



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

April 16, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (IS 20-102)

1. **Project Title:** Ursa Valley
2. **Permit Numbers:** Major Use Permit (UP 20-86)
Early Activation (EA 20-102)
Initial Study (IS 20-102)
3. **Lead Agency Name and Address:** County of Lake
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453
4. **Contact Person:** Michael Taylor, Assistant Planner (707) 263-2221
5. **Project Location(s):** 10960 Bachelor Valley Road, Witter Springs, CA
(APN: 002-046-09, 23.10 acres)
10950 Bachelor Valley Road, Witter Springs, CA
(APN: 002-046-15, 18.08 acres)
10934 Bachelor Valley Road, Witter Springs, CA
(APN: 002-046-16, 10.87 acres)
10930 Bachelor Valley Road, Whitter Springs, CA
(APN: 002-046-17, 34.22 acres)
6. **Project Sponsor's Name/Address:** Ursa Valley, LLC
340 S. Lemon Avenue # 6420N
Walnut, CA 91789
7. **Property Owner(s) Name/Address:** Morongo Equity Partners II, LLC
730 Arcady road
Santa Barbara, CA 93108
8. **General Plan Designations:** Agriculture – Rural Lands -Resource Conservation

- 9. Zoning:** “A-SC-WW-FF” – Agricultural – Scenic
Combining District – Waterway and Floodway
Fringe (APN: 002-046-09)
“A-WW” – Agricultural and Waterway (APN: 002-046-15 and 002-046-16)
“RL” – Rural Lands (APN: 002-046-17)
- 10. Supervisor District:** District Three (3)
- 11. Slope:** The project parcels have an average cross slope of less than 10%.
- 12. Fire Hazard Severity Zone:** SRA – High Fire Severity Zone
- 13. Earthquake Fault Zone:** Not within a fault zone
- 14. Dam Failure Inundation Area:** Not within a Dam Failure Inundation Zone
- 15. Flood Zone:** The project parcels are not located within a known flood zone, except approximately 0.25 acres (southwest corner) of parcel 002-046-09 is within Flood Zone “A”. No cultivation will occur within a known flood zone.
- 16. Waste Management:** Permitted Onsite Waste Management System (Septic)
- 17. Water Access:** Permitted Existing onsite wells (five)
- 18. Fire Department:** Northshore Fire Protection District/Calfire
- 19. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).**

Ursa Valley, LLC is requesting approval of a Major Use Permit to allow the operation of an outdoor commercial cannabis operation at 10950 Bachelor Valley Road, Witter Springs, California, further described as Assessor’s Parcel Numbers: 002-046-09, 15, 16, & 17. The project area is northwest of Lakeport and west of Upper Lake.

The project includes the development of a four cultivation areas, with a combined outdoor cultivation/canopy area of twelve acres (522,720 ft²), as depicted on the project site plans (see Attachment B – Site Plans). The proposed cultivation operation will be established in an area of the project property that supported a mature walnut orchard until 2016 (when the walnut trees were removed). The project parcels have been improved with a pond/off-stream water storage reservoir, seven groundwater wells, a residence, and two accessory agricultural structures/buildings. The cannabis cultivation/canopy area(s) will be grown in amended native soil with drip irrigation water systems. Irrigation water will be provided from five of the seven existing onsite groundwater wells, as well as the existing onsite pond/off-stream water storage reservoir. Only outdoor cannabis cultivation activities will be conducted on the project parcels (all processing or manufacturing activities will occur off-site).

According to the application packet, the proposed cannabis cultivation operation includes but is not limited to the following (see Attachment A - Property Management Plan):

- Four closely associated outdoor cannabis cultivation/canopy areas, with a total cultivation/canopy area of 12 acres / 522,720 ft² (see Attachment B – Site Plans)
- The cultivation areas will be enclosed and secured with a six-foot-tall wire fence with privacy mesh to screen the cultivation/canopy area(s) from public view
- A 120 ft² (10' X 12') – Security Shed (item “N” on Site Plans)
- A 160 ft² (8' X 20') Pesticides & Agricultural Chemicals Storage Area (item “M” on Site Plans)
- Designated Refuse/Waste Area (item “P” on Site Plans)
- A 500 ft² (20' X 25') Compost Area (item “S” on Site Plans)
- Approximately seven (7) parking spaces, plus one (1) ADA-compliant Parking Space (item “Q” on Site Plans)
- Portable Restrooms, including an ADA-compliant restroom (item “R” on Site Plans)

ACCESS ROADS

The project parcels are accessed via a shared private gravel access road located off of Bachelor Valley Road, a County maintained roadway. The proposed cultivation operation will be located to the west of the shared private gravel access road and accessible via a private gravel access road. The private gravel access road connects to the shared private gravel access road and Bachelor Valley Road. All access roads and parking areas are/will be graveled with an all-weather surface to prevent the generation of fugitive dust, and vegetative ground cover will be preserved. All roads will be routinely maintained as necessary.

WATER USAGE

The existing water system is well designed, functional, and has served the existing and pre-existing walnut orchard for decades. The project water sources include five existing onsite groundwater wells and an off-stream water storage reservoir. Each of the five onsite groundwater wells has an estimated yield of 6 to 22 gallons per minute (see Table 1, below). The off-stream water storage reservoir has an estimated capacity of one acre-foot (~325,850 gallons). Water from the onsite groundwater wells will be pumped into and stored within the off-stream water storage reservoir. Irrigation water will be pumped from the off-stream water storage reservoir to the proposed cultivation/canopy areas. The irrigation systems of the proposed cultivation/canopy areas will be composed of PVC piping and drip tapes/lines under white plastic mulch (to conserve water resources). The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system is in need of repairs.

Table 1 – Well Information

Well ID	Latitude	Longitude	Estimate Yield
“GW-1”	39.193043°	-122.966172°	6 GPM
“GW-2”	39.194465°	-122.963735°	22 GPM
“GW-3”	39.193879°	-122.965919°	14 GPM
“GW-4”	39.194529°	-122.966134°	7 GPM
“GW-5”	39.193254°	-122.964859°	12 GPM

Ursa Valley, LLC expects to use approximately 462,000 gallons of water each year/cultivation season per acre of outdoor cultivation/canopy area, with a total expected water usage of 5,544,000 gallons (or ~17 acre-feet) each year/cultivation season (see Attachment A - Property Management Plan). The cultivation season for the proposed cultivation operation will begin in May and end in November of each year. During peak cultivation months, the anticipated daily demand/use of water will be approximately ~43,500 gallons per day, with an average water use of ~26,400 gallons per day throughout the cultivation season.

PESTICIDES/FERTILIZERS & HAZARDOUS MATERIALS

Chemicals stored and used at/by the proposed cultivation operation include fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals). All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies, inside the secure Pesticides & Agricultural Chemicals Storage Area (proposed metal shipping/storage container). Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the proposed Pesticides & Agricultural Chemicals Storage Area.

Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area, as well as Materials Safety Data Sheets (MSDS/SDS) for all potentially hazardous materials used onsite. Personnel will be trained on how to appropriately prepare and apply fertilizers/nutrients before being allowed to use them. When using/preparing fertilizers and other chemicals, personnel will be required to use personal protective equipment (PPE) consistent with the MSDS/SDS recommendations for the product they're using/preparing. PPE to be used by staff include safety glasses, gloves, dust masks, boots, pants, and long-sleeved shirts.

SOLID WASTE MANAGEMENT

The types of solid waste that will be generated from the cultivation operation include but are not limited to gardening materials and waste (such as used plastic mulch and spent plastic fertilizer/pesticide bags and bottles) and general waste from staff/personnel. All solid waste will be stored in bins with secure fitting lids, located directly adjacent to the proposed cultivation/canopy area(s). At no time will the bins be filled to a point that their lids cannot fit securely. All solid waste from the bins will be deposited into a trailer ("dump trailer"), and hauled away to a Lake County Integrated Waste Management facility, at least every seven (7) days/weekly. The closest Lake County Integrated Waste Management facility to the proposed cultivation operation is the Lake County Waste Solutions Transfer Station and Recycling Center. All generated waste materials will be processed and stored in accordance to all Federal, State and local agency requirements.

