

OCT 03 2019



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STATE CLEARINGHOUSE

FINAL NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND INITIAL STUDY

PROJECT TITLE: Conditional Use Permit (CUP) 2019-10/Nanofarms (cannabis)

PROJECT LOCATION: The proposed Nanofarms Group Inc. project site is located approximately 26-miles southeast of the community of Charleston View (46 miles southeast of Pahrump, NV) and can be accessed by Nevada SR-160, to Sandy Valley Rd, Tuskegee Street, and Rose Mary St. The proposed project is located on private land owned by Sandy Prem 2 LLC, with an Assessor's Parcel Number of 048-350-15.

PROJECT DESCRIPTION: The applicant is applying for a CUP to develop the property for cannabis cultivation. CEQA analysis is required for CUPs in order for the Planning Commission to give final approval for the proposed cannabis cultivation. The proposed project site would cultivate a 160-acre parcel currently operating as a turf farm. The proposed project includes 85 acres of outdoor cultivation and a 50,000 ft² processing building. *Please note that this project is similar to another hemp cultivation project on the same lot.* The anticipated use for the property will begin with hemp cultivation (CUP 2019-07/Eco Holdings), to be followed by cannabis cultivation (CUP 2019-10/Nanofarms). Each use requires separate land use entitlements (CUPs) per Inyo County Code. The Nanofarms project would eventually construct gable style greenhouses, each with a cultivation space of 5,000 ft². The cultivation will occur 300 feet back from each property line, per Inyo County Code. The entire site is disturbed, as a result of the operation of a turf farm, the existing utility poles, a well, and unpaved service roads.

FINDINGS:

- A. The proposed project is consistent with goals and objectives of the Inyo County General Plan.

The goal of this project is to allow for a cannabis cultivation & manufacturing operation. The project is consistent with the General Plan designation of Agricultural (A) as it provides for the production of "food or fiber on a regular and sustained basis" with accompanying "agricultural processing facilities." The (A) General Plan designation is compatible with the existing Open-Space (OS-40) zoning designation. It is also compatible with the General Plan's Conservation and Open Space Element's Goal Agriculture (AG) 1.0: Provide and maintain a viable and diverse agriculture industry in Inyo County. The applicant is proposing to grow cannabis. This activity is consistent with Goal AG 1.0, as it provides for a more diverse agriculture industry than currently exists in the County.

- B. The proposed project is consistent with the provisions of the Inyo County Zoning Ordinance.

The proposed project is a CUP to allow for the commercial cultivation of cannabis. The OS-40 zone allows for commercial cannabis cultivation with a CUP as long as the project can meet the 300-foot setback requirement. The Open Space zone, within its purpose statement, says that it is established to: encourage the protection of mountainous, hilly upland, valley, agricultural, potential agricultural, fragile desert areas, and other mandated lands from fire, erosion, soil destruction, pollution and other

detrimental effects of intensive land use activities. This project will bring more agriculture activities to the county and is proposed to be conducted outdoors, using drip or pivot irrigation.

- C. Potential adverse environmental impacts will not exceed thresholds of significance, either individually or cumulatively.

The proposed cannabis cultivation area is within the pre-disturbed circumference of an existing turf farm. As this land has been developed for agriculture, with irrigation, pesticides, and swathing of crops being part of the day-to-day operation of the previous agricultural business, Planning staff has reviewed the proposed cannabis operation and determined that Conditional Use Permit 2019-10/Nanofarms does not have the potential to cause environmental impacts that exceed thresholds of significance, either individually or cumulatively. It is worth noting that the current turf farm operation, regardless of its water intensity, was permitted to operate without any special use permits, as a principle permitted use, under the Inyo County land use designation of Open Space.

- D. Based upon the environmental evaluation of the proposed project, the Planning Department finds that the project does not have the potential to create a significant adverse impact on flora or fauna; natural, scenic and historic resources; the local economy; public health, safety, and welfare. This constitutes a Mitigated Negative Finding for the Mandatory Findings required by Section 15065 of the CEQA Guidelines.

Mitigation will be built into the project, as conditions of approval for the proposed future cannabis cultivation use, in the following ways:

Aesthetic: The owner or his agent will adhere to Inyo County's General Plan Visual Resources requirement (VIS-1.6-Control of Light & Glare), which requires all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward (i.e., lighting shall not emit higher than a horizontal level) and are fully shielded.

