

**CITY OF KING
ZONING CODE AMENDMENTS
INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION**

Prepared for:

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I. INTRODUCTION AND PURPOSE

This Initial Study/Mitigated Negative Declaration assesses the potential environmental impacts and identifies appropriate mitigation measures associated with the proposed commercial cultivation, manufacturing and testing of medical cannabis (to be referred to herein as the "proposed project"). The City of King (to be referred to herein as "the City") as Lead Agency for this environmental document, has the responsibility for determining whether or not to approve the proposed project.

As part of their decision-making process, the City is required to review and consider the potential environmental effects that could result from the proposed project. Together with the technical analyses applicable to this project and any other documents incorporated by reference, this analysis will serve as the initial environmental review for the proposed project. This review is required by the California Environmental Quality Act of 1970 (CEQA) as amended (Public Resources Code Section 21000 et. seq.) and the State CEQA Guidelines as well as Guidelines for the Implementation of CEQA adopted by the City.

The City is preparing this Initial Study to assist in their consideration as to whether to prepare a Negative Declaration, a Mitigated Negative Declaration or an Environmental Impact Report (EIR) for this proposed project.

Section 15070 of the State CEQA Guidelines states that "a public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment." Section 15064 (a) (1) states "if there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, the agency shall prepare a Draft EIR." The determination as to which document is appropriate in this situation will be based upon the information and analyses contained in this Initial Study in combination with any other documents incorporated by reference.

This Initial Study/Mitigated Negative Declaration has been prepared in a manner which provides complete and adequate California Environmental Quality Act (CEQA) coverage for all actions and approvals associated with the proposed project as currently described herein (See Section III. Project Description). However, this Initial Study/Mitigated Negative Declaration may not be the final environmental document for the proposed project. In the event that future development applications for the commercial cultivation of medical cannabis contain specific design or operational elements not addressed by this Initial Study, additional, more detailed environmental documentation may be necessary at that time. When applications for individual projects are submitted, they will be subject to additional environmental review by the City in order to 1) determine the nature and extent of any potentially significant impacts not addressed in this document and 2) ensure that the individual project does not exceed the maximum development levels and cumulative impacts identified in

this analysis. These individual projects will be approved by the City through the approval and issuance of Conditional Use Permits ("CUP's").

This approach, known as "tiering", is addressed in Sections 15152 and 15385 of the State CEQA Guidelines. These sections state that tiering refers to the use of an analysis of general issues contained in a broad environmental document within a later, more detailed environmental document. These guidelines further state that tiering is appropriate when the sequence of analyses for a proposed project is from an environmental document prepared for a general plan, policy or program to a document for another, more detailed plan, policy or program of lesser scope or to a site specific project. In this case, the previously approved (January, 2016) modifications to various zoning designations represents the "broader" program and environmental document while the current project proposal reflected in this document is considered a more detailed analysis of potential impacts associated with the proposed commercial cultivation, manufacturing and testing of medical cannabis. This analysis also provides an indication of the maximum probable "worst case" impacts of full development of medical cannabis cultivation facilities throughout the City. Subsequent environmental documents may also be required for future development applications in order to address environmental issues with specific design or operational elements associated with these more detailed proposals.

This Initial Study/Mitigated Negative Declaration begins with Section I. Introduction and Purpose, which provides an introductory discussion of the purpose and scope of the document. Section II. Summary/Mitigation Monitoring Program summarizes the potential impacts and proposed mitigation measures. This section also contains the State-mandated Mitigation Monitoring Program (pursuant to AB3180). Section III. Project Description provides a detailed description of the proposed commercial cultivation of medical cannabis. Section IV. Environmental Setting provides an overview description of existing environmental conditions within and in the vicinity of the project site.

Section V. Environmental Evaluation contains the environmental checklist required by Section 15063(d)(3) of the State CEQA Guidelines. This checklist is intended to determine the nature and extent of various environmental effects of the proposed project followed by an explanation to justify the determination. In many instances, project impacts are identified as "not significant" The summary discussion following the checklist item provides the basis for this determination. Checklist items identified as "potentially significant and mitigated", "unknown potential significant" or "significant" are discussed within Section V. Environmental Evaluation. Section VI. provides the required Mandatory Findings of Significance pursuant to CEQA Section 15065. Section VII. Environmental Determination makes the final determination as to whether an EIR, Negative Declaration or Mitigated Negative Declaration is appropriate. Section VIII. Certification provides the required Lead Agency Certification Statement.

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data to the proposal currently being considered. The City General Plan, and Zoning Code as well as any other long-range planning documents prepared by the City as well as engineering and other technical studies as noted within this Initial Study are hereby incorporated by reference.

Section 15151 of the State CEQA Guidelines states that :

“An EIR [or any other environmental document] should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR [or any other environmental document] is to be reviewed in the light of what is reasonably feasible. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.”

This Initial Study/Mitigated Negative Declaration provides a full and objective discussion of the potential environmental impacts of the proposed commercial cultivation of medical cannabis. In preparing this document, the City decision-makers, staff and members of the public will be fully informed as to the potential impacts and required mitigation measures associated with the proposed project. In accordance with Section 15021 of the State CEQA Guidelines, this document is intended to enable the City, as Lead Agency, to fully evaluate these environmental impacts and mitigation measures in their consideration of the proposed project. The Lead Agency has an obligation to balance potential adverse effects of the project against a variety of public objectives, including economic, environmental and social factors, in determining whether the project is acceptable and approved for construction and operation.

Pursuant to California Public Resources Code 21082.1, the City has independently reviewed and analyzed the information contained in this Initial Study/Mitigated Negative Declaration prior to its consideration and certification. The conclusions and discussions contained herein reflect the independent judgment of the City of King relative to that information at the time of publication.

II. SUMMARY/MITIGATION MONITORING PROGRAM

1. Aesthetics

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will involve the construction of greenhouse structures which will range in size from approximately 13,000 to 30,000 square feet. The greenhouse buildings will have glass roofs and sidewalls consisting of solid materials (i.e., brick, metal, wood, etc.).

In addition, other structures necessary to house manufacturing facilities, security offices, storage facilities and administrative offices will also be constructed.

All structures and other project facilities will be subject to the City's design standards applicable to the M-1 and M-2 zoning or the East Ranch Business Park. These proposed facilities will also be visually compatible with the existing industrial and commercial uses in adjacent areas.

None of the proposed structures or other project facilities will have a substantial adverse effect upon any scenic vistas or scenic resources nor will they degrade the visual character or quality of the site or its surroundings.

Lighting within the greenhouses will be provided by natural sunlight and/or artificial lighting systems. All lighting shall be directed downward and oriented in a manner to mitigate potential light and glare impacts upon surrounding areas.

Mitigation Measures:

1-1 – All proposed project structures and facilities shall be subject to the City's design standards applicable to the M-1 and M-2 zoning or the East Ranch Business Park.

1-2 – As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval a Lighting Plan which describes all proposed interior and exterior lighting and provides feasible methods by which all light is directed downward which prevents substantial light and glare impacts to adjacent areas.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: Prior to the issuance of Conditional Use Permit

2. Agricultural Resources

Impacts: Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities are either developed or highly disturbed and do not contain existing agricultural operations nor any areas designated as prime farmland, unique farmland, or farmland of statewide importance. These proposed future uses will, therefore, not conflict with any areas zoned for agricultural use or covered by a Williamson Act contract nor will they result in any conversion of existing farmland to non-agricultural use.