SITE MAINTENANCE & STORM WATER/RUN-OFF CONTROL MEASURES

When not in use, all equipment will be stored in its proper designated area upon completion of the task for which the equipment was needed. Any refuse created during the work day will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum upon completion of the task assigned. Any refuse which poses a risk for contamination or personal injury will be disposed of immediately.

All cultivation areas are located at least 100 feet from the top of bank of any known perennial and/or seasonal waterway. To control runoff, the operations will install runoff control features/Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code around

Cultivation related activities will occur from 8:00 AM to 8:00 PM. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present.

- Cultivation Season (excluding harvest): Two (2) shifts with up to seven (7) employees during peak shift.
- Harvest Season: Three (3) shifts with up to fourteen (14) employees during peak shift.

Site development activities include the installation of a 120 ft² wooden shed (proposed Security Center), a 160 ft² metal shipping container (proposed Pesticides & Agricultural Chemicals Storage Area), and irrigation equipment/infrastructure. Each spring, the native soil/growing medium of the proposed outdoor cultivation/canopy areas will be plowed, disced, and harrowed to create planting beds for the cultivation of cannabis. Each fall, the native soil/growing medium of the proposed outdoor cultivation/canopy areas will be plowed, disced, and planted with a nitrogen-fixing cover crop, to stabilize the site(s) for the winter wet weather period.

[illegible]

All site development activities, including engine warm-up, will occur from 8:00am to 5:00pm Monday through Friday and is anticipated to take up to four (4) weeks (weather dependent). All equipment will be refueled in locations more than 100 feet from surface water bodies. Servicing of equipment will occur on an impermeable surface. The applicant anticipates between 60-80 vehicle trips will be necessary to complete all site development activities. Water from the onsite wells will be used to mitigate the generation of dust during development and operation. The operator must adhere to all noise requirements in the Lake County Code during site development and operation.

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

- The parcels to the **North and South** are zoned “APZ” Agricultural Preserve Zone and “A” Agriculture and are greater than ten (10) acres in size. These parcels are either undeveloped or developed with agricultural uses and residential dwelling/accessory structures.
- The parcels to the **East** are zoned “APZ” Agricultural Preserve Zone; “A” Agriculture, “RR” Rural Residential and “RL” Rural Lands and are greater than five (5) acres in size. These parcels are either undeveloped or developed with agricultural uses and residential dwelling/accessory structures.
- The parcels to the **West** are zoned “APZ” Agricultural Preserve Zone and “A” Agriculture and are greater than ten (10) acres in size. These parcels are either undeveloped or developed with agricultural uses and residential dwelling/accessory structures

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

Lake County Community Development Department
 Lake County Department of Environmental Health
 Lake County Air Quality Management District
 Lake County Department of Public Works
 Lake County Agricultural Commissioner
 Lake County Sheriff Department
 Northshore Fire Protection District (CalFire)
 Central Valley Regional Water Quality Control Board
 California State Water Resources Control Board
 California Department of Forestry & Fire Protection (Calfire)
 California Department of Fish & Wildlife (CDFW)
 California Department of Food and Agriculture (CDFA)
 California Department of Pesticides Regulations
 California Department of Public Health
 California Bureau of Cannabis Control
 California Department of Consumer Affairs

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

Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

Notification of the project was sent to local tribes on December 10, 2020 for “AB 52” Notification, which allows interested Tribes to request tribal consultation within 30 days of receipt of notice. The Community Development Department did not receive an AB 52 Tribal Consultation for this project nor did we receive controversial comments.

23. INITIAL STUDY ATTACHMENTS

- Attachment A - Property Management Plan
- Attachment B - Site Plans
- Attachment C - Biological Resource Assessment
- Attachment D - Mitigation Monitoring & Reporting Program (MMRP)
- Attachment E - Well Completion Reports and Pump Tests
- Attachment F - Historical Disturbance

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the lead Agency)

On the basis of this initial evaluation:

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

mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

Prepared By: Michael Taylor

Title: Assistant Planner

Signature:  _____

Date: April 16, 2021

**Scott DeLeon - Director
Community Development Department**

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION I. AESTHETICS <i>Except as provided in Public Resources Code Section 21099, would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?		X			The proposed operation <u>will not</u> have a substantial adverse effect on the scenic vista as the project area to be developed is not located within a known "SC" Scenic Combining Districts. Additionally, the project parcels are located in a rural area of Lake County and greater than 3.0 miles away from State Highway 29. The projects parcels are naturally protected by the surrounding landscape along Bachelor Valley Road and the entire cultivation area will be enclosed within a six (6)-foot fence, covered with privacy screen to screen the cultivation area from public view. The Bachelor Valley Road area has been continuously used for agricultural purposes for generations. However, passing motorist may have limited visibility along Bachelor Valley Road and/or may see minimal lighting during evening and/or night operations. All lighting will be directed downwards, shielded and adhere to all Federal, State and local agency requirements, including all dark-sky requirements. To ensure that impacts related to the Aesthetics are minimized, following mitigation measure shall be implemented. AES -1: All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org. An Outdoor Lighting Plan shall be submitted for review and acceptance, or review and revision prior to cultivation.	1, 2, 3, 4, 5, 6, 7
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		The proposed operation will not substantially damage or remove scenic resources, including, but not limited to, trees, rock outcroppings, or historic buildings as the project is located in a rural area of the County off of Bachelor Valley Road and will be within a previously disturbed area. Additionally, the cultivation area will be enclosed within a six (6)-foot tall fence, covered with privacy mesh to screen the cultivation area from public view. Less than Significant Impact.	1, 2, 3, 4, 5, 6, 7, 8

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		X			See response to Section I(a). Less Significant with the incorporation of Mitigation Measure AES -1.	1, 2, 3, 4, 5, 6, 7
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The cultivation of cannabis will occur outdoors and be enclosed within a six (6)-foot tall fence, covered with privacy mesh to screen the cultivation area from public view. There will be minimal lighting used during evening/night time hours. All lighting will be directed downwards and shielded and adhere to all Federal, State and local agency requirements. With the incorporation of Mitigation Measure AES-1, all potential impacts have been reduced to less than significant.	1, 2, 3, 4, 5, 6, 7
<p align="center">SECTION II. AGRICULTURE AND FORESTRY RESOURCES</p> <p align="center"><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</i></p> <p align="center">Would the project:</p>						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The project parcels have classifications, that are categorized as "Grazing Land", and "Unique Farmland" as defined by the State Farmland Mapping and Monitoring Program. The proposed cultivation/canopy area(s) will be located in an area that is designated as Unique Farmland. However, the cultivation of commercial cannabis is an allowable use upon securing a minor/major use permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance and Ordinance 3101 which was adopted by the Lake County Board of Supervisor which permits the cultivation of outdoor cannabis within the above designation. Therefore, the commercial cannabis operation will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources. Less than Significant Impact.	1, 2, 3, 5, 6, 9, 10, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project parcels have a land use zoning designation of "A-RL-SC-WW-FF" Agriculture - Rural Lands – Scenic Combining District – Waterway and Floodway Fringe. The cultivation of commercial cannabis will not conflict with the existing zoning destinations for agricultural use(s) and/or a Williamson Act Contract. Additionally, the cultivation of commercial cannabis is an allowable use within the above Zoning Designations upon securing a Minor/Major Use Permit Pursuant to Article 27, Table B of the Lake County Zoning Ordinance. No Impact.	1, 2, 3, 5, 6, 9, 10, 11, 39
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The project will not conflict with existing zoning for, or cause the rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The cultivation of cannabis is an allowable use with the "A-RL-SC-WW-FF" Agriculture - Rural Lands – Scenic Combining District – Waterway and Floodway Fringe Land Use Zoning Designations upon securing a Minor/Major Use Permit pursuant to Article 27 (table B) of the Lake County Zoning Ordinance. Additionally, the project will be developed within a previously disturbed area. No Impact.	1, 2, 3, 5, 6