Air Quality: The owner or his agent will be required to follow best management practices to control for dust and odors & will consult with the Great Basin Air Pollution Control District to minimize potential air quality effects from the cannabis crop's VOC emissions (Terpenes). The applicant shall employ a fogging system, as described in section III(a) and III(e) of the final CEQA document. This system will line the perimeter of the farm with nozzles, which will turn on during the plants flowering period when system monitors detect wind speed and direction that might carry odors from the crop. In addition, the applicant shall consult with the Great Basin Unified Air Pollution Control District regarding a possible Conservation Management Practice Plan OR secondary source requirements, as discussed in the communication between the Great Basin Unified Air Pollution Control District and the project manager on August 15, 2019, to minimize fugitive dust from construction.

Geology & Soils: The owner or his agent shall consult with the Inyo County Environmental Health Department and use portable toilets to manage sewage waste; the portable toilets will be hauled away weekly to a company contracted RV dump station, to dispose of sewage. Once the processing facility has been constructed in a later project phase, indoor bathrooms will replace portable toilets. The applicant shall consult the Inyo County Environmental Health Department during the building process to make sure the septic system is compliant with County code. The applicant shall consult the Inyo County Environmental Health Department during the building process to make sure all pesticide and fertilizer use, storage and disposal conform with the County's requirements.

Hydrology & Water Quality: To manage dust and erosion, the applicant shall apply for a Stormwater Pollution Prevention Plan (S.W.P.P.P) as indicated in section VI(b) and IX(c) of the final CEQA document. The current well may be used for agricultural purposes; however, the applicant will work with the Inyo County Environmental Health Department when constructing a well for domestic use (processing facility).

Additional information is available from the Inyo County Planning Department. Please contact Project Planner Cathreen Richards (760-878-0447) if you have any questions regarding this project.



Cathreen Richards
Director, Inyo County Planning Department



Date

INYO COUNTY PLANNING DEPARTMENT

CEQA APPENDIX G: INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

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, 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 issues.



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INYO COUNTY PLANNING DEPARTMENT

APPENDIX G: CEQA INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

- 1. Project title: Conditional Use Permit (CUP) 2019-10/Nanofarms**
- 2. Lead agency name and address: Inyo County Planning Department, 168 N. Edwards St., P.O. Drawer L, Independence, CA 93526**
- 3. Contact person and phone number: Steve Karamitros, Senior Planner, (760) 878-0268.**
- 4. Project location: The proposed project is located approximately 26-miles southeast of the community of Charleston View (46 miles southeast of Pahrump, NV) and can be accessed Nevada SR-160 south, Sandy Valley Rd west, Tuskegee Street, and Rose Mary Ln. The proposed project is to be located on a 160-acre lot of private land owned by Sandy Prem 2 LLC, with Assessor's Parcel Number 048-350-15.**
- 5. Project sponsor's name and address: Nanofarms Group Inc., 1961 Main Street PMB # 146, Watsonville, CA 95076.**
- 6. General Plan designation: Agricultural (A).**
- 7. Zoning: Open Space- 40 acre minimum (OS-40).**
- 8. Description of project: The project proposes to harvest roughly 95 acres of cannabis plants. The project site is located on one, privately owned, 160-acre parcel.**
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The property is surrounded primarily by previously disturbed land consisting of desert scrub. There are a few scattered low density residential properties about 1.5 miles to the east in Sandy Valley, Nevada. The closest developed area is the community Pahrump, Nevada, approximately 26-miles to the north. The closest residential area is Sandy Valley, Nevada, a sparsely populated unincorporated community about 2 miles to the northeast.**

Location:	Use:	Gen. Plan Designation	Zoning
West	Vacant (BLM)	State & Federal Lands (SFL)	Open Space-40 acre minimum (OS-40)
North	Vacant (BLM)	Agricultural (A)	Open Space-40 acre minimum (OS-40)
East	Vacant private property	Agricultural (A)	Open Space-40 acre minimum (OS-40)
South	Vacant (BLM)	Agricultural (A)	Open Space-40 acre minimum (OS-40)

10. Other public agencies whose approval is required: Inyo County Environmental Health Department and the Inyo County Public Works Department.