Mitigation Measures: Given the lack of potentially significant impacts to agricultural resources, no mitigation measures are required.

3. Air Quality

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will generate additional motor vehicle trips associated with employee travel to and from the facilities as well as occasional truck trips associated with facility operations. This generation of additional motor vehicle trips is not expected to conflict with any applicable air quality plans or regulations or violate any established air quality standards or substantially contribute to a projected air quality violation. These proposed future uses will not result in any cumulative net increase of any pollutant for which the region is in non-attainment.

The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment nor will they conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Medical cannabis cultivation, manufacturing and testing facilities have the potential to generate odors that can become a source of complaints from local residents adjacent to the facility. The high degree of humidity and moisture required for the cultivation and production of medical cannabis can result in the generation of mold.

Mitigation Measures:

3-1 - All proposed project structures and facilities shall be subject to permit conditions that monitor and prevent the production of odors outside of the building as well as the monitoring and prevention of mold within and near the buildings by the inclusion of air filters, recirculation of internal air or other appropriate means of filtering odors that may otherwise escape from the subject facilities.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: Prior to the issuance of Conditional Use Permit

4. Biological Resources

Impacts: Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities are either developed or highly disturbed and do not include areas containing any rare or endangered plant or animal species. These proposed future uses will, therefore, not result in any modification to sensitive biological habitats nor will they impact any species identified as a candidate, sensitive or special status species. No significant impacts to existing riparian habitats or other sensitive natural communities, Federally protected wetlands, or established migratory wildlife corridors are anticipated. Future project facilities will not conflict with any local policies or ordinances protecting biological resources or provisions of any approved local, regional or state habitat conservation plan.

Mitigation Measures: Given the lack of potentially significant impacts to biological resources, no mitigation measures are required.

5. Cultural Resources

Impacts: Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities are either highly developed or highly disturbed and do not contain any known archaeological sites, paleontological resources or historical structures. However, significant archaeological, paleontological or historic resources may be discovered during project grading or construction. In that event, these resources will either be excavated or protected in a manner consistent with all applicable State and local laws, and all work will be halted and the resources will be evaluated by a qualified professional.

Mitigation Measures:

5-1 - In the event of an accidental discovery or recognition of any human remains, archaeological resources, paleontological resources or historical resources on the project site, if said resources are found during excavation or construction, work will be halted at a minimum of 30 feet from the find and the area will be staked off. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie cultural resources, paleontological resources, historical resources or, in the case of adjacent human remains until the coroner of Monterey County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. A qualified professional (to be hired by the applicant and accepted by the City) in cultural resources, paleontological resources or historical resources shall evaluate the resources discovered at the site and provide recommendations for disposition of those resources. In the case of human remains, the Native American Heritage

Commission shall identify the person or persons it believes to be the most likely descendent ("MLD") from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or its authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or its authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

5-2 - Pursuant to CEQA requirements, mitigation measures shall be required in the event that unique archaeological resources are not preserved in place or not left in an undisturbed state. The project applicant shall provide a guarantee to the City, as Lead Agency, to pay one half the estimated cost of mitigating the significant effects of the project on any unique archaeological resources. In determining payment, the City shall give due consideration to the in-kind value of project design or expenditures that are intended to permit any or all archaeological resources or California Native American culturally significant sites to be preserved in place or left in an undisturbed state. When a final decision is made to carry out or approve the project, the City shall, if necessary, reduce the specified mitigation measures to those which can be funded with the money guaranteed by the project applicant plus the money voluntarily guaranteed by any other person or persons for those mitigation purposes. In order to allow time for interested persons to provide funding, a final decision to carry out or approve a project shall not occur sooner than sixty (60) days after completion of any required environmental documentation pursuant to applicable CEQA requirements.

5-3 - Excavation as mitigation shall be restricted to those parts of the unique archaeological resource that would be damaged or destroyed by the project. Excavation as mitigation shall not be required for a unique archaeological resource if the City determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource.

Implementation Responsibility: Applicant/Owner/Developer of future individual project

Monitoring Agency: City of King

Timing: During grading or construction of future individual projects

6. Geology/Soils

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities is not expected to significantly affect the geologic and soils conditions found in areas designated for these proposed future uses. Future project facilities are not expected to expose people or structures to substantial geologic risks due to rupture of a known earthquake fault, strong seismic ground shaking or seismic related ground failure. Given the relatively flat topography of areas designated for these future uses, little in the way of substantial erosion or exposure to unstable or expansive soils are expected to occur.

Mitigation Measures:

6-1 - All future structures will be required to meet the requirements of the applicable criteria contained in the City Building Code.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: Prior to or during grading or construction of future individual projects

7. Hazards/Hazardous Materials

Impacts: Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities currently contain nine identified subsurface sites that are contaminated. These known contaminated sites as well as any unknown contaminated locations will require subsurface investigations in order to determine the need for remediation measures.

The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will not utilize or transport any hazardous materials which are capable of creating a significant hazard to the public or the environment. These proposed future uses will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and will not expose people or structures to significant risk of loss, injury or death involving wildfires.

Mitigation Measures:

7-1 - In the event that subsurface contamination is discovered in the review or construction phase of a project, work shall cease and the contamination shall be remediated in a manner acceptable to California Environmental Protection Agency and the California State Water Resources Control Board.

The Environstor Geotracker system can identify sites and determine what measures, if any, are required to mitigate subsurface contamination.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: Prior to or during grading or construction of future individual projects

8. Hydrology/Water Quality

Impacts:

The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will involve grading and construction of greenhouse structures which will range in size from approximately 13,000 to 30,000 square feet. In addition, other structures necessary to house manufacturing facilities, security offices, storage facilities and administrative offices will also be constructed

Project grading and construction may potentially impact surface stormwater quality. Developers are required to meet all measures for stormwater pollution control, waste management, and provide public utility connections that comply with the City and other service providers pursuant to the requirements of Municipal Code Section 17.56.100 Stormwater Pollution Prevention. These standards protect against stormwater pollution during grading and construction. No discharge runoff from areas devoted to cultivation will be allowed during post construction stages of each project. Given adherence to these requirements as noted below, proposed future uses will not violate any water quality standards or waste discharge requirements or substantially alter existing drainage patterns or create or contribute runoff water which would exceed the capacity of existing or planned stormwater discharge systems or otherwise degrade water quality. In addition, future project development will not place any housing within a 100-year floodplain hazard area or expose people or structures to significant loss, injury or death involving flooding. Future project facilities will not be exposed to inundation due to a seiche, tsunami or mudflow.