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project will not result in the loss of forest land(s) or convert forest land(s) to non-forest uses as the operations will be developed in a previously disturbed area that has been continuously used for agricultural purposes. No Impact.	1, 2, 3, 5, 6, 7, 39
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural uses or the conversion of forest land to non-forest uses. The cultivation of cannabis is an allowable use with the "A-RL-SC-WW-FF" Agriculture - Rural Lands – Scenic Combining District – Waterway and Floodway Fringe Land Use Zoning Designations upon securing a Minor/Major Use Permit pursuant to Article 27 (Table B) of the Lake County Zoning Ordinance. No Impact.	1, 2, 3, 5, 6, 7, 11, 39
SECTION III. AIR QUALITY <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.</i> Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has potential to result in short-term and long-term air quality impacts by generating fugitive dust emissions through ground-disturbing activities, routine maintenance, uncovered soil or compost piles, and vehicle trips on unpaved roads and during project development.</p> <p>Fugitive dust will be controlled by wetting soils with a mobile water tank and hoses, or by delaying ground disturbing activities until site conditions are not windy, and by eliminating soil stockpiles. Construction of the site will be minimal and some minor site improvements will be necessary but the amount of earth that needs to be moved is not significant enough to trigger a grading permit.</p> <p>Cannabis cultivation may generate objectionable odors, particularly when the plants are mature/flowering in the cultivation area(s) or when being processed (drying, curing, trimming, and grading) after harvest. No significant odor impacts are anticipated from the proposed cultivation operation, due to the proposed odor control equipment and practices, and the generous setbacks provided from public roads, property lines, and neighboring residences/outdoor activity areas.</p> <p>All vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p> <p>The Air Quality Section of the Property Management Plan has identified equipment and activities that may cause odor, contaminates, or other air quality hazards, and measures that operational staff will be required to follow to mitigate and/or minimize the amount of air pollution/ particulates generated from the cultivation operation.</p> <p>Additionally, the operation will have a Community Liaison/Emergency Contact that will be made available to Lake County Officials/Staff and the Lake County Sheriff's Office at all times to address any needs or issues that may arise. The Community Liaison/Emergency Contact will be responsible for responding to odor complaints 24 hours a day, seven days a week, including holidays.</p> <p>Ursa Valley will provide the name, cell phone number, and email address of the Community Liaison/Emergency Contact to all interested County Departments, Law Enforcement Officials, and neighboring property owners and residents. Ursa Valley will encourage neighboring residents to contact the Community Liaison/Emergency Contact to resolve any operating problems before contacting County Officials/Staff.</p> <p>When an odor complaint is received, the Community Liaison/Emergency Contact will immediately take action to determine the source of the odor for which the complaint was received (cultivation area or other). Then mitigation methods will be immediately implemented to reduce and/or eliminate odors</p>	1, 2, 3, 5, 6, 9, 12, 13, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>from emanating from the source. Depending on the source, mitigation measures include erecting windscreens and/or the installation of air pollution/odor control equipment. To ensure impacts related to the Air Quality are minimized, following mitigation measures shall be implemented.</p> <p><u>Mitigation measures:</u></p> <p>AQ-1: Prior to cultivation, the applicant shall submit an Odor Control Plan to the Lake County Community Development Department for review and acceptance or revision at the discretion of the Department Director.</p> <p>AQ-2: All Mobile diesel equipment used for construction and/or maintenance shall be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines as well as Lake County Noise Emission Standards.</p> <p>AQ-3: Construction and/or work practices that involve masonry, gravel, grading activities, vehicular and fugitive dust shall be managed by use of water or other acceptable dust palliatives to mitigate dust generation during and after site development.</p> <p>AQ-4: The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials to the Lake County Air Quality Management District.</p> <p>AQ-5: All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.</p> <p>AQ-6: The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all-weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.</p> <p>AQ-7: All areas subject to infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.</p>	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard?		X			See Response to Section III(a). All potential impacts have been reduced to less than Significant Impacts with the incorporation of Mitigation Measures AQ-1 through AQ-9.	1, 2, 3, 4, 12, 39
c) Expose sensitive receptors to substantial pollutant concentrations?		X			See Response to Section III(a). All potential impacts have been reduced to less than Significant Impacts with the incorporation of Mitigation Measures AQ-1 through AQ-9.	1, 2, 3, 4, 7, 12, 39
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?		X			<p>The project parcels are located in a rural area of the County and are protected by the natural topography of the surrounding area. The cultivation area is setback above what is required by the County standards in terms of distances to dwellings and property lines. As a result, passive odor control (separation distance) is adequate for the outdoor cultivation area.</p> <p>As discussed in above section (a), some odors are anticipated from the commercial cannabis cultivation operation; especially during the flowering phase, which generates volatile compounds (terpenes) that some people find objectionable. However, the cannabis operations have measures in place to help minimize any potential odor impact as described on Section III(a). Additional, Article 27 of the Lake County Zoning Ordinance requires the applicant to submit a comprehensive Property/Project Management Plan to cultivate cannabis. There are multiple sections within the above document, including Air Quality which includes an odor mitigation plan to be enacted should odors become</p>	1, 2, 3, 4, 7, 12, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					objectionable to neighbors. Therefore, the cultivation of commercial cannabis will not result in other emissions, such as those leading to odors or dust that would adversely impact a substantial number of people and is Less Than Significant Impact with the incorporated Mitigation Measures AQ-1 through AQ-9.	
SECTION IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			<p>A Biological/Botanical Resource Assessment (dated September 30, 2020) was prepared G.O Graening, Ph.D and Tim Nosal, M.S of Natural Investigations Company, Inc. located in Sacramento, CA. This Biological Resources Assessment was prepared to assist in compliance with the California Environmental Quality Act and the state and federal Endangered Species Acts.</p> <p>This assessment provides information about the biological resources within the study area, the regulatory environment affecting such resources, any potential project-related impacts upon these resources, and finally, to identify mitigation measures and other recommendations to reduce the significance of these impacts. The specific scope of services performed for this assessment consisted of the following tasks:</p> <ul style="list-style-type: none"> • Compile all readily-available historical biological resource information about the Study Area. • Spatially query state and federal databases for any historic occurrences of special-status species or habitats within the Study Area and vicinity. • Perform a reconnaissance-level field survey of the Study Area, including photographic documentation. • Inventory all flora and fauna observed during the field survey. • Characterize and map the habitat types present within the Study Area, including any potentially jurisdictional water resources. • Evaluate the likelihood for the occurrence of any special-status species. • Assess the potential for the Project to adversely impact any sensitive biological resources. • Recommend mitigation measures designed to avoid or minimize Project-related impacts. • Prepare and submit a report summarizing all of the above tasks. <p><u>Environmental Setting:</u> The study area is located within the Inner North Coast Range Geographic Subregion, which is contained within the Northwestern California Geographic Subdivision of the larger California Floristic Province.</p> <p>This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The study area is in Climate Zone 14 “Northern California’s Inland Areas with some Ocean Influence “, with maritime air moderating temperatures that would otherwise be hotter in summer and colder in the winter.</p> <p>The elevation ranges from approximately 1,390 feet to 1,450 feet above mean sea level. Drainage runs southwest, and eventually flows into Cooper Creek. Prior to the establishment of this cultivation operation, land uses were agricultural and rural residential (See Attachment “F” – Historical Disturbance and Attachment “C” Biological Resource Assessment). The northern half of Study Area burned in the 2018 Ranch Fire.</p> <p><u>Field Survey:</u> The consulting Biologist Tim Nosal, MS. conducted a field reconnaissance-level survey on September 14, 2020. According to the report the weather conditions were approximately +/- 70’s F, clear, limited smoke, with a light breeze. A variable-intensity pedestrian survey was performed, and modified to account for differences in terrain, vegetation density, and visibility.</p>	1, 2, 3, 4, 5, 6, 14, 15, 16, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>According to the report, all visible fauna and flora observed were recorded in a field notebook, and identified to the lowest possible taxon. The survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDDB database (within the vicinity of the study area) and those species on listed on the USFWS species list.</p> <p>When a specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified at a later time (in the laboratory using a dissecting scope where necessary).</p> <p>According to the report, all locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Habitat types occurring in the study area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded.</p> <p>The study area was also informally assessed for the presence of potentially-jurisdictional water features, including riparian zones, wetlands/vernal pools, and other sensitive aquatic habitats</p> <p><u>Critical Habitat and Special-Status Habitat:</u></p> <ul style="list-style-type: none"> • According to the report, there is no critical habitat for any federally-listed species occurs within the project Area or the surrounding study area. • The CNDDDB reported no special-status habitats within the project Area or surrounding study Area. • No special-status habitats were detected within the Project Area. <p><u>Potential-Jurisdictional Water Resources:</u></p> <ul style="list-style-type: none"> • The USFWS National Wetland Inventory reported no water features within the project area, but the inventory did report the following water features within the study area; A channel and associated riverine wetlands. • An informal assessment for the presence of potentially-jurisdictional water resources within the study area was also conducted during the field survey. For purposes of this biological site assessment, non-wetland waters (i.e., channels) were classified using the California Forest Practice Rules. • The California Forest Practice Rules defines a Class I watercourse as a watercourse providing habitat for fish always or seasonally, and/or providing a domestic water source; a Class II watercourse is 1) A watercourse capable of supporting non-fish aquatic species, or 2) a watercourse within 1000 feet of a watercourse that seasonally or always has fish present; a Class III watercourse is a watercourse with no aquatic life present and that shows evidence of being capable of transporting sediment to Class I and Class II waters during high water flow conditions. • The field survey determined that the project area does not contain any channels or wetlands. The following water features were detected within the larger Study Area during the field survey - Two (2) unnamed ephemeral channels (Class III watercourse) and one (1) pond (with a fringe of wetland vegetation). • There are no vernal pools or other isolated wetlands in the Study Area. <p><u>Potential Direct/Indirect Adverse Effects Section Upon Special Status Species:</u></p> <ul style="list-style-type: none"> • According to the report during the field survey, no listed species or special-status species were observed within the project area or the surrounding Study Area. • State and federal databases do not report any listed species or special status species. 