



Planning Department
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DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND
INITIAL STUDY

PROJECT TITLE: Conditional Use Permit (CUP) 2020-06/Pinnacle Cannabis

PROJECT LOCATION: 1550 Trona Wildrose Road

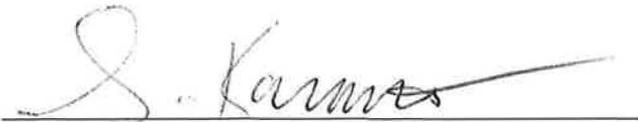
PROJECT DESCRIPTION: The proposed project is for a cannabis microbusiness license, including cultivation, non-volatile manufacturing, distribution, and non-storefront retail delivery. This project includes (3) 320 ft² storage buildings, (6) 10,000 ft² cultivation greenhouses, (1) 3,000 ft² mother greenhouse, and (2) 3,000 ft² metal buildings for manufacturing volatile and non-volatile products.

FINDINGS:

- A. The proposed project is consistent with the goals and objectives of the Inyo County General Plan.
- B. The proposed project is consistent with the provisions of the Inyo County Zoning Ordinance.
- C. Potential adverse environmental impacts will not exceed thresholds of significance, either individually or cumulatively.
- 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 Negative Finding for the Mandatory Findings required by Section 15065 of the CEQA Guidelines.

The 30-day public & State agency review period for this Draft Negative Declaration will expire on August 12, 2021. Inyo County is not required to respond to any comments received after this date.

Additional information is available from the Inyo County Planning Department. Please contact Project Planner if you have any questions regarding this project.



Name

7-13-21

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: CUP 2020-06/Pinnacle Cannabis
2. Lead agency name and address: Inyo County Planning Department, PO Drawer L, Independence, CA 93526
3. Contact person and phone number: Steve Karamitros: 760-878-0268
4. Project location: 1550 Trona Wildrose Rd, north of the community of Trona, in southern Inyo County.
5. Project sponsor's name and address: James Chester, 9303 Vistoso Way, Bakersfield, CA 93312
6. General Plan designation: General Industrial (GI)
7. Zoning: General Industrial & Extractive (M1)
8. Description of project: The proposed project is for a cannabis microbusiness license, including cultivation, non-volatile manufacturing, distribution, and non-storefront retail delivery. This project would require (3) 320 ft² storage buildings, (6) 10,000 ft² cultivation greenhouses, (1) 3,000 ft² mother greenhouse, and (2) 3,000 ft² metal buildings for manufacturing volatile and non-volatile products. There will be approximately 1.5 to 2.0 acres of disturbance on the 15-acre, northeast section of APN #: 038-300-07.
9. Surrounding land uses and setting: The proposed cannabis cultivation project area is dominated by vacant land, with heavy historical use, including as a racetrack. The terrain is flat and covered with degraded saltbush scrub.

Location:	Use:	Gen. Plan Designation	Zoning
Site	Vacant	(GI) Light Industrial	(M1) General Industrial & Extractive
North	Vacant	(GI) Light Industrial	Open Space-40 acre minimum (OS-40) & (M1) Gen. Industrial & Extractive
South	Vacant	State & Federal Land (SFL)	Open Space-40 acre minimum (OS-40)
East	Vacant	State & Federal Land (SFL)	Open Space-40 acre minimum (OS-40)
West	Vacant	State & Federal Land (SFL)	Open Space-40 acre minimum (OS-40)

10. Other public agencies whose approval is required: Inyo County Building and Safety, Inyo County Environmental Health, Inyo Mono Agricultural Commission.

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? Inyo County started the 30-day Tribal Consultation opportunity period, according to Public Resource code section 21080.31, by sending out certified written notices on September 18, 2020 inviting the Tribes to consult on the project. It described the project and location. The tribes that were notified are: Big Pine Tribe of Owens Valley, Bishop Paiute Tribe, Fort Independence Indian Community of Paiutes, Lone Pine Paiute-Shoshone Tribe, Timbisha Shoshone tribe, Twenty-Nine Palms Band of Mission Indians, Cabazon Band of Mission Indians and the Torrez Martinez Desert Cahuilla Indians. Since no comments have been provided and no formal consultation meeting date requested, staff is submitting this Negative Declaration for a 30-day review and comment period. The County will continue to be open to consultation with the Tribe during this period. If the Tribe does not provide comments or schedule a formal consultation meeting within this 30-day period, the County, per Public Resources Code 21082.3 (d)(2) will consider the consultation process complete and certify the Negative Declaration of Environmental Impact.