Mitigation Measures:

8-1 - Development shall minimize stormwater runoff by implementing one or more of the following site design measures identified by the Regional Water Quality Control Board:

- (1) Direct roof runoff into cisterns or rain barrels for reuse:

- (2) Direct roof runoff onto vegetated areas safely away from building foundations and footings, consistent with California Building Code;
- (3) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings, consistent with the City Building Code;
- (4) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings, consistent with City Building Code;
- (5) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces;
- (6) The directing of runoff to bioretention basins and
- (7) Other similar measures as identified by the City Engineer.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: Prior to the issuance of Conditional Use Permit

9. Land Use/Planning

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will not divide an established community. As a result of the previously-approved (January, 2016) modifications to the City Zoning Code (see Section III. Project Description) and the currently proposed Zoning Code Additional Amendments, these proposed future uses will not conflict with any applicable land use plans, policies or regulations adopted by the City or any other agency that has jurisdiction over the areas designated for future project facilities nor will they conflict with any applicable habitat conservation plan or natural community conservation plan.

Mitigation Measures: Given the lack of potentially significant land use and planning impacts, no mitigation measures are required.

10. Noise

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will generate construction noise which would impact surrounding areas. Construction noise represents a short-term impact on ambient noise levels. The primary source of construction noise is heavy equipment,

including trenching equipment, trucks, graders, bulldozers, concrete mixers and portable generators that can reach high levels. The peak noise level for most of the heavy equipment that will be used during project construction is 70 to 95 dBA at a distance of 50 feet. At 200 feet, the peak construction noise levels range from 58 to 83 dBA. At 400 feet, the peak noise levels range from 52 to 77 dBA. These noise levels are based upon worst-case conditions. Typically, construction-related noise levels near the construction site will be less.

Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities are currently developed with industrial and commercial facilities and with one exception do not contain any noise sensitive uses. The sole exception is the 20-acre parcel located at the northeast intersection of First Street and Lonoak Road. Existing residential uses are located within one-quarter mile of this parcel. Any potential noise impacts upon these noise-sensitive uses can be mitigated through compliance with the City Noise Ordinance.

Mitigation Measures:

10-1 - All project construction activities shall comply with the City Noise Ordinance which limits the hours of noise-generating construction activities.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: During grading or construction of future individual projects

11. Population and Housing

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities is estimated to require a total of 1,860 employees. This employee generation will likely generate demand for housing within or adjacent to the King City area. The extent of this additional demand is difficult to accurately estimate without knowing the number of future employees that currently reside in the area and the number of employees that will be new residents. Employees from outside the area are expected to create additional housing demand. However, this potential impact is offset by the benefits of providing employment for a significant number of local residents. Future development of proposed project facilities is not expected to result in any displacement of population or existing housing in the area.

Mitigation Measures: Given the lack of potentially significant population and housing impacts, no mitigation measures are required.

12. Public Services

Impacts: The proposed future development of medical cannabis cultivation manufacturing and testing facilities is estimated to require a total of 1,860 employees. As previously noted, this employee generation will likely generate demand for housing within or adjacent to King City. This additional housing demand, the extent of which is difficult to accurately estimate, will likely result in an incremental increase in demand for fire and police protection services as well as an indirect increase in demand for schools, parks, or other governmental facilities.

According to FEMA and the U.S. Fire Administration, indoor medical cannabis growing facilities pose safety risks for fire and emergency personnel due to the potential for inhalation of chemical fumes or the ignition of flammable materials in the event of a fire.

The cultivation of medical cannabis within buildings will require a significant amount of electrical power in order to support the cultivation operations. The two primary sources of energy demand are lighting and air conditioning. Greenhouses will either utilize mixed lighting (a combination of sunlight and artificial lighting) or all artificial lighting. It is estimated that the total maximum electrical load for lighting the entire proposed future development of medical cannabis growing facilities is 53,760 amperes. The total maximum electrical load for air conditioning the entire proposed future development of medical cannabis growing facilities is 81,468 amperes. This results in a total maximum electrical load for the entire proposed development of medical cannabis growing facilities of 135,228 amperes. According to their representatives, Pacific Gas & Electric has recently completed major upgrade work on the transmission lines into King City and has upgraded the King City substation. They have further indicated that with these improvements, P.G. & E should have available capacity to accommodate future growth in the area.

Mitigation Measures:

12-1 – As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval site plans that address and reduce where feasible safety risks for fire and emergency personnel.

12-2 – As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval a Lighting Plan which includes the use of low energy lighting systems and other energy conserving methods.

12-3 - As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval a Power Plan which indicates projected power demands of the project, identifies the source of power and provides

evidence of adequate availability of power supply and sufficient infrastructure to supply the project.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: Prior to the issuance of Conditional Use Permit

13. Recreation

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will not directly generate any additional demand for recreation facilities or services. However, these proposed future uses will likely generate additional new employees (an estimated total of 1,860 employees) that will require housing and an indirect demand for additional recreation facilities within or adjacent to the King City area. The extent of this additional demand is difficult to accurately estimate without knowing the number of future employees that currently reside in the area and the number of employees that will be new residents. Employees from outside the area are expected to indirectly generate demand for recreation facilities and services. However, this potential impact is offset by the benefits of providing employment for a significant number of local residents. Future development of the proposed project facilities is not expected to result in the substantial physical deterioration of any existing recreational facilities nor generate enough demand that would require the construction or expansion of existing recreation facilities and the provision of additional recreation services.

Mitigation Measures: Given the lack of potentially significant impacts to recreation facilities, no mitigation measures are required.

14. Transportation/Circulation

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will generate additional motor vehicle trips associated with employee travel to and from the facilities as well as occasional truck trips associated with facility operations.

It is estimated that future project development will generate a total of 3,720 vehicle trips per day. Vehicle trip generation is estimated to total 1,114 vehicle trips per day within the first year (2017) of operations and 2,316 vehicle trips per day by the year 2020.

According to the project Traffic Engineer, based on a comparison of the "per acre" trip generation rates, the proposed future development of medical cannabis growing facilities could generate daily trips in the range of 40 to 60 daily trips per acre while

the uses or combination of uses permitted under the current zoning would generate trips in the range of 51.8 to 61.17 daily trips per acre for lands designated for industrial uses and as high as 149.79 daily trips per acre for parcels designated for business park uses. Based on this comparative analysis, the proposed project use types would involve daily trip generation rates within the approximate anticipated range for uses permitted under the City's current zoning for the subject lands. As such, traffic generation totals associated the proposed future development of medical cannabis growing facilities would not generate any additional traffic -related impacts upon adjacent roadways or other street and roads in the King City area.

Future project development will be required to meet all access and parking requirements of the City.

Mitigation Measures:

14-1 - As part of the Conditional Use Permit application process, the project applicant shall submit project plans to the City for review and approval site plans which insure compliance with all access and parking requirements of the City.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: Prior to the issuance of Conditional Use Permit

15. Utility/Service Systems

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities at full development in the year 2025 will generate demand for water as well as additional demand for wastewater treatment services. It is estimated that future project development will require a total of 193,890 gallons of water per day or 70,769,920 gallons (or 217 acre-feet) per year. This water will be used for cultivation in greenhouses and propagation in nursery facilities. Water demand is estimated to total approximately 20 million gallons (or 62 acre-feet) per year within the first year (2017) of operations and approximately 44 million gallons (or 135.5 acre-feet) per year by the year 2020. This use of irrigation water is similar to other indoor nursery crops. In addition, a minor amount of water will be needed for exterior landscaping. The California Water Service (or Cal Water) prepared an Urban Water Management Plan (UWMP) in 2015. Within the UWMP, Cal Water provided estimates of projected future water use by land use/zoning categories. The projected estimate for water demand within areas zoned Industrial (without the proposed project) totaled 72 acre-feet in the year 2020 and 76 acre-feet in the year 2025. Projected project water demands for proposed future development of medical cannabis growing facilities, therefore, represent a 188% increase in industrial water demand in 2020 and a 285% increase in 2025. According to well level records, the groundwater level in the King City area has been relatively consistent over time.