11. 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, has consultation begun?

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 21083.3.2.) 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.

In compliance with AB 52, SB 18, and Public Resource Code Section 21080.3.1(b), tribes identified as being local to Inyo County, were notified via a certified letter on June 5, 2019 about the project and the opportunity for consultation on this project. The tribes notified were as follows: the Twenty-Nine Palms Band of Mission Indians, the Big Pine Paiute Tribe, the Bishop Paiute Tribe, Cabazon Band of the Mission Indians, the Fort Independence Paiute Tribe, Lone Pine Paiute-Shoshone Tribe, the Shingle Springs Band of Miwok Indians, the Timbisha Shoshone Tribe, and the Torres Martinez Desert Cahuilla Indians.

Inyo County received has not received any letters requesting consultation.

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

DETERMINATION: (To be completed by the Lead Agency) 0238

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.



Steve Karamitros, Senior Planner
Inyo County Planning Department

10-3-2019
Date

INYO COUNTY PLANNING DEPARTMENT ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

No, the proposed project is on land that has been used as a turf farm. The land was cleared of all botanical and wildlife prior to this permitted use. There are several other privately owned lots, within the vicinity, with similar agricultural uses, such as alfalfa production. Security fencing will be installed and all lighting for the operation Inyo County's General Plan Visual Resources requirement (VIS-1.6-Control of Light & Glare), which requires all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward (i.e., lighting shall not emit higher than a horizontal level) and are fully shielded. There are no major sensitive receptors nearby: the community of Sandy Valley, Nevada, is nearly 2 miles away; and most viewer groups that might see the proposed cannabis cultivation site would those transporting material to or from the project site. The closest highway is SR 160, approximately 18 miles to the north.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No, the proposed site will not impact scenic resources, as the land is an operating turf farm. The project area is characterized by tan colored soil with low-lying scrub that creates a stark homogenous desert landscape. Views of the hills located to the east will have less than significant impacts. It should also be noted that the hills located to the east are scarred with old roads and mines and do not offer significant scenic resources.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

No, the cannabis field would be visible to other farming areas directly to the east, but the location and surrounding area of the proposed project are currently covered in desert scrub and several unpaved access roads. The gable houses will be built and interconnected until all 85 acres are covered. Each greenhouse has 5,000 ft² of growing capacity. The processing facility will be roughly fifty thousand square feet, and will be the first structure built. The applicant will be required to follow Inyo County General Plan Policy VIS-1.6 that requires ' all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward (i.e., lighting shall not emit higher than a horizontal level) and which are fully shielded. There are no significant scenic resources in the area to impact; therefore, the proposed project will not substantially degrade the existing visual character or quality of the site or its surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The closest group of receptors to the project, who could potentially be effected, is the community of Sandy Valley, Nevada, located approximately 2 miles from the site. The proposed project, being an outdoor cannabis field, will not be visible from this residential community. The project will still be required to follow Inyo County's General Plan Visual Resources -VIS-1.6 Control of Light and Glare - which states that 'The County shall require that all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward (i.e., lighting shall not emit higher than a horizontal level) and which are fully shielded... '

II. AGRICULTURE AND FOREST RESOURCES: 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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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. Would the project:

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?

No, the project does not convert prime farmland, unique farmland, or farmland of Statewide importance to non-agricultural use and is in fact, an agriculture use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No, there are no conflicts with zoning for agriculture nor will the project cause rezoning of Forest Land. There are no Williamson Act Contracts in Inyo County. The project is for the cultivation of cannabis products, an agriculture use.

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))?

No, the proposed project site does not include forest land or timber land.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No, the proposed project site will not affect forested land or impact any land use designated for that purpose.

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?

