, when pumping for the proposed cultivation operation would increase to potentially significant levels.</p>	14, 15, 16, 21, 26, 27, 30, 32, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>The applicant's Drought Management Plan is to reduce their outdoor cultivation/canopy area and water usage by 10 percent or more, to ensure both success and decreased impacts to the surrounding areas during a drought emergency. The canopy area(s) to be left fallow will depend on when a drought emergency is declared and the phase of site/project development. By implementing their Drought Management Plan, the applicant would reduce their estimated annual water demand from approximately 1,532,000 gallons to approximately 1,378,000 gallons or less, during periods of drought.</p> <p>To ensure impacts related to groundwater supplies are minimized, the Lake County Zoning Ordinance requires the following mitigation measure for all cannabis cultivation projects whose water source is a groundwater well:</p> <p>HYD-1: The production well shall have a meter to measure the amount of water pumped. The production well shall have continuous water level monitors. The methodology of the monitoring program shall be described. A monitoring well of equal depth within the cone of influence of the production well may be substituted for the water level monitoring of the production well. The monitoring wells shall be constructed and monitoring begun at least three months prior to the use of the supply well. An applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually.</p> <p>Less than significant with mitigation measure HYD-1 incorporated.</p>	
<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 which would:</p> <ul style="list-style-type: none"> 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 exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows? 		X			<p>Soils in the area of the proposed cultivation operation are identified as the Skyhigh-Asbill complex and Sleeper variant-Sleeper loams by the NRCS Web Soil Survey, and characterized as well-drained clay loams. According to the applicant's Property Management Plan, the proposed cultivation operation will increase the impervious surface area of the Project Parcel by approximately 1,020 ft², or less than 0.1% of the Project Parcel, through the installation of a 120 ft² Security Center (proposed wooden shed) and nine 5,000-gallon heavy-duty plastic water storage tanks. Development of the proposed cultivation operation would disturb less than two acres of blue oak woodland habitat, and would not require any grading or tree removal. The proposed outdoor cultivation/canopy areas will not increase the impervious surface area of the Project Parcel and should not increase the volume of runoff from the Project Site.</p> <p>The project was designed to adhere to the riparian setbacks required for cannabis cultivation by the State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) and the Lake County Zoning Ordinance. The applicant has provided an engineered Erosion and Sediment Control Plan that addresses potential erosion through the application of gravel/rock and weed-free straw mulch to disturbed areas, as well as the installation of straw wattles and silt fences.</p> <p>Less than Significant Impact with Mitigation Measures BIO-3 through BIO-5 and GEO-1 incorporated</p>	14, 15, 16, 21, 26, 27, 30, 32, 33
d) In flood hazard, tsunami, or seiche zones, risk release of				X	The project site is not located in a flood plain, tsunami or seiche zone, and there is no great risk of the release of pollutants due to project inundation.	14, 15, 16, 21, 26, 27, 30, 32, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
pollutants due to project inundation?					No Impact	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		X			<p>The Project Property is located within the Sacramento River Basin. The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region (Basin Plan) is applicable to the Sacramento River Basin, as well as the San Joaquin River Basin. The State Water Resource Control Board's Cannabis General Order (2019-001-DWQ) adheres to water quality and management standards identified and outlined within the Basin Plan. Compliance with the Cannabis General Order will ensure that the project does not conflict with or obstruct implementation of a water quality control plan.</p> <p>There are no groundwater management plans for the affected groundwater basin(s) at this time. Groundwater use and monitoring data collected and reported to comply with the Lake County Zoning Ordinance could be used in the development of a sustainable groundwater management plan at some point in the future.</p> <p>Less than Significant Impact with Mitigation Measures BIO-3 through BIO-5, GEO-1, HAZ-1 through HAZ 4, and HYD-1 incorporated.</p>	1, 14, 15, 16, 21, 26, 27, 30, 31, 32, 33
XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	<p>Projects that have the potential to physically divide an established community typically include new freeways and highways, major arterial streets, and railroad lines. The proposed project site would not physically divide an established community.</p> <p>No Impact</p>	14, 16, 22, 25, 26
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X	<p>This project is consistent with the Lake County General Plan and Shoreline Communities Area Plan. The proposed commercial cannabis cultivation operation would create diversity within the local economy and create future employment opportunities for local residents. The Project Parcels are zoned "RL" Rural Lands. Commercial Cannabis Cultivation is an allowable use in RL zoning districts upon securing a Major Use Permit pursuant to Article 27 of the Lake County Zoning Ordinance. The project is consistent with all other development standards within the zoning code for commercial cannabis cultivation.</p> <p>No Impact</p>	14, 16, 22, 25, 26
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	<p>The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate.</p> <p>No Impact</p>	14, 24
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	<p>The County of Lake's General Plan, the Shoreline Communities Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site</p> <p>No Impact</p>	14, 16, 22, 24, 25, 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			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project construction. Additionally, there may be a need for an emergency backup generator during power outages. The following mitigation measures would decrease noise levels to an acceptable level: NOI-1: 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. NOI-2: Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines. NOI-3: 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 property lines. Less Than Significant Impact with Mitigation Measures NOI-1 through NOI-3 incorporated.	14, 16, 26
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration. Less Than Significant Impact	14, 16, 26
XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project will not induce population growth. No Impact	7, 14, 22, 25, 26
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	7, 14, 22, 25, 26
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			X		The project does not propose any new housing or other uses that would necessitate 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. Additionally, the project was reviewed by the Lake County Sheriff's Office, Cal Fire, and the Lake County Fire Protection District, and no adverse comments were received.	12, 14, 22, 25, 26, 29