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<ul style="list-style-type: none"> No direct impacts to listed species or special-status species are expected from implementation of the proposed project. Additional rare plant/animal surveys not required, as the footprint for the site is entirely within ruderal and agricultural habitat and there are no special-status soils. No trees will be removed except for small walnut trees. The study area contains suitable nesting habitat for various bird species because of the presence of trees and poles. However, no nests or nesting activity was observed in the project area during the field survey. <p>Upon reviewing the Biological Resource Assessment all substantial adverse impacts, 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 have been reduced. To ensure impacts related to the Biological Resources are minimized, the following mitigation measures shall be implemented.</p> <p>BIO-1 (Nesting Birds): Prior to the commencement of vegetation clearing and/or tree falling during the Nesting Bird Breeding season(s), a survey for nesting birds shall be conducted by a qualified biologist.</p> <ul style="list-style-type: none"> <i>If active nests are present in the Study Area during construction of the project, CDFW shall be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include but are not limited to the establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.</i> <p>BIO-2 (Erosion Control): All work in or near any waterways shall incorporate extensive Erosion and Sediment Control Plans/Measure consistent with all Federal, State and local agency requirements to avoid erosion and the potential for transport of sediment into the waterways. Additionally, coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharge associated with Construction Activities (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP may be required).</p> <p>BIO-3 (Creek Buffer): The applicant shall maintain a minimum of a one-hundred (100) foot setback from the top of bank of any creek (perennial and intermittent), edge of lake, delineated wetland and/or vernal pool on the lot of record of land, for the use and storage of fertilizers and pesticides.</p> <p>BIO-4 (Staging Area): The applicant shall ensure to use only previously disturbed areas for staging/storage of materials and/or equipment that is used to maintain the ongoing use. No areas shall be newly developed for the purpose of staging.</p> <p>BIO-5: The applicant shall preserve and/or avoid existing vegetation not otherwise specified for removal, including native tree species.</p> <p>BIO-6: The use of water provided by a public water supply, unlawful water diversions, transported by a water hauler, bottled water, a water vending machine, or a retail water facility is prohibited. The utilization of water that has been or is illegally diverted from any lake, springs, wetland, stream, creek, vernal pool, and/or river is prohibited. The applicant shall not engage in any unlawful or unpermitted drawing of surface water.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					BIO-7: A formal delineation of jurisdictional waters shall be performed before construction work, or ground disturbance is performed within 50 feet of any wetland or channel.	
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			See Response to Section IV(a): Less than Significant Impact with the incorporation of mitigation measures BIO-1 through BIO-7.	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			According to the Biological Assessment, the operation will not have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. All cultivation of commercial cannabis will not occur greater than 100 feet away from any known wetland and/or Waters of the US. Additionally, the Biological Assessment indicated the following: <ul style="list-style-type: none"> There are no known USFWS National Wetland Inventory reported no known water features within the Project Area, however inventory report did indicate the following water features within the Study Area The field survey determined that the project area does not contain any channels or wetlands. There are no vernal pools or other isolated wetlands in the Study Area. Less than Significant Impact with the incorporation of mitigation measures BIO-1 through BIO-7 in Section IV(a) above.	1, 2, 3, 5, 6, 7, 14, 15, 16, 39
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		According to the Biological Assessment the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Less Than Significant Impact.	1, 2, 3, 5, 6, 14, 15, 16, 39
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The proposed operation does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. According to the project, no vegetation will be removed as the project will be developed within a previously disturbed area. All vegetation will be routinely maintained in accordance with all Federal, State and local agency requirements, including Chapter 13 of the Lake County Code. Less than Significant Impact.	1, 2, 3, 5, 6, 39
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X		There are no Habitat Conservation Plans associated with this property. No live trees would need to be removed for the development of this project as the project will be developed in a previously disturbed area. Less Than Significant Impact.	1, 2, 3, 5, 6, 39
SECTION V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			An Archeological Research Study/Report was prepared by Archaeological Research (Dr. John Parker) dated September 21, 2020. According to the report, it was completed in accordance with the California Environmental Quality Act (CEQA) and all other applicable laws. <u>Field Investigation:</u> Prior to the field inspection, a record search was conducted at the Sonoma State University Office of the California Historical Resource Information System (CHRIS). This record search indicated that the project area had not been previously inspected for cultural resources. This background research indicated that one (1) historic site (County Historic Site #39, the J.B. Howard Ranch House) had been recorded within one (1) mile of the project area.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><u>Field Work:</u> The field inspection involved a complete reconnaissance of the project area. The project area was walked using a transect sweep method with transects spaced 5 to 8 meters apart. The ground surface was examined for historic and prehistoric cultural materials. Ground cover consisted of sparse grass and cleared areas, which were easy to inspect. All rodent piles were examined for indications of buried cultural material. It is possible that isolated artifacts may have been missed during the field inspection, however, any significant cultural sites or features would have been observed and recorded.</p> <p><u>Report Findings & Conclusion:</u></p> <ul style="list-style-type: none"> • No historic artifacts or features were discovered. • A small isolated group of agricultural tilling implements were discovered leaning against the base of a tree. The collection included at least 4 cultivators, 4 harrows, and one single axle wagon. As these items were isolated and appeared to be stored for future farm use, and are not considered "significant" historic resources as defined in CEQA or the Public Resources Code. <p><u>Recommendations:</u> According to the report, there were no significant historic resources discovered during the field inspection. Therefore, it has been determined that no historic resources exist within the project area.</p> <p>According to the report, it is recommended that the proposed project be approved as planned.</p> <p>It is unlikely that undiscovered cultural sites will be encountered during project development. However, it is recommended that work in the immediate vicinity of a find be suspended and a Registered Professional Archaeologist called to evaluate the find according to California Environmental Quality Act (CEQA) Guidelines.</p> <p>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p> <p>CUL-2: All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p>CULT-3: In the event of an unanticipated discovery of cultural resources during the implantation of the project, all work must be halted within 100 feet (30 meters) of the find and qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed.</p> <p>Less than Significant Impact with mitigation measures CUL-1 through CUL-3 added.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			There are no known changes to archaeological resources based on the development proposal and according to the Archeological Research Study/Report prepared by Archaeological Research (Dr. John Parker) dated September 21, 2020 as discussed above. <i>(According to the report, it was completed in accordance with the California Environmental Quality Act (CEQA) and all other applicable laws).</i> Less than Significant Impact with mitigation measures CUL-1 through CUL-3 added.	1, 2, 3, 5, 6, 39
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			There would be minimal ground disturbance during the development of the commercial operations, including but not limited to construction of supporting infrastructure (fencing, sheds, piping and the graveling of the existing road/access way throughout the project parcels). The disturbance of human remains is not anticipated. However, there is potential for accidental discovery during ground disturbance activities. Less than Significant Impact with mitigation measures CUL-1 through CUL-3 added.	1, 2, 3, 5, 6, 39
SECTION VI. ENERGY <i>Would the project:</i>						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		The proposed energy usage for this operation is minimal. Energy use may include but is not limited to the security system, well pumps, security lighting, and other lighting and/or power needs as necessary. The proposed use would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project development or operations. Additionally, the applicant will adhere to all Federal, State and local agency requirements regarding energy use. Less than Significant Impact.	1, 2, 3, 5, 6, 39
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X	The proposed cultivation operations would not conflict with or obstruct an energy plan. The proposed use would adhere to all Federal, State and local agency requirements. No Impact.	1, 2, 3, 5, 6, 39
SECTION VII. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X		<u>i) Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site. <u>ii-iii) Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. <u>iv) Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the project parcel soil is considered "generally stable" and not located within and/or adjacent to an existing known "landslide area". Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 and 30 of the Lake County Code. All BMP's shall be routinely inspected and maintained for life of the project. Less Than Significant Impact.	1, 2, 3, 5, 6, 9, 17, 18, 19, 20, 39