It is estimated that future project development will generate a total of 16,393 gallons (or 16.4 MGD) of wastewater per day or 5,983,528 gallons (or 5.98 MGD) of wastewater per year. This wastewater will contain a variety of nutrients typically found in commercial nursery facilities. Wastewater generation is estimated to total approximately 1.80 million gallons per year within the first year (2017) of operations and approximately 3.78 million gallons per year by the year 2020.

The City Public Works Department has indicated that the chemicals and nutrients contained in the wastewater generated by individual projects are common to wastewater released from other typical wastewater sources. It should also be noted that the City Public Works Department samples wastewater on a daily basis, provides samples to a testing laboratory weekly and performs a wastewater audit twice a year. Given this level of monitoring coupled with the anticipated dilution of wastewater generated by these projects, the City does not anticipate any major issues with wastewater treatment.

Individual projects will also be required to submit project plans to the City in order to assess individual project water demands in relation to the available water supplies and infrastructure and individual project wastewater generation in relation to the existing wastewater transmission and treatment facilities at that time. In addition, individual projects will also be responsible for the extension of public water system lines to their project facilities.

Mitigation Measures:

15-1 - As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval a Water Plan which indicates projected water demands of the project, identifies the source of water and provides evidence of adequate availability of water supply and sufficient infrastructure to supply the project.

15-2 - As part of the Conditional Use Permit application process, the project applicant shall submit site plans to the City for review and approval which indicate projected wastewater generation of the project, identifies the existing wastewater transmission and treatment facilities and provides evidence of sufficient wastewater transmission facilities and treatment capacity to serve the project.

15-3 - The proposed future development of medical cannabis growing facilities shall be required to extend public water system lines to the project facilities as needed.

Implementation Responsibility: Applicant/Owner/Developer of future individual projects

Monitoring Agency: City of King

Timing: Prior to the issuance of Conditional Use Permit

III. PROJECT DESCRIPTION

In January, 2016, the City of King (or "City") approved several modifications to : 1) the General Industrial ("M-1" and "M-2") zoning designations; 2) the East Ranch Business Park Specific Plan ("ERBP-SP"), and 3) changed the M-1 zoning in the ERBP-SP to Planned Development District ("PD"). These zoning changes allowed, through the approval and issuance of Conditional Use Permits ("CUP's"), the cultivation of medical cannabis. At that time, the City also prepared an Initial Study ("IS") and Mitigated Negative Declaration ("MND") which examined the potential environmental impacts of these proposed actions. The areas zoned M-1 and the ERBP-SP are located in the northeast corner of the City near the Mesa del Rey Airport. The areas zoned M-2 are located east of the airport and near the corner of First Street and Lonoak Road.

Table 1, Zoning Breakdowns, provides a listing of the various zoned parcels noted above.

TABLE 1
ZONING BREAKDOWNS

<u>Parcel</u>	<u>Zoning</u>	<u>Acres</u>	<u>Location</u>
East Ranch Business Park Specific Plan (ERBP-SP)	Specific Plan	107	Northeast corner of the City
Areas Adjacent to ERBP	M-1	20	Adjacent to and northeast Of ERBP
Adjacent to Mesa del Rey Airport	M-2	40	Adjacent to Mesa del Rey Airport
First Street and Lonoak Road	M-2	20	Northeast of the Intersection of First Street And Lonoak Road

These approved zoning modifications establish a mechanism for local level regulation allowing the cultivation of medical cannabis within buildings and/or greenhouse structures at locations approved by the City with a Conditional Use Permit. These approved zoning modifications, which became effective in February 2016, allow the commercial cultivation of medical cannabis on a large scale basis. All other commercial cannabis activity, including but not limited to cultivation (other than cultivation allowed by these zoning regulations) delivery, dispensaries, distribution, manufacturing or transporting (other than to transport cultivated product outside of the jurisdictional boundaries of the City) are strictly prohibited. These approved

zoning regulations do not apply to nor allow the personal cultivation and/or use of cannabis nor the sale of such products within the City.

B. Project Characteristics

1. Zoning Code Amendments

Since the approval of the zoning modifications noted above, the City has proposed amendments to various zoning ordinances, including City Ordinance Section 17.03 (general cannabis discussions), Section s 17.30.020 and 17.31.020 governing the M-1 and M-2 zoning designations and the ordinance governing the East Ranch Business Park. These additional zoning code amendments are intended to more specifically design and regulate any proposed facilities associated with medical cannabis cultivation, manufacturing and testing. Listed below are the various categories (or types) of facilities that will require permits from the City.

Type 2A	All Artificial Light Structures, maximum 10,000 s.f.
Type 2B	Mixed Light Structure, maximum 10,000 s.f.
Type 3A	All Artificial Light Structure, maximum 22,000 s.f.
Type 3B	Mixed Light Structure, maximum 22,000 s.f.
Type 4	Nursery
Type 6	Manufacturing
Type 8	Testing

2. Future Development of Medical Cannabis Growing Facilities

The City has not received any development applications at this time for medical cannabis growing facilities. In order to fully assess the potential environmental impacts associated with the proposed zoning code additions/amendments, the City has estimated the nature and extent of additional medical cannabis growing facilities. This estimate of future medical cannabis growing facilities within the City, as listed below, is intended to provide the basis for the maximum probable ("worst-case") assessments of potential impacts of the cumulative development of these facilities within this document.

- 4 Type 2A (all artificial light) greenhouse buildings (10,000 square foot plant canopy within a 13,000 square foot structure)
- 13 Type 2B (mixed light) greenhouse buildings (10,000 square foot plant canopy within a 13,000 square foot structure)
- 8 Type 3A (all artificial light) greenhouse buildings (22,000 square foot plant canopy within a 28,000 to 30,000 square foot structure)
- 34 Type 3B (mixed light) greenhouse buildings (22,000 square foot plant canopy within a 28,000 to 30,000 square foot structure)
- 6 Manufacturing Facilities
- 4 Nurseries (25,000 s.f.)

- 4 Security Offices
- 6 Plantonics Stores and Storage Facilities
- 4 Executive and Administrative Offices

(Note: The Type 2A and 3A greenhouse buildings are allowed pursuant to the previously approved (January, 2016) zoning modifications discussed above but are included in order to provide the maximum probable (“worst-case”) assessments of potential project impacts).