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access. Less than Significant Impact	
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 would not have any impacts on existing parks or other recreational facilities. No Impact	14, 22, 25, 26
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	The project would not necessitate the construction or expansion of any recreational facilities. No Impact	14, 22, 25, 26
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 Project Parcel is accessed via Ogulin Canyon Road off of Highway 53. A minor increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of van-type delivery vehicles. The Project is expected to generate 6 to 8 vehicle trips per day throughout the cultivation season, 8 to 12 vehicle trips per day during construction, and 12 to 16 trips per day during the peak harvest season. There are no bicycle or pedestrian facilities on Ogulin Canyon Road. The proposed project does not conflict with an ordinance or policy addressing the circulation system of the County. Less than Significant Impact	6, 7, 14, 16, 22, 25, 26

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		<p>State CEQA Guidelines Section 15064.3, Subdivision (b)(1) states that for land use projects, transportation impacts are to be measured by evaluating the proposed project's vehicle miles traveled (VMT). VMT refers to the amount and distance of automobile travel attributable to a project.</p> <p>To date, the County of Lake has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures for determining VMT or evaluating VMT impacts. However, 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.</p> <p>Guidance regarding project-related VMT impacts is provided by the California Governor's Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as generating fewer than 110 new vehicle trips per day on average.</p> <p>The project would have a negligible impact on traffic, as it would generated less than 12 average daily trips.</p> <p>Less than Significant Impact</p>	6, 7, 14, 16, 22, 25, 26
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	<p>The project is not a transportation project. The project will not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2).</p> <p>No Impact</p>	6, 7, 14, 16, 22, 25, 26
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	<p>The proposed project would not increase hazards as all roads will remain as is.</p> <p>No Impact</p>	6, 7, 14, 16, 22, 25, 26
e) Result in inadequate emergency access?			X		<p>As proposed, this project will not impact existing emergency access. Additionally, the project was reviewed by the Lake County Sheriff's Office, Cal Fire, and the Lake County Fire Protection District, and no adverse comments were received.</p> <p>The project would be required to comply with all applicable local and state fire code requirements related to design and emergency access.</p> <p>No Impact</p>	6, 7, 14, 16, 22, 25, 26

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X		<p>A Phase I Cultural Resource Inventory Report (CRIR) was prepared for the Project Parcel by DZC Archaeology & Cultural Resource Management (dated January 2018). A field survey of the Project Parcel was conducted on October 10, 2017 by a Department of Interior Qualified Archaeologist and four archaeological technicians. One cultural resource, a historic refuse scatter, was discovered and recorded during the field survey.</p> <p>Historic research for the CRIR was completed at the Northwest Information Center of the California Historic Resources Information System. The review indicated no recorded resources or previous surveys on the Project Parcel. The geoarchaeological research conducted for the CRIR indicates a low-to moderate sensitivity for unknown prehistoric resources in the project area. The historic refuse scatter discovered and recorded during the field survey for the CRIR is not eligible for listing in the California Register of Historical Resources or a local register of historical resources as defined in Public Resources Code section 5020.1(k).</p> <p>Less than Significant Impact</p>	16, 22, 24, 25, 26, 28
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			<p>The CRIR concluded that there will be no effect to historic, archaeological, or Tribal resources, as defined by the California Environmental Quality Act, no impacts to historic resources, as defined by the National Environmental Policy Act, with the implementation of the Cultural Conditions included in the CRIR. The mitigation measures below include the Cultural Conditions of the CRIR.</p> <p>Lake County is rich in tribal history. As a result, each commercial cannabis cultivation project has requirements for notifying the culturally-affiliated local tribe, an archaeologist, and the County Planning Department if any potential relics, artifacts or other potential tribal items are unearthed during site development. Also, the County requires sensitivity training for employees prior to cultivation activities occurring on site.</p> <p>Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3 incorporated.</p>	16, 22, 24, 25, 26, 28
XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X	<p>No new on-grid power demands are proposed. All water for the project would come from an existing onsite groundwater well, and no new wastewater treatment facilities are needed. Additionally, the project would not require new telecommunication or stormwater drainage systems nor would it use natural gas.</p> <p>No Impact</p>	14, 21, 26, 33