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.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

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.

S. Kumar
Name

7-13-21
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, project's (3) 320 ft² storage buildings, (6) 10,000 ft² cultivation greenhouses, (1) 3,000 ft² mother greenhouse, and (2) 3,000 ft² metal buildings for manufacturing volatile and non-volatile products. These structures will likely be noticeable from Trona Wildrose Rd. & Trona Airport Rd., but will not affect the overall scenic quality of the area or a particular scenic vista.

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

No, there are no scenic resources other than views of the desert landscape and surrounding mountains. There are no trees, rock outcroppings or historic buildings, nor is the project located within a scenic highway corridor.

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?

No, the project's buildings will be noticeable from Trona Wildrose Rd. & Trona Airport Rd., but will not affect the overall scenic quality of the area or a particular scenic vista. The project will not affect the overall scenic integrity of the area, as the views would be from a considerable distance. The proposed buildings would not exceed 23-feet, well below the 40-foot allowed height.

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

No, the project is required to meet State regulations, and County General Plan policy, related to light and glare; therefore, the project will not affect day or nighttime views.

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 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 is not located on farmland.

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

No, the project is not located on land zoned exclusively for agriculture. Inyo County has no Williamson Act contracts.

c) Conflict with existing zoning for, or cause

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 project is not located on timberland.

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

No, the project is not located on forestland.

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 project is not located on farmland.

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, there is not an air quality plan for the area in which the project is proposed.

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

No, there are no air quality standards being violated in the area for the area in which the project is proposed. The project area is located within the Great Basin Unified Air Pollution Control District. The primary source for Federal and State PM₁₀ (particulate matter 10 microns or less in diameter) is the Owens dry lake, located approximately 55-miles northwest of the project site. Dust from project operations will be minimal and primarily from employee vehicle use to and from the project site. Best management construction practices for fugitive dust abatement will keep emissions to a level below significance.

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, the project includes facilities for cannabis cultivation, manufacturing, distribution, and off-site retail sales. It is not within a non-attainment area for any criteria pollutants and none of the project components will release emissions that exceed ozone thresholds.

d) Expose sensitive receptors to substantial pollutant concentrations?

No, the cultivation component of the project will include the use of pesticides, fungicides, and fertilizers, but the use of these products will be regulated by the Inyo County Environmental Health Department and State regulations, ensuring that no employees are exposed to harmful pollutant concentrations. All pesticides, fungicides, and fertilizers will be stored in a locked, secured area, in their original containers, with labeling intact, dried chemicals stored above liquid chemicals, sealed, and above ground.

e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No, little odor is produced when working with cannabis distillate. All extractions will be done in a closed-loop ventilation system, with no gas escaping during the extraction process. Cannabis products will be stored in airtight containers and the project will employ air filtration systems to prevent odor from leaving the buildings. Odors will not be detectable outside the business premises.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

A Biological Assessment Report was prepared by an applicant-supplied biologist with Geode Environmental Inc. (Geode Environmental, April 2021, <https://www.inyocounty.us/services/planning-department/current-projects>). U.S. Fish and Wildlife Service (2008) & California Department of Fish and Wildlife maintain lists of animals and/or plants considered rare, threatened, or endangered, referred to as "special status species." For a total of 5.0 hours, between 10:15 and 15:15 hours on March 2, 2021, Ed LaRue surveyed the site. This entailed a survey of 40 transects, spaced at 10-meter intervals and oriented in an east-west direction throughout the 15-acre parcel. 10 zone of influence transects were surveyed for detection of burrowing owls at 30-meter intervals to the north and east, and were not performed to the south or west due to lack of habitat on fenced private parcels (Biological Resources Report, Figure 2). Copies of data sheets completed in the field and USFWS' (2019) pre-project survey data sheet are included in this report (Appendix C). As the site was surveyed, LaRue kept tallies of observable human disturbances encountered on each of the transects he surveyed. The results of this method provide encounter rates for observable human disturbances. All plant and animal species identified during the survey were recorded in field notes. Life history and occurrence information for rare species detected during the survey or reported from the region (CDFW 2021a) can be found in the Biological Resources Report.