No, the proposed project site would not convert farmland from to a non-agricultural use. The project is for the cultivation of oils extracted from cannabis plants, an agriculture use.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

No, the project will not obstruct air quality plans in Inyo County or California and the project will be required to follow best practices for dust control and odors. Dust from the operations will be minimal and primarily from vehicle use. The project proponent shall work with the Great Basin Air Pollution Control District (GBAPCD) to design the operation in such a way as to minimize potential air quality effects from the cannabis crop's VOC emissions (Terpenes). The proposed project will use a fogging system: water gets mixed with an odor-neutralizing chemical and is then forced through nozzles at high pressure. The water instantly evaporates, leaving

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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the chemical in the air to attract and neutralize any cannabis smells (terpenes). This system will line the perimeter of the farm with nozzles, which will turn on during the plants flowering period when system monitors detect wind speed and direction that might carry odors from the crop. In addition, the applicant shall consult with the GBAPCD, per their request following the review of this draft document, regarding a possible Conservation Management Practice Plan for this "outdoor" operation.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No, the proposed project will be in compliance with current air quality standards.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

No, there will be short-term construction equipment impacts from dust and exhaust emissions, but the GBAPCD considers these construction emissions to be less than significant. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approximately 130-miles northwest of the project site. The temporary nature of the construction and best practices for dust control and emissions being followed will cause the project to be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

No, existing sensitive receptors consist of a scattered residences roughly 2 miles to the northeast. There are no hospitals or other non-residence sensitive receptors in the area. The business operation is in a rural area where traffic volumes related to delivery and maintenance will be negligible.

e) Create objectionable odors affecting a substantial number of people?

No, the project will naturally result in odors from cannabis cultivation, but these odors will be minimized through project design approved by the County Environmental Health Department, and the GBAPCD. Best management practices and crop applications will lower odors to a less than significant effect for sensitive receptors living within 2 miles of the project area. The proposed project will use a fogging system. Natural, biodegradable ingredients are injected into a high-pressure fog system, where they are mixed with water and forced through nozzles at high pressure, creating billions of atomized droplets that attach to and eliminate noxious odors, including the pungent odor associated with flowering cannabis plants. This system will line the perimeter of the farm with nozzles, which will turn on during the plants flowering period when system monitors detect wind speed and direction that might carry odors from the crop. Please also note, this is not a masking effort. It eliminates the molecules that contain the odor. These odor control systems have been built into project design as conditions of approval for the Conditional Use Permit.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Presence/Absence of species database searches were conducted with US Fish & Wildlife (ECOS), and the California Natural Diversity Database (CNNDDB). This research showed no special status species are located in the project area. A CNNDDB query was performed to encompass a radius of "twelvemile" USGS quad, to identify special-status plant and wildlife species that could potentially be found in the project impact area. This query found the following species: plant, Utah beardtongue, Penstemon utahensis, three-awned grama, Bouteloua trifida, Goodding's phacelia, Phacelia pulchella var. goodingii, forked buckwheat, Eriogonum bifurcatum. These plant species were recorded approximately 1.25 miles from the proposed project site. As stated above, the proposed project site has been cleared of plant and animal habitat for agricultural production. No impacts to critically listed plant

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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or animals are expected. All cultivation will occur within the roughly one hundred acres of cultivated turf farm and the associated cleared area surrounding the irrigation pivot.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

No, there is no identified riparian habitat on the project site based on the USFWS National Wetlands Inventory Mapping Tool, or in close proximity, that would be affected by the project.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No, there is no identified wetlands on the project site based on the USFWS National Wetlands Inventory Mapping Tool, or in close proximity, that would be affected by the project.

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?

Presence/Absence of species database searches were conducted with US Fish & Wildlife (ECOS), and the California Natural Diversity Database (CNDDB). This research showed no special status fish or wildlife species, or migratory wildlife corridors, to be located in the project area. The proposed project site has been cleared of plant and animal habitat for agricultural production. No impacts to critically listed plant or animals are expected.

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

No, the proposed project site is not within an area with special local policies or ordinances related to it.

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?

No, the proposed project does not conflict with any local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No, the project will not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No, the project will not cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5. No archaeological resources have been identified in any records of the site or immediate surrounding area. Should any archaeological or cultural resource be discovered on the site during any future development, work shall immediately desist and Inyo

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County staff immediately be notified per Chapter 9.52, Disturbance of Archaeological, Paleontological and Historical Features of the Inyo County Code.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The proposed project sits on previously graded and tilled agricultural land. The proposed project, for cannabis cultivation, would not excavate deeper than any previous operation, so no paleontological resources are expected to be affected. The likelihood of finding subsurface paleontological resources in Inyo County, in this southeast section, is not well known. The land consists of mostly flat-lying sediments, thus natural erosion cuts through the sediments but does not penetrate deeply except in major stream channels, so the prior existence of subsurface and at-depth fossils is not readily available. Grow houses only require a pier footing for the columns with a maximum depth of 2.5 feet. No concrete slab for the structure is required. The proposed project property has no known paleontological resources, so the proposed project will not directly or indirectly destroy a unique paleontological resource.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

The Sandy Valley ranks low in buried resource sensitivity. No known human remains or burial sites are on the property. Refer to the response to V b) for the potential for archaeological resources. While unlikely, human remains are a potential archaeological resource, and will be handled similar to other archaeological resources, as outlined in V b).