b) Result in substantial soil erosion or the loss of topsoil?		X			The operation will not result in substantial soils erosion or the loss of top soils as the operation will be developed in a previous disturbed area that has been continuously used for agricultural uses. Additionally, the development of the operation may require minimal grading, including routine maintenance but will be less than 500 cubic yards of soil. The allowable amount upon issuance of a	1, 2, 3, 5, 6, 9, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>building permit. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project area will include the following:</p> <p><u>Lupoyoma Slit Loam, protected (Soil unit 158) 0-2% slope:</u> This very deep, moderately well soil is on flood plains. The typical elevation is 800 to 1,450 feet with an annual precipitation of approximately 30 to 40 inches. This soil classification is very deep and well drained, with a moderately slow permeability. The water capacity is approximately 8.5 to 11.0 inches. The surface run-off very slow with the slight erosion hazard.</p> <p>Millsholm-Bressa Loams (Soil unit 177) 30-50% slope: This soils classification is shallow to moderately deep and well-drained. The typical elevation is 1,200 to 2,500 feet with an annual precipitation of approximately 30 to 40 inches. The permeability is moderately slow with a water capacity of approximately 3.5 to 7.5 inches. The surface run-off is rapid with the severe erosion hazard.</p> <p>Sleeper Variant-Sleeper Loam (Soil unit 213 & 214) 5-30% slope: This soil classification is very deep and well-drained. The typical elevation is 1,350 to 2,000 feet with an annual precipitation of approximately 25 to 40 inches. The permeability is moderately slow with a water capacity of approximately 6.0 to 10.0 inches. The surface run-off is rapid with a severe erosion hazard.</p> <p>Still Loam, Stratified Substratum (Soil unit 233) 0-2% slope: This soil classification is very deep and well-drained. The typical elevation is 1,000 to 2,000 feet with an annual precipitation of approximately 25 to 34 inches. The permeability is moderately slow with a water capacity of approximately 70 to 10.0 inches. The surface run is very slow with a slight erosion hazard.</p> <p>Therefore, to ensure impacts related to the Geology and Soils are minimized, the following mitigation measures shall be implemented:</p> <p>GEO-1: Prior to any ground disturbance and/or operation, the applicant shall submit <u>Erosion Control and Sediment Plans</u> to the Community Development Department for review and approval.</p> <ul style="list-style-type: none"> • Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with Chapters 29 and 30 of the Lake County Code. • Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. All BMP's shall be maintained for life of the project. <p>GEO-2: Prior to any ground disturbance, (if applicable), the applicant shall submit and obtain a Grading Permit from the Community Development in accordance with Chapters 29 and 30 of the Lake County Code.</p> <p>GEO-3: Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.</p> <p>GEO-4: The applicant shall monitor the site during the rainy season including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. Said measures shall be maintained for life of the project and replace/repaired when necessary.</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered “generally stable” and there is little to no potential for landslide, subsidence, debris flows, liquefaction or collapse. Additionally, the operation will require minimal ground disturbance. The operation will occur within a previously disturbed area that has been continuously used for agricultural activities over years. Additionally, the applicant will incorporate Best Management Practices in accordance with Chapters 29 and 30 of the Lake County Code, including routinely maintained the cleared vegetation and defensible space on all project parcels. Less Than Significant Impact.	1, 2, 3, 5, 6, 9, 20; 39
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		According to the soil survey of Lake County, California prepared by the U.S.D.A, the soils discussed above in Section has a shrink-swell potential of “low to moderate”. Therefore, the commercial operation will have minimal to no substantial direct or indirect risks to life or property. The applicant will adhere to all Federal, State and local agency requirements, including Chapter 29 and 30 of the Lake County Code. Less Than Significant Impact.	1, 2, 3, 5, 6, 9, 39
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X		The project parcels are currently developed with a single-family residence and accessory structures that is served with an existing onsite waste management system (septic) and wells. The project parcels have adequate wastewater disposal infrastructure. All employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations at all times. To ensure safety, all water tanks are labeled as Potable – Domestic Use or Non-Potable Do Not Drink signage. Plumbing facilities and water source will be capable of handling increased usage without adverse consequences to neighboring properties or the environment. The applicant will supply portable restrooms until permanent facilities are constructed. The applicant will adhere to all federal, state and local agency requirements. Less Than Significant Impact.	1, 2, 3, 5, 6, 9, 21
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			Disturbance of paleontological resources or unique geologic features is not anticipated, but mitigation measures are in place to assure that in the event any artifacts are found. All potential impacts have been reduced to less than significant with the incorporation of mitigation measures CUL-1 and CUL-3.	1, 2, 3, 5, 6, 39
SECTION VIII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions can come from construction activities (operation of equipment) and from post-construction activities (routine construction/maintenance, vehicle trips, etc.). The operation would not generate a significant number of vehicle trips. The project parcels are located more than three (3) miles away from State Highway 20 and are located in a rural area of the County that has been continuously used for agricultural purposes. According to the applicant the operation will have approximately? occur from 8:00 AM to 8:00 PM, Monday through Saturday. All gates will be closed and locked during non-operational hours and/or when authorized personnel is not present. The operations intend on employing the following (<i>Number of Shift and Employees</i>): <ul style="list-style-type: none">• <i>Non-Harvest Season:</i> Two (2) shifts with up to seven (7) employees during peak shift.• <i>Harvest Season:</i> Three (3) shifts with up to fourteen (14) employees during peak shift. Based on the number of employee and over all trips necessary to run the operations, the applicant anticipates to generate the following: <ul style="list-style-type: none">• 10 to 20 employee trips per day from April 1st through November 15th.• 3 to 4 deliveries per week from April 1st through November 15th• 20 to 30 Outgoing Deliveries per week from October 1st through November 15th (approx. 120-160 outgoing deliveries per year)• Approximately +/- 2 miscellaneous trips per week.	1, 2, 3, 5, 6, 12, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Therefore, based on the anticipated trips for the proposed use the levels of greenhouse gasses emitted are not anticipated to be excessive and would not require intensive use of heavy equipment, and as such, would not degrade air quality or produce significant amounts of greenhouse gasses. Less Than Significant Impact.	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. The County of Lake is an 'air attainment' County, and does not have established thresholds of significant for greenhouse gases. Refer to response in Section VIII(a). Less Than Significant Impact.	1, 2, 3, 5, 6, 12, 39
SECTION IX. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>Materials associated with the operation, such as gasoline, diesel, carbon monoxide, pesticides, fertilizers and the equipment emissions may be considered hazardous if released into the environment. All hazards and hazardous materials will be stored in accordance to all Federal, State and local agency requirements. Routine construction materials and all materials associated with the proposed cultivation of commercial cannabis shall be transported and disposed of properly in accordance with all applicable Federal, State and local regulations.</p> <p>According to the <i>Property Management Plan</i>, all pesticides and fertilizers would be stored in their original package in the designated structures, and would only be used in strict accordance with the product label requirements including, but not limited to directions pertaining to application/use, storage and disposal of the fertilizer product. The applicant has not stated which fertilizers will be used, however the fertilizers used will be administered at the direction of a Certified Pest Control Advisor (PCA). No fertilizers or pesticides will be used within 100 feet of any spring, stream, lake, vernal pool or wetland. To ensure impacts related to the Hazards and Hazardous Materials are minimized, the following mitigation measures shall be implemented.</p> <p>HAZ-1: All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.</p> <p>HAZ-2: The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak into the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.</p> <p>HAZ-3: Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from all known waterways.</p> <p>HAZ- 4: The storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.</p> <p>HAZ-5: The project design shall incorporate appropriate BMPs consistent with County and State Storm Water Drainage regulations to</p>	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.</p> <p>HAZ - 6: The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p>HAZ - 7: All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.</p>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		<p>All chemical, pesticides and fertilizers used for the operations shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.</p> <p><u>Chemicals Storage and Effluent</u> All chemicals stored and used at/by authorized personnel include but are not limited to fertilizers/nutrients, pesticides, and petroleum products (Agricultural Chemicals) and chemical sanitation products necessary to maintain a sterile and healthy work environment.</p> <p>All fertilizers/nutrients and pesticides, when not in use, will be stored in their manufacturer's original containers/packaging, undercover, and at least 100 feet from surface water bodies inside the proposed Pesticides and Agricultural Chemicals Storage Area (existing metal carport). Petroleum products will be stored under cover, in the State of California-approved containers with secondary containment, and separate from pesticides and fertilizers within the existing onsite wooden garage. Sanitation products will be stored in their manufacturer's original containers/packaging within a secure cabinet inside the proposed Processing Facility. Spill containment and cleanup equipment will be maintained within the proposed Pesticides and Agricultural Chemicals Storage Area and the Processing Facility. No effluent is expected to be produced by the proposed cultivation operation.</p> <p>All required warning signs will be posted and material safety data sheets (MSDS) will be kept in the area where pesticides are stored. Emergency contact information in the event of pesticide poisoning shall also be posted at the work site including the name, address and telephone number of emergency medical care facilities. Change areas and decontamination rooms will be available off-site.</p> <p>Before making a pesticide application, operators will evaluate equipment, weather conditions, and the property to be treated and surrounding areas to determine the likelihood of substantial drift or harm to non-target crops, contamination, or the creation of a health hazard. In an event of a spill or leak, the contaminated soil will be stored, transported, and disposed of consistent with applicable local, state, and federal regulations.</p> <p>Less than Significant Impact.</p>	1, 2, 3, 5, 6, 23; 39
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	<p>The proposed project is not located within one-quarter mile of an existing or proposed school.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 7