Type 2 greenhouse structures will cover a total of 13,000 square feet. Of this total, 10,000 square feet will be devoted to cannabis growing areas. Type 3 greenhouse structures will cover a total of 28,000 to 30,000 square feet. Of this total, 22,000 square feet will be devoted to cannabis growing areas. An additional 3,000 square feet in Type 2 greenhouses and an additional 6,000 to 8,000 square feet in Type 3 structures which will be devoted to the following functions: 1) trimming room, 2) drying room, 3) watering and mixing station, and 4) office space, bathrooms and employee break area. In addition, Type 2 greenhouses will have approximately 9,000 square feet devoted to exterior landscaping and parking while Type 3 greenhouses will have approximately 12,000 to 15,000 square feet devoted to exterior landscaping and parking. The greenhouse buildings will have glass roofs and side walls consisting of solid materials (i.e. brick, metal, wood, etc.) in order to provide security and eliminate a potential attractive nuisance.

Lighting will be provided by natural sunlight and/or artificial lighting. Artificial lighting will utilize energy efficient lighting systems with a finely tuned light spectrum which promotes the highest possible plant production rates. Type 2 greenhouses will have approximately 400 lights while Type 3 greenhouses will have 880 lights and Type 4 nurseries will have 1,000 lights.

Power use is primarily associated with lighting and cooling of the greenhouse structures. It is estimated that the total maximum electrical load for lighting the entire proposed future development of medical cannabis facilities is 53,760 amperes. The total maximum electrical load for air conditioning the entire proposed future development of medical cannabis facilities is 81,468 amperes. This results in a total maximum electrical load for the entire proposed future development of medical cannabis facilities of 135,228 amperes.

It is estimated that future project development will require a total of 193,890 gallons of water per day or 70,769,920 gallons (or 217 acre-feet) per year. This water will be used for cultivation in greenhouses and propagation in nursery facilities. Water demand is estimated to total approximately 20 million gallons (or 62 acre-feet) per year within the first year (2017) of operations and approximately 44 million gallons (or 135.5 acre-feet) by the year 2020. It is estimated that future project development will generate a total of 16,393 gallons (or 16.4 MGD) of wastewater per day or 5,983,528 gallons (or 5.98 MGD) of wastewater per year. This wastewater will

contain a variety of nutrients typically found in commercial nursery facilities. Wastewater generation is estimated to total approximately 1.80 million gallons per year within the first year (2017) of operations and approximately 3.78 million gallons per year by the year 2020.

It is estimated that the development of all future medical cannabis growing facilities will generate a total 3,720 vehicle trips per day. Vehicle trip generation is estimated to total 1,114 vehicle trips per day within the first year (2017) of operations and 2,316 vehicle trips per day the year 2020.

This Initial Study/Mitigated Negative Declaration has been prepared in a manner which provides complete and adequate California Environmental Quality Act (CEQA) coverage for all actions and approvals associated with the proposed project as currently described herein. However, this Initial Study/Mitigated Negative Declaration may not be the final environmental document for the proposed project. In the event that future development applications for the commercial cultivation of medical cannabis contain specific design or operational elements not addressed by this Initial Study, additional, more detailed environmental documentation may be necessary at that time. When applications for individual projects are submitted, they will be subject to additional environmental review by the City in order to 1) determine the nature and extent of any potentially significant impacts not addressed in this document and 2) insure that the individual project does not exceed the maximum development levels and cumulative impacts identified in this analysis. These individual projects will be approved by the City through the approval and issuance of Conditional Use Permits ("CUP's"),

IV. EXISTING CONDITIONS

The City of King is located in the southern end of Salinas Valley along the US Highway 101 approximately in the center of Monterey County. King City is the hub of the southern part of the agricultural industry of the Salinas Valley. The Salinas Valley is one of the most productive agricultural valleys in the world, producing many of the fruits and vegetables consumed throughout the United States. It is also at the northern edge of the Paso Robles Wine Region. The Highway 101 corridor connects the San Francisco Bay Area and the Central Coast.

The City is approximately 50 miles south of the City of Salinas, 150 miles south of San Francisco, 105 miles south of San Jose, 50 miles north of Paso Robles and 300 miles north of Los Angeles. The City of King is important for its proximity to Pinnacles National Park and as the hub of the south Salinas Valley agricultural center. It is a relatively small agriculture-based community located south of the small towns of Greenfield, Soledad, and Gonzales, other agricultural communities in the Salinas Valley.

The topography of the City and surrounding valley is flat alluvial plane between mountain ranges to the east and west of the City. San Lorenzo Creek and Salinas River floodplains are a potential hazard, bordering the southwestern portion of the City and traversing the City in a northeasterly direction to intersect the Salinas River. The City is located near the border of the Pacific and Continental Plates and is within an area known to have frequent seismic movement.

The properties covered impacted by the proposed cultivation of medical cannabis are located in the northeastern and eastern parts of the City. The area affected is partially developed with industrial and commercial uses, with numerous interspersed vacant properties. Approximately 75 percent of the area is developed. Surrounding land uses generally include agricultural uses to the north and east and commercial, industrial and residential uses to the south and west. The area has an existing street system providing access to major transportation corridors such as Highway 101. Products from the cultivated medical cannabis facilities would likely be shipped to processing facilities located in other areas of the State.

V. ENVIRONMENTAL EVALUATION

The environmental factors checked below would be potentially affected by the proposed project, involving at least one impact that is a "Significant", "Unknown Potential Significant" or "Potential Significant and Mitigated" Impact as indicated by the Environmental Checklist:

X	1. Aesthetics		9. Land Use/Planning
	2. Agricultural Resources		X 10. Noise
X	3. Air Quality/Greenhouse Gas Emissions		11. Population/Housing
	4. Biological Resources		X 12. Public Services
X	5. Cultural Resources		13. Recreation
X	6. Geology/Soils		X 14. Transportation/Circulation
X	7. Hazards/Hazardous Materials		X 15. Utility/Service Systems
X	8. Hydrology/Water Quality		16. Mandatory Findings of Significance

The following checklist indicates the potential level of impact and based upon the following categories:

Known Significant: Known significant environmental impacts.

Unknown Potentially Significant: Unknown potentially significant impacts, which require further review to determine significance level.

Potentially Significant and Mitigable: Potentially significant impacts which can be mitigated to less than significant levels.

Not Significant: Impacts which are not considered significant.

Impact Reviewed in Previous Document: Adequate previous analysis exists regarding the issue; further analysis is not required due to tiering process (Section 21094 of CEQA and Section 15162 of the State CEQA Guidelines). Discussion should include reference to the previous documents and identification of mitigation measures incorporated from those previous documents. Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

1.	AESTHETICS:	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Have a substantial adverse effect on a scenic vista?				X	
b.	Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?				X	
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			X		
d.	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X		

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will involve the construction of greenhouse structures which will range in size from approximately 13,000 to 30,000 square feet. The greenhouse buildings will have glass roofs and sidewalls consisting of solid materials (i.e., brick, metal, wood, etc.).

In addition, other structures necessary to house manufacturing facilities, security offices, storage facilities and administrative offices will also be constructed.

All structures and other project facilities will be subject to the City's design standards applicable to the M-1 and M-2 zoning or the East Ranch Business Park. These proposed facilities will also be visually compatible with the existing industrial and commercial uses in adjacent areas.

None of the proposed structures or other project facilities will have a substantial adverse effect upon any scenic vistas or scenic resources nor will they degrade the visual character or quality of the site or its surroundings.

Lighting within the greenhouses will be provided by natural sunlight and/or artificial lighting systems. All lighting shall be directed downward and oriented in a manner to mitigate potential light and glare impacts upon surrounding areas.