VI. GEOLOGY AND SOILS: Would the project:

a) Expose people or structures to 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.

There are no faults or fault zones identified in the area per the Alquist-Priolo maps as produced by the CA Division of Mines and Geology.

ii) Strong seismic ground shaking?

Because no active or potentially active faults are mapped or known to occur within the vicinity of the Valley project area, ground rupture hazards are low and associated potential impacts are less than significant.

iii) Seismic-related ground failure, including liquefaction?

Potential ground failure remains low in areas of exposed or shallow bedrock. Seismic-related failure is not expected at the proposed project location.

iv) Landslides?

The project area exhibit primarily level topography, with the proposed facility built on a slope of less than five percent. Steeper natural or manufactured slopes subject to landslides and other types of slope failure are not expected to occur within the project area.

b) Result in substantial soil erosion or the loss of topsoil?

The proposed project will result in the disturbance of soil for cannabis cultivation. The presence of crops and drip irrigation of the soil will help to reduce the loss of topsoil or erosion. For erosion control and dust mitigation during construction, a Notice of Intent (N.O.I.) will be filed with the State of California (Regional Water Quality Board) and a Storm Water Pollution Prevention Plan (S.W.P.P.P) will be prepared and submitted to the State. The S.W.P.P.P. will provide exhibits and language for Best Management

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Practices (B.M.P.'s) during construction and will also provide details for testing of site water runoff. The N.O.I. and S.W.P.P.P. is usually prepared during the construction document phase and will be implemented during the different phases of construction.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No, the project properties are not located on a geologic unit or soil that is unstable.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No, the proposed project is not located in an area with a known expansive soil type.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The applicant has worked with the Inyo County Environmental Health Department. The proposed project would utilize portable toilets for bathroom use for employees. No underground waste disposal system is planned at this site. The toilets will be attached to trailers that will return weekly to a company contracted RV dump station, to dispose of sewage. No impacts to soils are expected from waste disposal. Once the processing facility is completed, the applicant will work with the County Environmental Health Department to submit plans for construction of their on-site septic system for domestic waste. Cannabis will initially be planted in raised soil beds in the ground. Fertilizer use will be minimized by plant density, which will increase uptake of nutrients at a shallow level of the soil column, due to the crowding of the root systems. The second phase of the project will utilize five gallon plastic pots, which will use coir or coconut husks as the grow medium. This medium will prevent the crop from interacting in the soil. Once the processing facility is completed, the applicant will work with the County Environmental Health Department to submit plans for construction of their on-site septic system for domestic waste.

VII. GREENHOUSE GAS EMISSIONS:

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No, the proposed project will not generate greenhouse gas emissions that will have a significant impact. Temporary farm-operation-related emissions may occur (the use of heavy equipment for maintenance or shipment of crop material to and from the site), but this will not significantly impact the environment.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No, the proposed project will not cause conflicts with a plan, policy or regulation adopted for the purpose of reducing greenhouse gasses.

VIII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No, the proposed project will produce a small amount of waste associated with plant refuse material. Fertilizers and nutrients will either be mixed into the soil prior to planting or be injected into irrigation pivots. Premix micronutrients, mycorrhizae and inoculants, amino acid, humic acid and kelp are organic fertilizer alternatives that would limit impacts to soils. Drip irrigation will deliver