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA), California Department of Toxic Substance, and Control State Resources Water Control Board. No Impact.	1, 2, 3, 4, 5, 6, 24, 25, 39
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. No Impact.	1, 2, 3, 4, 5, 6, 26, 38, 39
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by the County Roads Department, Sheriff's Department as well as Local Fire Protection District/CalFire for consistency with access and safety standards. The County did not receive any adverse comments. Additionally, the operation shall adhere to and continue to adhere to all federal, state and local agency requirements, including 4290/4291 requirements. Less Than Significant Impact.	1, 2, 3, 4, 5, 6, 22, 38, 39
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The project site is located in a high fire hazard severity zone and is in State (CalFire) Responsibility Area. The applicant shall adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space. Said requirements will be maintained for life of the operation. Less Than Significant Impact.	1, 2, 3, 4, 5, 6, 22, 27, 28, 38, 39
SECTION X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X			<p>The project parcels are located in the northeastern portion of Bachelor Valley, and within the Lower Scotts Creek Watershed (HUC 12). An unnamed intermittent Class III watercourse (NHD/DFG Water ID: 156361727) flows from north to south, through the eastern third of the project parcels.</p> <p>There are two (2) ephemeral Class III watercourses in the northern half of the project parcels and flows south into the unnamed intermittent Class III watercourse. All cultivation areas are located greater than 100 feet of any surface waterbody (such as creeks, streams, ponds, etc.)</p> <p>The project parcels are enrolled in the State Water Resources Control Board's Cannabis General Order (Order No. WQ-2019-0001-DWQ), as a Tier 2 Low Risk Discharger (enrolled on September 9th, 2020).</p> <p>Site Management and Nitrogen Management Plans will be developed (on a regular basis) for the operation, and submitted to the Central Valley Regional Water Quality Control Board (CVRWQCB) for review, prior to planting. Each year, prior to March 1st, an Annual Monitoring Report will be prepared and submitted to the CVRWQCB, demonstrating measures taken over the course of the previous year to comply with the Cannabis General Order. Ursa Valley will maintain compliance with the Cannabis General Order for the protection of water resources for life of the project.</p> <p>The operation will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. However, to ensure impacts related to the Hydrology and Water Quality are minimized, the following mitigation measures shall be implemented, including Mitigation Measures from BIO-1 through BIO- 8; GEO-1 through GEO-3 and HAZ-1 through HAZ 7.</p>	1, 2, 3, 5, 6, 29, 30, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>HYD-1: The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or all surface water.</p> <p>HYD-2: The applicant shall prepare a groundwater management plan to ensure that the groundwater resources of the County are protected and managed in a sustainable manner. The plan would support the Integrated Regional Water Management Plan and include an inventory of groundwater resources in the County and a management strategy to maintain the resource for the reasonable and beneficial use of the people and agencies of the County.</p> <p>HYD-3: The production wells shall be equipped with meters, to measure the amount of water pumped, as well as continuous water level monitors. The applicant shall maintain a record of all data collected and shall provide a report of the data collected to the County annually. The methodology of the monitoring program shall be described.</p>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		<p>The operation would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. According to the Property Management Plan the operation has been designed to minimize adverse impacts on surface and groundwater resources and to help ensure that onsite water resources and management is in full compliance with applicable local, county and state regulations. All employees are required to follow the procedures outlined in this plan. The project will employ Best Management Practices (<i>in accordance with Chapter 29 and 30 of the Lake County Code</i>) related to erosion and water quality to reduce impacts related to storm water and water quality and adhere to all federal, state and local requirements, as applicable. See Response to Sections VII and X(a). Less Than Significant Impact with BIO-1 through, BIO- 8; GEO-1 through GEO-3; HAZ-1 through HAZ 7 and HYD-1 through HYD-3.</p>	1, 2, 3, 5, 6, 31, 39
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:		X			<p>The operations will not alter the existing drainage pattern of the site or the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would in substantial erosion issues, increase the amount of runoff or create or contribute runoff which exceeds the capacity of the existing or planned storm water drainage system. The applicant will implement Best Management Practices (BMPs) in accordance with chapter 29 and 30 of the Lake County Code, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. These measures shall be maintained for life of the project.</p> <p>See Response to Sections VII and X(a). Less Than Significant Impact with BIO-1 through, BIO- 7 GEO-1 through GEO-3; HAZ-1 through HAZ 7 and HYD-1 through HYD-3.</p>	1, 2, 3, 5, 6, 7, 15, 17, 29, 30, 39
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	<p>The project site is not located in an area of potential inundation by seiche or tsunami. The parcel is not located within a flood zone. In addition, the soils at the project site are generally stable; therefore, is minimal potential to induce mudflows.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 7, 9, 24, 32, 39
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	<p>The project would not conflict with or obstruct any water quality or management plans.</p> <p>No Impact.</p>	1, 2, 3, 5, 6, 29, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XI. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	The project site is located in a rural area of the County, where the average parcel size is greater than fifteen (15) acres in size and developed with agricultural uses, single-family dwellings and accessory structures. Therefore, the project will not physically divide an established community. No Impact.	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The project parcels have a General Plan Designation of <i>Agricultural – Rural Lands and Resource Conservation</i> with a Land Use Designation of “ <i>A-RL-SC-WW-FF</i> ” <i>Agriculture - Rural Lands – Scenic Combining District – Waterway and Floodway Fringe</i> and the cultivation of commercial cannabis is an allowable use in the within the above zoning designations upon securing a Minor/Major Use Permit Pursuant to Article 27, Table B of the Lake County Zoning Ordinance. Upon issuance of the Minor/Major Use Permit, pursuant to Article 27, Table B of the Lake County Zoning Ordinance and with the incorporated mitigation measures and conditions of approval (<i>including obtaining and maintaining all necessary Federal, State and local agency permits</i>), the project will not conflict with any land use plan or policy intended for avoiding or mitigating an environmental effect(s). Additionally, the California Department of Food & Agriculture (CDFA) is responsible for licensing and regulating cannabis cultivation and enforcements as defined in the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), including regulations related to the cultivation of cannabis. The applicant is required to obtain a license(s) from the CDFA prior to legal cultivation occurring, including all additional Federal, State and local agency permits/license. Less Than Significant Impact.	1, 2, 3, 5, 6, 39
SECTION XII. MINERAL RESOURCES <i>Would the project:</i>						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The operation would not result is the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. No Impact.	1, 3, 4, 5, 6, 33, 39
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The operations would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No Impact.	1, 2, 3, 5, 6, 33, 39
Section XIII. NOISE <i>Would the project:</i>						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		Short-term increases in ambient noise levels to uncomfortable levels may be expected during project development, and routine maintenance of the project parcels. Mitigation measures will decrease these noise levels to an acceptable level. There may be minimal noise during routine operations of the proposed use. However, the proposed use shall adhere to all Federal, State and local agency noise standards and requirements. To ensure impacts related to the Noise are minimized, the following mitigation measures shall be implemented. <u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work. <u>NOI -2:</u> Maximum non-construction related sound levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to site development or operation. The low-level truck traffic would create a minimal amount of groundborne vibration. Less Than Significant Impact.	1, 2, 3, 5, 6, 39
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	The project is not located within an airport land use plan or within two (2) miles of a public airport. No Impact.	1, 2, 3, 5, 6, 26, 39
SECTION XIV. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The project is not anticipated to induce population growth. Less than Significant Impact.	1, 2, 3, 5, 6, 39
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	The operation will not displace a substantial number(s) of existing people or housing, necessitating the construction of replacement housing elsewhere. No Impact.	1, 2, 3, 5, 6, 39
SECTION XV. PUBLIC SERVICES <i>Would the project:</i>						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?			X		The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. Less Than Significant Impact.	1, 2, 3, 5, 6, 39
SECTION XVI. RECREATION <i>Would the project:</i>						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		The proposed project site is accessed via a private shared access road located off of Bachelor Valley Road, a County-maintained roadway. A minimal increase in traffic is anticipated due to construction, maintenance and weekly and/or monthly incoming and outgoing deliveries through the use of small vehicles only. Therefore, the project will not 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. Less than Significant Impact.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. No Impact.	1, 2, 3, 5, 6, 39
SECTION XVII. TRANSPORTATION <i>Would the project:</i>						