Mitigation Measures:

1-1 – All proposed project structures and facilities shall be subject to the City's design standards applicable to the M-1 and M-2 zoning or the East Ranch Business Park.

1-2 – As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval a Lighting Plan which describes all proposed interior and exterior lighting and provides feasible methods by which all light is directed downward which prevents substantial light and glare impacts to adjacent areas.

2.	<p>AGRICULTURAL RESOURCES:</p> <p>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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</p> <p>Would the project:</p>	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
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a.	Convert prime farmland, unique farmland, or farmland of statewide importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X	
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X	
c.	Involve other changes in the existing environment, which, due to their location or nature could result in conversion of farmland, to non-agricultural use?					X	

Impacts: Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities are either developed or highly disturbed and do not contain existing agricultural operations nor any areas designated as prime farmland, unique farmland, or farmland of statewide importance. These proposed future uses will, therefore, not conflict with any areas zoned for agricultural use or covered by a Williamson Act contract nor will they result in any conversion of existing farmland to non-agricultural use.

Mitigation Measures: Given the lack of potentially significant impacts to agricultural resources, no mitigation measures are required.

3.	AIR QUALITY/GREENHOUSE GAS EMISSIONS	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?				X	
b.	Exposure of sensitive receptors to substantial pollution concentrations (emissions from direct, indirect, mobile and stationary sources)?				X	
c.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	
d.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X	
e.	Create objectionable smoke, ash, dust or odors affecting a substantial number of people?			X		
f.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
g.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will generate additional motor vehicle trips

associated with employee travel to and from the facilities as well as occasional truck trips associated with facility operations. This generation of additional motor vehicle trips is not expected to conflict with any applicable air quality plans or regulations or violate any established air quality standards or substantially contribute to a projected air quality violation. These proposed future uses will not result in any cumulative net increase of any pollutant for which the region is in non-attainment.

The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment nor will they conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Medical cannabis cultivation, manufacturing and testing facilities have the potential to generate odors that can become a source of complaints from local residents adjacent to the facility. The high degree of humidity and moisture required for the cultivation and production of medical cannabis can result in the generation of mold.

Mitigation Measures:

3-1 - All proposed project structures and facilities shall be subject to permit conditions that monitor and prevent the production of odors outside of the building as well as the monitoring and prevention of mold within and near the buildings by the inclusion of air filters, recirculation of internal air or other appropriate means of filtering odors that may otherwise escape from the subject facilities.

4.	BIOLOGICAL RESOURCES	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
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	
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	
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc) through direct removal, filling, hydrological interruption, or other means?				X	
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	

e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	
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	

Impacts: Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities are either developed or highly disturbed and do not include areas containing any rare or endangered plant or animal species. These proposed future uses will, therefore, not result in any modification to sensitive biological habitats nor will they impact any species identified as a candidate, sensitive or special status species. No significant impacts to existing riparian habitats or other sensitive natural communities, Federally protected wetlands, or established migratory wildlife corridors are anticipated. Future project facilities will not conflict with any local policies or ordinances protecting biological resources or provisions of any approved local, regional or state habitat conservation plan.

Mitigation Measures: Given the lack of potentially significant impacts to biological resources, no mitigation measures are required.

5. CULTURAL RESOURCES		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:						
a.	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			X		
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?			X		
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		
d.	Disturb any human remains, including those interred outside of formal cemeteries?			X		

Impacts: Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities are either highly developed or highly disturbed and do not contain any known archaeological sites, paleontological resources or historical structures.

However, significant archaeological, paleontological or historic resources may be discovered during project grading or construction. In that event, these resources will either be excavated or protected in a manner consistent with all applicable State and local laws, and all work will be halted and the resources will be evaluated by a qualified professional.

Mitigation Measures:

5-1 - In the event of an accidental discovery or recognition of any human remains, archaeological resources, paleontological resources or historical resources on the

project site, if said resources are found during excavation or construction, work will be halted at a minimum of 30 feet from the find and the area will be staked off. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie cultural resources, paleontological resources, historical resources or, in the case of adjacent human remains until the coroner of Monterey County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. A qualified professional (to be hired by the applicant and accepted by the City) in cultural resources, paleontological resources or historical resources shall evaluate the resources discovered at the site and provide recommendations for disposition of those resources. In the case of human remains, the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent ("MLD") from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or it's authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or it's authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

5-2 - Pursuant to CEQA requirements, mitigation measures shall be required in the event that unique archaeological resources are not preserved in place or not left in an undisturbed state. The project applicant shall provide a guarantee to the City, as Lead Agency, to pay one half the estimated cost of mitigating the significant effects of the project on any unique archaeological resources. In determining payment, the City shall give due consideration to the in-kind value of project design or expenditures that are intended to permit any or all archaeological resources or California Native American culturally significant sites to be preserved in place or left in an undisturbed state. When a final decision is made to carry out or approve the project, the City shall, if necessary, reduce the specified mitigation measures to those which can be funded with the money guaranteed by the project applicant plus the money voluntarily guaranteed by any other person or persons for those mitigation purposes. In order to allow time for interested persons to provide funding, a final decision to carry out or approve a project shall not occur sooner than sixty (60) days after completion of any required environmental documentation pursuant to applicable CEQA requirements.

5-3 - Excavation as mitigation shall be restricted to those parts of the unique archaeological resource that would be damaged or destroyed by the project. Excavation as mitigation shall not be required for a unique archaeological resource if

the City determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource.

6. GEOLOGY/SOILS		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant or Not Applicable	Impact Reviewed in Previous Document
Would the project:						
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X		
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault (Refer to Division of Mines and Geology Publication 42)				X	
ii)	Strong seismic ground shaking?			X		
iii)	Seismic-related ground failure, including liquefaction?				X	
iv)	Landslides?				X	
b.	Result in substantial erosion or the loss of topsoil?				X	
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 or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X	
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X	
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 wastewater?				X	

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities is not expected to significantly affect the geologic and soils conditions found in areas designated for these proposed future uses. Future project facilities are not expected to expose people or structures to substantial geologic risks due to rupture of a known earthquake fault, strong seismic ground shaking or seismic related ground failure. Given the relatively flat topography of areas designated for these future uses, little in the way of substantial erosion or exposure to unstable or expansive soils are expected to occur.

Mitigation Measures:

6-1 - All future structures will be required to meet the requirements of the applicable criteria contained in the City Building Code.

7. HAZARDS/HAZARDOUS MATERIALS		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:						
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	

b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	
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	
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 create a significant hazard to the public or the environment?			X		
e.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	
f.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X	

Impacts: Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities currently contain nine identified subsurface sites that are contaminated. These known contaminated sites as well as any unknown contaminated locations will require subsurface investigations in order to determine the need for remediation measures.

The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will not utilize or transport any hazardous materials which are capable of creating a significant hazard to the public or the environment. These proposed future uses will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and will not expose people or structures to significant risk of loss, injury or death involving wildfires.

Mitigation Measures:

7-1 - In the event that subsurface contamination is discovered in the review or construction phase of a project, work shall cease and the contamination shall be remediated in a manner acceptable to California Environmental Protection Agency and the California State Water Resources Control Board. The Environstor Geotracker system can identify sites and determine what measures, if any, are required to mitigate subsurface contamination.