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nutrients directly to the root zone minimizing effects to the soil column and improving the cannabis plants' overall health. Drip irrigation will prevent drift or overspray of organic pesticides. Stock fertilizer tanks will be integrated with the automated irrigation system to control for the exact amount of nutrients to be delivered to the root system. It is anticipated that hydroponic planting, in a soilless five gallon containerized in pots, will be used for this project. No effects to public or environmental health are expected from this project.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No, the nature of the proposed project will not create significant hazards to either the public or the environment. The applicant will be using some pesticides and fertilizers as part of the growing operations. The project is being conditioned upon the design of a pesticide and fertilizer use, and storage and disposal plan approved by the Inyo County Environmental Health Department. Pesticides and fertilizers will be contained in stock tanks, separated from the area of cultivation and the processing building in their own built structure, and irrigation samples constantly monitored. Calibrated and automated irrigation will guarantee that the precise amount of nutrients is delivered, with minimal excess in drainage. Excess fertilizer in drainage will be reused. The hydroponic nature of the cultivation, in an organic media made from coconuts, will limit the underlying soil exposure to pesticides and fertilizers.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No, the proposed project is not within one-quarter mile of an existing or proposed school, nor will it emit hazardous emissions, or handle acutely hazardous materials, substances or waste.

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?

No, the proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There are no DTSC sites mapped within or adjacent to the project area and no additional sites are identified in the site vicinity on Geotracker and EnviroStor databases (SWRCB 2014, DTCS, 2014).

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 for people residing or working in the project area?

The project is not located within an airport land use plan or near a public airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No, the proposed project is not located in the vicinity of a private airstrip and poses no danger to anyone working at the proposed project site.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No, the proposed project will not physically interfere with an adopted emergency plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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No, risk of loss, injury and death involving wildland fires is minimal from this project. Fire risks are moderate at the project site, and no areas in proximity can be considered urbanized. Land surrounding the project site is sparsely vegetated with desert scrub. While a handful of residences are in proximity, the desert scrub is a lower hazard than most wildland habitats, and the proposed project does little to add to the wildfire risk in the area. Future development of the site will be subject to the California Building Standards which include Wildland-Urban Interface building requirements as well as requirements for a defensible space around any development. The risk of loss, injury or death involving wildland fires is less than significant at this site, and any potential risk is further mitigated by compliance with California Building Standards.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge requirements?

No, the project will not violate any water quality standards or waste discharge requirements. The applicant will coordinate with Inyo County's Environmental Health Department, as well as the Regional Water Quality Board, to determine what is required in terms of the NPDES/SWPPP process (waste discharge requirements for the project), based on regulatory criteria and site characteristics (soils, slopes, etc.). It is anticipated that hydroponic planting, in a soilless medium containerized in pots, will be used for this project. Drain runoff from the pots will be captured and excessive fertilizer runoff will be reused on the crops. No effects to public or environmental health are expected from this project.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No, the proposed project is located in the Middle Amargosa Valley Groundwater Basin. This is an area of 390,000 acres, with water bearing strata consisting of a roughly 900 foot sequence of younger unconsolidated alluvial deposits and underlying older alluvium. Ground water pumping will occur at the facility using the pre-existing well, but water use (with drip or pivot irrigations) will be less than previous agricultural endeavors (alfalfa/turf farm). The projected water load is 125 – 175 acre feet per month. Current use for turf farming is about 185 – 225 acre feet per month.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No drainage patterns will be altered by this project.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?

No, potential impacts related to flood hazards for the area are less than significant.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No, the project is not anticipated to generate substantial additional surface flows. Impacts related to capacity of existing or planned storm drain systems are expected to be less than significant. Drip and or pivot irrigation will ensure that there is enough stormwater drainage capacity and a minimal amount of runoff.

f) Otherwise substantially degrade water quality?

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No, there will be less than significant effects to water quality. There will be no nutrient or pesticide runoff from crop production. There is an existing well onsite that will be used for agricultural purposes. When construction begins on the planned processing building, a new well will need to be drilled for domestic use in that facility. The consultant shall consult with the Inyo County Public Health Department when designing the new septic system for domestic water use.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No, the proposed project is not in a 100-year flood hazard area.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No, the project is not in a 100-year flood hazard area.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No, the proposed project site is not in an area subject to flooding due to the failure of a levee or dam. Average annual rainfall in this area is 6-inches.

j) Inundation by seiche, tsunami, or mudflow?

No, the proposed project site is not in an area subject to seiches, tsunamis, or mudflows.

X. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community?