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		The project parcels are accessed via a shared private gravel access road located off of Bachelor Valley Road, a County maintained roadway. The proposed cultivation operation is located to the west of the shared private gravel access road and accessible via a private access road. This access road connects into the shared private gravel access and Bachelor Valley Road. Three (3) metal gates will control access to the project parcels. These gates will be closed and locked during non-operational hours and/or when authorized personnel is not present. The project does not propose any changes to Bachelor Valley Road and the project has been reviewed by the Lake County Department of Public Works, the California Department of Transportation, and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. The applicant will obtain and maintain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. Additionally, the applicant will insure all internal existing roadways will meet 4290/4291 requirements, prior to operation (if applicable). Less Than Significant Impact.	1, 2, 3, 4, 5, 6, 34, 35, 38, 39
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		The proposed operation would not conflict or be inconsistent with CEQA Guidelines Section 1506430 subdivision (b) as Lake County is a Rural County and is it not uncommon for one to travel 20 + plus for each trip. Less Than Significant Impact.	1, 2, 3, 4, 5, 6, 34, 35, 39
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	The project does not include changes to the existing roadways and would not increase hazards at the project site due to the existing road serving the site, including the low projected trips that would be generated by this project. The applicant will obtain all the necessary Federal, State and local agency permits for any work that occurs with the right-of-way. No Impact.	1, 2, 3, 4, 5, 6, 23, 34, 35, 39
d) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. The project was reviewed by the Lake County Department of Public Works, the California Department of Transportation, Lake County Sheriff's Department and Local Fire Protection Districts/CalFire for consistency with all applicable safety regulations and policies. The applicant will obtain all the necessary Federal, State and local agency permits for any works that occurs with the right-of-way. No Impact.	1, 2, 3, 4, 5, 6, 23, 34, 35, 39
SECTION XVIII. TRIBAL CULTURAL RESOURCES <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			Refer to response to Section V (Cultural Resources). Less Than Significant Impact with the incorporated Mitigation Measures CULT-1 through CULT-3.	1, 2, 3, 5, 6, 39
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the		X			Refer to response to Section V (Cultural Resources). Less Than Significant Impact with the incorporated Mitigation Measures CULT-1 through CULT-3.	1, 2, 3, 5, 6, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
significance of the resource to a California Native American tribe.						
SECTION XIX. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The project will not impact existing and/or proposed utility/service infrastructure systems, including but not limited to water/wastewater treatment systems, storm water drainage systems, electric power, natural gas, or telecommunications facilities. The project parcels are currently served and have adequate services through an existing approved onsite waste management system (septic system), an existing wells and power through PG&E. The applicant will adhere to all necessary federal, state and local agency requirements. Less Than Significant Impact	1, 2, 3, 5, 6, 21, 39
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		The existing water system of the project property is well designed, functional, and has served the existing and pre-existing walnut orchard for decades. The project water sources include five existing onsite groundwater wells and an off-stream water storage reservoir. Each of the five onsite groundwater wells has an estimated yield of 7 to 22 gallons per minute. The off-stream water storage reservoir has an estimated capacity of one acre-foot (~325,850 gallons). Water from the onsite groundwater wells will be pumped into and stored within the off-stream water storage reservoir. Irrigation water will be pumped from the off-stream water storage reservoir to the proposed cultivation/canopy areas. The irrigation systems of the proposed cultivation/canopy areas will be composed of PVC piping and drip tapes/lines under white plastic mulch (to conserve water resources). The water supply lines will be equipped with safety valves, capable of shutting off the flow of water so that waste of water and runoff is prevented/minimized when leaks occur and the system is in need of repairs. The applicant is required to confirm the adequacy of the water source productivity as a condition of approval via well test and water calculations. The applicant will install flow meters at all critical points to measure actual yearly water usage, including documentation as required pursuant to Article 27 of the Lake County Zoning Ordinance. Therefore, based on the Property Management Plan, Projected Water Usage, and the Water Availability Analysis, there is sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Less Than Significant Impact.	1, 2, 3, 5, 6, 21, 39
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The project site is situated in a rural area of the County which requires an on-site Waste Management System (Septic). The project parcel is currently served by a permitted/existing on-site septic system. The applicant shall adhere to all Federal, State and Local regulations regarding wastewater treatment and water usage requirements. No Impact.	1, 2, 3, 5, 6, 21, 39
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		The Local Lake County landfill(s) has sufficient capacity to accommodate the project's solid waste disposal needs. According to the <i>Property Management Plan – Waste Management Plan</i> has been developed to help minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at the project site. The goal is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly. All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of the operations manager(s). Less Than Significant Impact.	1, 2, 3, 5, 6, 36, 37, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The project parcels are currently served and have adequate services through an existing approved onsite waste management system (septic system), existing wells and power through PG&E. All vegetative waste will be composted onsite, including all soil from any ground disturbance (if necessary). All other waste, will be handled in accordance with all Federal, State and local agency requirements and brought to a proper facility that is able to process such waste. Less Than Significant Impact.	1, 2, 3, 5, 6, 36, 37, 39
<p align="center">SECTION XX. WILDFIRE</p> <p align="center"><i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p>						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair an adopted emergency response or evacuation plan as the project parcels are accessed via a private shared access located off of Bachelor Valley Road, which is a County maintained roadway. The property is located within the State Responsibility Area (SRA) and is in a 'Moderate to High' Fire Hazard Severity Zone. The site has an average cross slope of less than 10% and has a moderate fuel load but the cultivation area has been previously disturbed and is clear of vegetation. The SRA regulations (if applicable) will ensure adequate fire access to and on the property. SRA regulations will also ensure that measures are in place to help prevent fire and the spread of fire should one occur. The property shall maintain fire breaks around all structures, shall adhere to all necessary Federal, State and local agency requirements. Less Than Significant Impact.	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		The immediate area contains some dense undergrowth and tree coverage; however, the site is well maintained, and is largely devoid of manzanita and other fast-burning fuels. The clusters of trees are wide spread and will remain untouched. The proposed cultivation activity will not exacerbate wildfire risks and expose persons to pollutant concentrations in the event of a wildfire in the area. As stated above, the applicant will adhere to all Federal, State and local fire requirements/regulations, including Chapter 13 of the Lake County Code. Less than Significant Impact.	1, 2, 3, 5, 6, 22, 27, 28, 38, 39
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The cultivation sites have been previously disturbed and has/will be routinely maintained to ensure all Federal, State and local agency requirements are being satisfied, including Chapter 13 of the Lake County code to reduce any potential fire risk. The cultivation area does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. The project would improve fire access and the ability to fight fires at or from the subject site and other sites accessed from the same roads. Less than Significant Impact.	1, 2, 3, 5, 6, 38, 39
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		The project parcels are currently developed with a single-family residence and supporting accessory structures. The risk of flooding, landslides, slope instability, or drainage changes will not be increased due to this project based on the existing development and proposed development combined with the direction of slope, and the lack of slope in the cultivation areas as the project is not located within a known flood zone. The applicant will adhere to all Federal, State and local agency requirements. Less Than Significant Impact.	1, 2, 3, 5, 6, 20, 29, 32, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
SECTION XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes the cultivation of commercial cannabis within a previously disturbed area with minimal to no vegetation removal and/or ground disturbance. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project-related impacts. With incorporation of Mitigation Measures, the project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources, nor will the project contribute to factors that would harm the environment, or add to any wildfire risk. Less Than Significant Impact with Mitigation Measures Incorporated.	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			All potentially significant impacts have been identified related to, Aesthetics, Air Quality, Biology, Geology, Noise, and Hydrology and Water Quality, and Cultural/Tribal Resources. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects in the vicinity could cumulatively contribute to significant effects on the environment if proper mitigation measures are not put in place. The implementation of and compliance with all mitigation measures identified in each section as project conditions of approval would avoid or reduce all potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts. Less Than Significant Impact with Mitigation Measures Incorporated.	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, risks associated with, Aesthetics, Air Quality, Biology, Geology, Noise Hydrology and Water Quality and Tribal/Cultural Resources, and have the potential to impact human beings. Implementation of and compliance with mitigation measures identified in each section would reduce adverse indirect or direct effects on human beings and impacts to less than significant impact levels. Less Than Significant Impact with Mitigation Measures Incorporated.	ALL