8.	HYDROLOGY/WATER QUALITY	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Violate any water quality standards or waste discharge requirements?				X	

b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X	
c.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?				X	
d.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X		
e.	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 fail to meet the new CCRWQCB standards for stormwater control?			X		
f.	Otherwise substantially degrade water quality?				X	
g.	Place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?				X	
h.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	
i.	Inundation by seiche, tsunami, or mudflow?				X	

Impacts:

The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will involve grading and construction for greenhouse structures which will range in size from approximately 13,000 to 30,000 square feet. In addition, other structures necessary to house manufacturing facilities, security offices, storage facilities and administrative offices will also be constructed

Project grading and construction may potentially impact surface stormwater quality. Developers are required to meet all measures for stormwater pollution control, waste management, and provide public utility connections that comply with the City and other service providers pursuant to the requirements of Municipal Code Section 17.56.100 Stormwater Pollution Prevention. These standards protect against stormwater pollution during the grading and construction. No discharge runoff from areas devoted to cultivation will be allowed during post construction stages of each project. Given adherence to these requirements as noted below, proposed future uses will not violate any water quality standards or waste discharge requirements or substantially alter existing drainage patterns or create or contribute runoff water which would exceed the capacity of existing or planned stormwater discharge systems or otherwise degrade water quality. In addition, future project development will not place any housing within a 100-year floodplain hazard area or expose people or structures to significant loss, injury or death involving flooding. Future project facilities will not be exposed to inundation due to a seiche, tsunami or mudflow.

Mitigation Measures:

8-1 - Development shall minimize stormwater runoff by implementing one or more of the following site design measures identified by the Regional Water Quality Control Board:

- (1) Direct roof runoff into cisterns or rain barrels for reuse;
- (2) Direct roof runoff onto vegetated areas safely away from building foundations and footings; consistent with California Building Code;
- (3) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings, consistent with the City Building Code;
- (4) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings, consistent with City Building Code;
- (5) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces;
- (6) The directing of runoff to bioretention basins and
- (7) Other similar measures as identified by the City Engineer.

9.	LAND USE AND PLANNING	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Physically divide an established community?				X	
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will not divide an established community. As a result of the previously-approved (January, 2016) modifications to the City Zoning Code (see Section III. Project Description) and the currently proposed Zoning Code Additional Amendments, these proposed future uses will not conflict with any applicable land use plans, policies or regulations adopted by the City or any other agency that has jurisdiction over the areas designated for future project facilities nor will they conflict with any applicable habitat conservation plan or natural community conservation plan.

Mitigation Measures: Given the lack of potentially significant land use and planning impacts, no mitigation measures are required.

10.	NOISE	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?			X		
b.	Expose persons to or generate excessive ground borne vibration or ground borne noise levels?			X		
c.	Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X	
d.	Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X	

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will generate construction noise which would impact surrounding areas. Construction noise represents a short-term impact on ambient noise levels. The primary source of construction noise is heavy equipment, including trenching equipment, trucks, graders, bulldozers, concrete mixers and portable generators that can reach high levels. The peak noise level for most of the heavy equipment that will be used during project construction is 70 to 95 dBA at a distance of 50 feet. At 200 feet, the peak construction noise levels range from 58 to 83 dBA. At 400 feet, the peak noise levels range from 52 to 77 dBA. These noise levels are based upon worst-case conditions. Typically, construction-related noise levels near the construction site will be less.

Areas designated for future development of medical cannabis cultivation, manufacturing and testing facilities are currently developed with industrial and commercial facilities and with one exception do not contain any noise sensitive uses. The sole exception is the 20-acre parcel located at the northeast intersection of First Street and Lonoak Road. Existing residential uses are located within one-quarter mile of this parcel. Any potential noise impacts upon these noise-sensitive uses can be mitigated through compliance with the City Noise Ordinance.

Mitigation Measures:

10-1 - All project construction activities shall comply with the City Noise Ordinance which limits the hours of noise-generating construction activities.

11. POPULATION AND HOUSING	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:					

a.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
c.	Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?				X	

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities is estimated to require a total of 1,860 employees. This employee generation will likely generate demand for housing within or adjacent to the King City area. The extent of this additional demand is difficult to accurately estimate without knowing the number of future employees that currently reside in the area and the number of employees that will be new residents. Employees from outside the area are expected to create additional housing demand. However, this potential impact is offset by the benefits of providing employment for a significant number of local residents. Future development of proposed project facilities is not expected to result in any displacement of population or existing housing in the area.

Mitigation Measures: Given the lack of potentially significant population and housing impacts, no mitigation measures are required.

12. PUBLIC SERVICES		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project result in a 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 following public services:						
a.	Fire protection?			X		
b.	Police protection?				X	
c.	Schools?				X	
d.	Parks or other recreational facilities?				X	
e.	Other governmental services? (Power)			X		

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities is estimated to require a total of 1,860 employees. As previously noted, this employee generation will likely generate demand for housing within or adjacent to King City. This additional housing demand, the extent of which is difficult to accurately estimate, will likely result in an incremental increase in demand for fire and police protection services as well as an indirect increase in demand for schools, parks, or other governmental facilities.

According to FEMA and the U.S. Fire Administration, indoor medical cannabis growing facilities pose safety risks for fire and emergency personnel due to the

potential for inhalation of chemical fumes or the ignition of flammable materials in the event of a fire.

The cultivation of medical cannabis within buildings will require a significant amount of electrical power in order to support the cultivation operations. The two primary sources of energy demand are lighting and air conditioning. Greenhouses will either utilize mixed lighting (a combination of sunlight and artificial lighting) or all artificial lighting. It is estimated that the total maximum electrical load for lighting the entire proposed future development of medical cannabis growing facilities is 53,760 amperes. The total maximum electrical load for air conditioning the entire proposed future development of medical cannabis growing facilities is 81,468 amperes. This results in a total maximum electrical load for the entire proposed future development of medical cannabis growing facilities of 135,228 amperes. According to their representatives, Pacific Gas & Electric has recently completed major upgrade work on the transmission lines into King City and has upgraded the King City substation. They have further indicated that with these improvements, P.G. & E should have available capacity to accommodate future growth in the area.

Mitigation Measures:

12-1 – As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval site plans that address and reduce where feasible safety risks for fire and emergency personnel.

12-2 – As part of the Conditional Use Permit application process, the project applicant shall submit to the City of review and approval a Lighting Plan which includes the use of low energy lighting systems and other energy conserving methods.

12-3 - As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval a Power Plan which indicates projected power demands of the project, identifies the source of power and provides evidence of adequate availability of power supply and sufficient infrastructure to supply the project.

13. RECREATION		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:						
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	
b.	Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X	

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will not directly generate any additional demand for recreation

facilities or services. However, these proposed future uses will likely generate additional new employees (an estimated total of 1,860 employees) that will require housing and an indirect demand for additional recreation facilities within or adjacent to the King City area. The extent of this additional demand is difficult to accurately estimate without knowing the number of future employees that currently reside in the area and the number of employees that will be new residents. Employees from outside the area are expected to indirectly generate demand for recreation facilities and services. However, this potential impact is offset by the benefits of providing employment for a significant number of local residents. Future development of the proposed project facilities is not expected to result in the substantial physical deterioration of any existing recreational facilities nor generate enough demand that would require the construction or expansion of existing recreation facilities and the provision of additional recreation services.