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		All water for the project would come from an existing onsite groundwater well. The Hydrology Report submitted indicates that the existing onsite groundwater well is a sufficient water source for the proposed project, and that there is adequate aquifer recharge during drought and non-drought years to support the proposed project. Additionally, the Hydrology Report included a Drought Management Plan, which would result in reduced water usage when a drought emergency has been declared for the region of the proposed project. Less Than Significant Impact	14, 21, 26, 33
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 project does not require an additional wastewater treatment. According to the applicants' Property Management Plan, an ADA compliant portable toilet would be available whenever employees are onsite. No Impact	14, 21, 26, 33
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		There is adequate solid waste capacity in the Lake County solid waste facility to accommodate the proposed project. Less than Significant Impact	14, 21, 26, 33
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		There is adequate solid waste capacity in the Lake County solid waste facility to accommodate the proposed project. The applicant will chip and spread the cannabis waste on site. The project would not conflict with or impair the attainment of Lake County solid waste reduction goals. Less than Significant Impact	14, 21, 22, 26, 33
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 less than 400 pounds annually. Less than Significant Impact	14, 21, 22, 26, 33

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 Project Parcel is mapped as being within Moderate and Very High Fire Severity Zones. The evacuation route would be Ogulin Canyon Road, a private but well maintained gravel road. Like much of Lake County, this area is prone to wildfire, and the Project Parcel is no more prone to excessive fire risk than other sites in the County. Additionally, the applicants would have to maintain 100 feet of defensible space around the proposed Project.</p> <p>The project would not impair an adopted emergency response plan or emergency evacuation plan.</p> <p>Less than Significant Impact</p>	2, 8, 12, 14, 16, 22, 25, 26, 29
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		<p>The Project Parcel is mapped as being within Moderate and Very High Fire Severity Zones. The project includes the installation of nine 5,000-gallon water storage tanks, which could be used for fire-suppression purposes if needed. Prevailing winds are typically from the west to east in this area. Overall, cannabis cultivation does not exacerbate wildfire risks, and the project would improve emergency vehicle accessibility.</p> <p>Less than Significant Impact</p>	2, 8, 12, 14, 16, 22, 25, 26, 29
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		<p>The Project Parcel is accessed via Ogulin Canyon Road, a private but well maintained gravel road. The applicants would have to maintain 100 feet of defensible space around the proposed Project, and would have to install knox boxes on all gates controlling access to the Project Parcel. Additionally, the project includes the installation of nine 5,000-gallon water storage tanks, which could be used for fire-suppression purposes if needed. No other infrastructural improvements appear to be necessary for this project. No elements of the project would exacerbate fire risk or fire-related impacts to the environment.</p> <p>Less than Significant Impact</p>	2, 8, 12, 14, 16, 22, 25, 26, 29
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>The proposed cultivation areas are relatively flat (0 to 20 percent slopes), but the surrounding areas are relatively steep. The erosion and sediment control measures identified in the applicants' Property Management Plan and Erosion and Sediment Control Plan would likely be destroyed in the event of a wildfire on the Project Parcel. Therefore, the erosion and sediment control measure would need to be re-installed post wildfire to reduce risks of downslope/downstream flooding or landslides as a result of runoff and post-fire slope instability.</p> <p>WF-1: The applicant shall re-install the erosion and sediment control measures identified in the engineered Erosion and Sediment Control Plan for the project, as soon as possible following a wildfire emergency affecting the Project Parcel.</p> <p>Less than Significant Impact</p>	2, 8, 12, 14, 16, 22, 25, 26, 29

XXI. MANDATORY FINDINGS OF SIGNIFICANCE					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		The project proposes a Cultivation of Commercial cannabis in a previously disturbed area. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above. Less than significant impact with mitigation measures added.	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, Biological Resources, Cultural / Tribal Resources and Noise. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Air Quality, Biological Resources, Cultural / Tribal Resources and Noise 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.	All

* Impact Categories defined by CEQA

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