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County Code/Zoning Ordinance
3. Upper Lake – Nice Area Plan
4. County of Lake Major Use Permit Application and Supplemental Materials
5. Ursa Velley, LLC. Application Packet, including their Property Management Plan and Site Plans
6. Cultural Site Evaluation/Assessment; prepared by John W. Parker, Ph. D., RPA of Archeological Research dated September 21, 2020.
7. U.S.G.S. Topographic Maps
8. California Department of Transportation:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
9. U.S.D.A. Lake County Soil Survey
10. Important Farmland Map <https://maps.conservation.ca.gov/agriculture/>
11. Lake County Department of Agriculture
12. Lake County Air Quality Management District
13. Lake County Serpentine Soil Mapping
14. California Natural Diversity Database (<https://www.wildlife.ca.gov/Data/CNDDDB>)
15. U.S. Fish and Wildlife Service National Wetlands Inventory
16. Biological Resource Site Assessment; Prepared by G.O Graeing, PhD and Tim Nosal, MS of Natural Investigation Company, Inc. dated September 30, 2020.
17. Lake County Grading Ordinance, adopted 2007

18. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
19. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
20. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
21. Lake County Health Services Department
22. Lake County Emergency Management Plan
23. Lake County Hazardous Waste Management Plan, adopted 1989
24. Lake County Natural Hazard database
25. Hazardous Waste and Substances Sites List: www.envirostor.dtsc.ca.gov/public
26. Lake County Airport Land Use Compatibility Plan, adopted 1992
27. California Department of Forestry and Fire Protection - Fire Hazard Mapping
28. Local Fire Protection District
29. National Pollution Discharge Elimination System (NPDES)
30. Central Valley Regional Water Quality Control Board
31. State Water Resources Control Board
32. FEMA Flood Hazard Maps
33. Lake County Aggregate Resource Management Plan
34. 2010 Lake County Regional Transportation Plan, Dow & Associates, October 2010
35. California Department of Transportation (CALTRANS)
36. CalRecycle Solid Waste Information System
<http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>
37. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
38. Lake County Hazard Mitigation Plan, adopted February 2018
39. Agency Comments
40. Site Visit, including the 4290/4291 Inspection.