Regulatory agency-designated special status species that were identified during biological surveys included American badger (*Taxidea taxus*) and kit fox (*Vulpes macrotis*). Crucifixion thorn (*Castela emoryi*), prairie falcon (*Falco mexicanus*), and desert bighorn sheep (*Ovis canadensis nelsoni*) were the other special-status species reported to the CNDDB. Emory's Crucifixion thorn has been reported 1.6 miles northwest of the subject property, where it was reported in creosote bush scrub in gravelly soils on an alluvial fan in 1980. This somewhat large shrub approaching tree stature should have been detectable if present along the survey transects, and is therefore deemed to be absent. There was no evidence of Burrowing owl on site. Those portions of the site that are vegetated by saltbush scrub are too densely vegetated to be suitable. Burrowing owls do not create their own burrows; rather they find existing burrows, which they may slightly modify in order to occupy. Typical existing burrows used by burrowing owls include abandoned kit fox dens, both active and inactive tortoise burrows, deeper badger digs, and inactive California ground squirrel burrows. No such burrows were found on site, and no sign of burrowing owl was found. Burrowing owls are presumed to be absent from the site. There are no suitable nesting substrates for Prairie falcons (cliff faces and other inaccessible areas) onsite and only marginal foraging habitat onsite. Site development would not have any adverse impacts on this species. The absence of diagnostic digs onsite is considered an indicator of relatively degraded habitat for American badgers. During the survey, a single badger dig was observed approximately 120 meters (400 feet) east of the site in less-degraded habitat (see Figure 2). It is a highly mobile species that would not be adversely affected by site development. As depicted in Figure 2, an inactive kit fox den was found about 168 meters (550 feet) north of the site. There was no evidence of kit foxes visiting the site, the one den that was found was inactive in less-degraded habitats to the north, so no impacts are expected from developing this site. According to CDFW (2021a), bighorn sheep have been reported in mountains located 14 miles southeast and 29 miles northwest. There is no likelihood that they would occur on the subject property.

No tortoise sign was found either onsite or in adjacent areas during this focused, protocol survey for the species (USFWS 2019). In March 2017, an adult tortoise was observed crossing a road approximately 4,000 feet west of the site, which was the only reported occurrence to the California Natural Diversity Database (CDFW 2021a). Based on the absence of tortoise sign on the subject property and in adjacent areas, and the extreme degradation of the site and adjacent areas to the south, west, and somewhat to the north, Ed LaRue concluded that Agassiz's desert tortoise to be absent from the subject property and action area. Also, there is no likelihood of wild tortoises entering the site from the west or south and limited likelihood from the north and east, either to pass through the site or establish residency. Although encounter rates for observable human disturbances included (in descending order of prevalence) 90 off-highway vehicle (OHV) tracks, 19 roads, 7 dump sites, and 3 domestic dog signs, these tallies do not capture the full extent of impacts that have occurred onsite for decades. OHV track tallies were suspended on the northern 15 of 40 transects because they were too common to tally and occurred in otherwise barren areas, devoid of native scrub. There are pits, and although only seven dump sites were tallied, there are dozens of debris piles comprised of metal objects like vehicle parts that were also not tallied but indicate that the site has been used for years as a "boneyard," for depositing materials that may or may not be used in the future. Collectively, historic and current uses are sufficient to have eliminated tortoises from the site and adjacent areas.