No, the proposed project does not physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No, the applicant is requesting a conditional use permit to grow cannabis, which is required by the County's zoning code. The project site is located in the Open Space Zone and Agricultural General Plan designation, both of which allow for agriculture uses.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No, the proposed project will not conflict with any habitat conservation plan or natural community conservation plan. The project site is located on a previously disturbed area used for agricultural purposes.

XI. MINERAL RESOURCES: Would the project:

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?

No, the project makes use of underdeveloped land and no known mineral resources are located on it. No extraction of mineral resources is being foregone by this project.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local

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general plan, specific plan, or other land use plan?

There are no locally-important mineral resources being foregone as a result of this project.

XII. NOISE: Would the project result in the:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No, there will be some construction noise related to clearing and seeding, and engine noise from trucks doing delivery or distribution of agricultural material. This noise is unlikely exceed highway noise. The Occupational Safety and Health Administration (OSHA) allows for decibels of 90 for an 8 hour day and 100 for a limit of 2 hours. Effects to sensitive receptors will be minimized with construction during daytime business hours. The proposed construction of the processing building and grow houses will prohibit loud, unnecessary, or unusual noise, which injures or endangers the health, peace, or safety of others. Construction activities will be limited to 7 am – 10 pm. No construction will occur on Sundays.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No, exposure to noise levels will be primarily airborne, and groundborne vibrations if any would be brief.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No, noise levels will be minimal due to the nature of the project. Ambient noise produced from trucks going to and from the facility will not likely be detected by local receptors, and will not exceed pre-existing traffic noise already in the vicinity. Noise from maintenance will be minimal and infrequent.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No, noise levels at their maximum, created by the proposed project, will not substantively increase the noise levels already found in the vicinity. The nature of the noise will most likely be from transport and maintenance vehicles or farming equipment.

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 expose people residing or working in the project area to excessive noise levels?

No, the proposed project is not located within an airport land use plan, or within 2-miles of a public airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No, the proposed project is not within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial 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)?

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The proposed project is not likely to induce population growth. The proposed cannabis farm will require only 6 employees on site. Given the lack of residential infrastructure and services (including a lack of emergency services and utilities) growth will not be induced from the project.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not displace existing housing or create a situation where replacement housing will be necessary. It is in an area of very sparse residential development.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not displace people, or create a situation where replacement housing will be necessary. It is in an area of very sparse residential development.

XIV. PUBLIC SERVICES: Would the project:

a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The facility shall be compliant with County ordinance & California Fire Code Section 906 and NFPA 10. All portable fire extinguishers shall be located in high visibility areas where travel distances between extinguishers does not exceed 75'. Extinguishers shall be inspected monthly & serviced by a licensed fire extinguisher technician. Photoelectric smoke sensors will serve as smoke detection devices.

Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new police protection services will be required because of this project.

Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new school service will be required because of this project.

Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new parks will be required because of this project.

Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not create a need for additional public services.

XV. RECREATION: Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not increase the use of existing recreational facilities. No portion of this project anticipates any change in the level of service required.

b) Does the project include recreational facilities or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No, the proposed project does not include, nor will it cause, a need for an increase in parks or other recreational facilities that might have an adverse physical effect on the environment.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No, the proposed project will not cause a significant increase the existing traffic load. The project is approximately 18 miles from Nevada SR 160, accessed via local roads (Tuskegee St., State Line Rd, and Rose Mary Ln). The occasional distribution and delivery trucks, and staff vehicles entering and exiting the project, will not put undue burden the existing transportation facilities.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No, the LOS on the county's roads should not be affected individually or cumulatively by the proposed project. The proposed project will not result in an increase in traffic that would impact the level of service for either Nevada SR-160 or local roads in proximity to Sandy Valley, Nevada.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No, the proposed project will not result in changes to air traffic patterns or increased traffic that could result in substantial safety risks.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed project will not result in any design features for transportation that increase hazard. Autos and trucks will be accommodated on a parking lot on the project site.

e) Result in inadequate emergency access?

No, access to the facility is provided by the development's existing streets. At no time shall staff, visitors, vendors, or contractors park in such a way as to hinder emergency access.

f) Result in inadequate parking capacity?

The Cannabis Ordinance requires that the project's applicant provide for the parking needs of the facility on site.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No, the proposed project will not significantly increase traffic, and therefore, will not affect public transit, bicycle, or pedestrian facilities. Because of the extremely remote nature of the project location, few alternative transportation opportunities exist, but those that do would be unchanged by this project.