Mitigation Measures: Given the lack of potentially significant impacts to recreation facilities, no mitigation measures are required.

14. TRANSPORTATION/CIRCULATION		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:						
a.	Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X	
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X		
d.	Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X	
e.	Result in inadequate emergency access?			X		
f.	Result in inadequate parking capacity?			X		
g.	Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				X	

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities will generate additional motor vehicle trips associated with employee travel to and from the facilities as well as occasional truck trips associated with facility operations.

It is estimated that future project development will generate a total of 3,720 vehicle trips per day. Vehicle trip generation is estimated to total 1,114 vehicle trips per day within the first year (2017) of operations and 2,316 vehicle trips per day by the year 2020.

According to the project Traffic Engineer, based on a comparison of the "per acre" trip generation rates, the proposed future development of medical cannabis growing facilities could generate daily trips in the range of 40 to 60 daily trips per acre while the uses or combination of uses permitted under the current zoning would generate trips in the range of 51.8 to 61.17 daily trips per acre for lands designated for industrial uses and as high as 149.79 daily trips per acre for parcels designated for business park uses. Based on this comparative analysis, the proposed project use types would involve daily trip generation rates within the approximate anticipated range for uses permitted under the City's current zoning for the subject lands. As such, traffic generation totals associated the proposed future development of medical cannabis growing facilities would not generate any additional traffic -related impacts upon adjacent roadways or other street and roads in the King City area.

Future project development will be required to meet all access and parking requirements of the City.

Mitigation Measures:

14-1 - As part of the Conditional Use Permit application process, the project applicant shall submit project plans to the City for review and approval site plans which insure compliance with all access and parking requirements of the City.

15. UTILITIES & SERVICE SYSTEMS		Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X		
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
e.	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		
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Impacts: The proposed future development of medical cannabis cultivation, manufacturing and testing facilities at full development in the year 2025 will generate demand for water as well as additional demand for wastewater treatment services. It is estimated that future project development will require a total of 193,890 gallons of water per day or 70,769,920 gallons (or 217 acre-feet) per year. This water will be used for cultivation in greenhouses and propagation in nursery facilities. Water demand is estimated to total approximately 20 million gallons (or 62 acre-feet) per year within the first year (2017) of operations and approximately 44 million gallons (or 135.5 acre-feet) per year by the year 2020. This use of irrigation water is similar to other indoor nursery crops. In addition, a minor amount of water will be needed for exterior landscaping. The California Water Service (or Cal Water) prepared an Urban Water Management Plan (UWMP) in 2015. Within the UWMP, Cal Water provided estimates of projected future water use by land use/zoning categories. The projected estimate for water demand within areas zoned Industrial (without the proposed project) totaled 72 acre-feet in the year 2020 and 76 acre-feet in the year 2025. Projected project water demands for proposed future development of medical cannabis growing facilities, therefore, represent a 188% increase in industrial water demand in 2020 and a 285% increase in 2025. According to well level records, the groundwater level in the King City area has been relatively consistent over time.

It is estimated that future project development will generate a total of 16,393 gallons (or 16.4 MGD) of wastewater per day or 5,983,528 gallons (or 5.98 MGD) of wastewater per year. This wastewater will contain a variety of nutrients typically found in commercial nursery facilities. Wastewater generation is estimated to total approximately 1.80 million gallons per year within the first year (2017) of operations and approximately 3.78 million gallons per year by the year 2020.

The City Public Works Department has indicated that the chemicals and nutrients contained in the wastewater generated by individual projects are common to wastewater released from other typical wastewater sources. It should also be noted that the City Public Works Department samples wastewater on a daily basis, provides samples to a testing laboratory weekly and performs a wastewater audit twice a year. Given this level of monitoring coupled with the anticipated dilution of wastewater generated by these projects, the City does not anticipate any major issues with wastewater treatment.

Individual projects will also be required to submit project plans to the City in order to assess individual project water demands in relation to the available water supplies and infrastructure and individual project wastewater generation in relation to the existing wastewater transmission and treatment facilities at that time. In addition, individual projects will also be responsible for the extension of public water system lines to their project facilities.

Mitigation Measures:

15-1 - As part of the Conditional Use Permit application process, the project applicant shall submit to the City for review and approval a Water Plan which indicates projected water demands of the project, identifies the source of water and provides evidence of adequate availability of water supply and sufficient infrastructure to supply the project.

15-2 - As part of the Conditional Use Permit application process, the project applicant shall submit site plans to the City for review and approval which indicate projected wastewater generation of the project, identifies the existing wastewater transmission and treatment facilities and provides evidence of sufficient wastewater transmission facilities and treatment capacity to serve the project.

15-3 - The proposed future development of medical cannabis growing facilities shall be required to extend public water system lines to the project facilities as needed.

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VI. MANDATORY FINDINGS OF SIGNIFICANCE

A project may have a significant effect on the environment and thereby require an focused or full environmental impact report to be prepared for the project where any of the following conditions occur (CEQA §15065):

	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed In Previous Document
Potential to degrade: Does the project have the potential to 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, 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	
Cumulative: Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that 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	
Substantial adverse: Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

a. The proposed future development of medical cannabis growing facilities does not have the potential to 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 an endangered, rare, or threatened species. It is possible during grading and construction activities that unknown cultural resources may be unearthed, which may result in a potentially significant impact. Implementation of the mitigation measures for Cultural Resources would ensure the proposed project would not eliminate important examples of the major periods of California history or prehistory.

b. Construction-related activities of the proposed future medical cannabis growing facilities have the potential to generate storm-related runoff pollutants. These future projects will be required to prepare a plan that addresses all potential pollutants, including but not limited to soil erosion and sediment which shall be followed during grading and construction as well as maintained for the entire term of their use. Other measures to address the protection against all subsurface and surface pollution shall also be implemented during construction and for the full duration of the use of the properties.

c. The proposed future development of medical cannabis growing facilities could potentially result in the generation of construction dust and equipment exhaust emissions and noise will be required to reduce air quality and noise impacts to less than significant levels.

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VII. ENVIRONMENTAL DETERMINATION

On the basis of the facts contained within this Initial Study:

I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this document have been added to the project. A NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the project MAY have a significant effect(s) 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 an earlier analysis. If the effect is a potentially significant impact or potentially significant unless mitigated, an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	<input type="checkbox"/>
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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including project revisions or mitigation measures that are imposed upon the proposed project.	<input type="checkbox"/>



Steven Adams
City Manager
City of King

8/25/16

Date

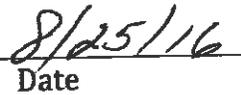
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VIII. CERTIFICATION

I hereby affirm to the best of my knowledge, based on available information provided to me through specialist's technical reports, public documents and original research, analysis and assessments, the statements and information contained within this environmental document are true and correct to the degree of accuracy necessary for public disclosure purposes in accordance with Public Resources Code Section 21003, 21061 and 21100.



Steven Adams
City Manager
City of King



Date