XVII. TRIBAL CULTURAL RESOURCES -- Would the project:

Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section

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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:

- 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

No, the proposed project does not encompass a resource eligible for listing in the California Register of Historical Resources, or in a local register or historical resources as defined in Public Resource Code section 5020.1(k). If any archaeological or cultural resources are discovered on the site, work shall stop and Inyo County staff shall be immediately notified per Chapter 9.52, Disturbance of Archaeological, Paleontological and Historical Features of the Inyo County Code. Local tribes and tribes that have notified Inyo County that County lands are within the geographic area that is traditionally and culturally associated with their tribe were notified about this project through the request for Tribal Consultation process. The Shingle Springs Band of Miwok Indians have replied to say that there were no known cultural resources of the tribe located at this site, and to please focus on other groups that may have significant cultural places in the area. No formal requests for consultation were received.

- 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No, the proposed project does not encompass a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of the Public Resource Code section 5024.1. See also the response to XVII a)

XVIII UTILITIES AND SERVICE SYSTEMS --

Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No, the proposed project will be built in conformity to the standards set by the Inyo County Department of Environmental Health, as well as the Lahontan Regional Water Quality Control Board.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No, the proposed project would not result in the construction of new or expanded water or wastewater treatment facilities.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No, the proposed project will not require new or expanded storm water drainage facilities.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

All necessary water for the project will be pumped on site. The proposed Conditional Use Permit will not result in a need for new entitlements of water resources. Current principle uses for the project site, under the County's "Open Space" designation, includes more water-intensive land uses [such as "farms and ranches for orchards, vineyards, field and truck crops, nurseries, greenhouses, vegetables, flower gardening and other enterprises carried on in the general field of agriculture," (ICC section 18.12.020)] than is

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currently being proposed. Projects that could be approved under conditional use, with Planning Commission approval, include "feed lots, dairies or commercial ranches for the raising of poultry, pigs, goats or rabbits," (ICC section 18.12.040). Such land uses would require a greater water load than would the planned cannabis farm. Ground water pumping will occur at the facility using the pre-existing well, but water use (with drip or pivot irrigations) will be less than previous agricultural endeavors (alfalfa/turf farm). The projected water load is 125 – 175 acre feet per month. Current use for turf farming is about 185 – 225 acre feet per month.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No, the proposed project's wastewater treatment will not unduly burden the commitments of any potential treatment provider. Wastewater disposal will utilize portable toilets/trailers, provided onsite & serviced weekly at a local RV dumping station, to accommodate sewage needs for the project, per Inyo County Environmental Health Department requirements

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The proposed project will not create a need for additional solid waste capacity. Solid waste needs for the project will be minimal. Most of the volume of solid waste (biomass refuse).

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The proposed project and any future development will comply with Inyo County's solid waste standards, as required by the Inyo County Department of Environmental Health.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No, the project will not impact or degrade the quality of the environment. Impacts to resources on the project area can be mitigated to less than significant impacts. Mitigation measures will be written into the Conditions of Approval for the permit & include the following: the operator shall follow the County's visual policy related to light and glare; sewage disposal & odors will be incorporated into the Conditions of Approval for the proposed cannabis project: portable toilets/trailers will be provided onsite & serviced weekly at a local RV dumping station to accommodate sewage needs for the project, per Inyo County Environmental Health Department requirements; the applicant will work with the Great Basin Unified Air Pollution Control District to develop farming practices or crop applications that control for VOC emissions from the crops (terpenes) that cause odors; the applicant shall adhere to all requirements set by the Lahontan Regional Water Quality Control Board pertaining to irrigation discharge and management.

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)?

No, the proposed project does not have impacts that are individually limited, but cumulatively considerable. Due to the sparseness of the natural environment and previous disturbance on the parcel (turf farm) this location is well suited for the proposed cannabis cultivation. Please note, the parcel being considered for use is currently a turf farm. It will then be converted to either hemp or

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cannabis production, based on the developer. Ultimately, whether hemp or cannabis, the proposed project would reduce water use over time, rather than create adverse cumulative impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No, the proposed project has no known environmental effects which will cause substantial adverse effects on human beings either directly or indirectly. The proposed project would not adversely impact the residential area in Sandy Valley, Nevada.