Mohave ground squirrel has been reported between 550 meters (1,800 feet) and 1,710 meters (5,620 feet) elevation from a wide range of habitats including creosote bush scrub, saltbush scrub, Joshua tree woodland, juniper woodland, and Mohave mixed woody scrub (U.S. Bureau of Land Management 2005). Although at 518 meters (1,700 feet) elevation, the site is well within the known elevational range of the species, there are absolutely no suitable habitats on the subject property to support the species. There is a relatively low level of diversity of native perennial plants, with six shrub species identified, but it is the degradation of the habitat that leads Ed LaRue to conclude Mohave ground squirrel is absent.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is a Riverine habitat, classified as a R4SBC, depicted in Figure 2, running from northwest to southeast through the southern part of the site. This feature has been so altered on the subject property as to be unrecognizable. It is nevertheless shown as a USGS-designated intermittent blue-line stream on the Trona East quadrangle. There are no biological components, like mesic-adapted plants, along this stream course that differentiate this water course from surrounding upland areas found throughout the remainder of the site.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is a Riverine habitat, classified as a R4SBC, depicted in Figure 2, running from northwest to southeast through the southern part of the site. This feature has been so altered on the subject property as to be unrecognizable. It is nevertheless shown as a USGS-designated intermittent blue-line stream on the Trona East quadrangle. There are no biological components, like mesic-adapted plants, along this stream course that differentiates this water course from surrounding upland areas found throughout the remainder of the site.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the taking of all birds and their active nests, including raptors and other migratory nongame birds (As listed under the Migratory Bird Treaty Act). Typically, CDFW requires that vegetation not be removed from a project site between March 15 and September 15 to avoid impacts to nesting birds. If project construction begins between March 15 and September 15, a qualified biologist shall survey all shrubs and structures within the project site for nesting birds, prior to project activities (including construction and/or site preparation).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, there are no local policies or ordinances protecting biological resources that pertain to the project site.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, there are no adopted habitat or conservation plans that affect the project site.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, a Phase I Cultural Resources Assessment was prepared for this project (Geode Environmental Inc., Cultural Resource Assessment, April 2021, <https://www.inyocounty.us/services/planning-department/current-projects>). This assessment included a cultural resource records search, pedestrian field survey, and Native American consultation and coordination per AB 52. Native American individuals and Tribes were contacted for their comments on potential impacts to Tribal Cultural Resources under AB 52 (Gatto, 2014). A cultural resource records search was provided on February 26, 2021. According to the Eastern Information Center results, four cultural resources reports have been previously completed within the Project area and its one mile-buffer. Four cultural resource surveys have also been identified within that same area – all of these resources are mapped outside of the Project boundaries.

Field survey investigations were initially conducted on March 6, 2021 by Shane Davis, M.A., RPA No. 17250, and were supervised by Alan Garfinkel Gold, Ph.D., RPA No. 989105. No shovel test pits were excavated within the proposed project footprint. The entire area of the Project was surveyed employing 5-10 meter transects within a mixed survey strategy. The ground surface visibility at the

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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time of the survey was 80-100%, due to occasional shrubs, bushes and modern debris. All areas were examined for the potential for cultural remains. Special attention was given to rodent holes, animal burrows, and exposed subsurface ground such as might be exposed in drainage channels. No pre-contact or historic cultural resources were encountered during the archaeological field survey. There was evidence of modern ground-disturbing activities and associated occupational debris; however, none of this was determined to be of historic significance.

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

In the unlikely event an archaeological or cultural resource is discovered on the site during any future development, work shall immediately stop and Inyo County staff shall immediately be notified per Inyo County Code (ICC) Chapter 9.52, Disturbance of Archaeological, Paleontological and Historical Features of the Inyo County Code. Construction activities shall be diverted until the significance of the find is assessed. If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. Therefore, the project will not cause an adverse change in the significance of an archaeological resource, if by chance one is discovered, pursuant to Section 15064.5.

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

No, there are no known human remains or burial sites on the parcels. 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. ENERGY: Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No, the microbusiness facility will use energy primarily for cultivation and manufacturing uses. It will not require large amounts of energy and is required to meet California Building Standards including Green and Title 24 Standards.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

No, although the project is located in one of the County's Southern Solar Energy Development Areas (SEDA), as identified by the Renewable Energy General Plan Amendment, it represents a very small percentage of that particular SEDA. The SEDA is 600 acres. The proposed project, when developed, would represent less than 0.5% of the entire southern SEDA, leaving plenty of land for subsequent solar energy development. In addition, the project property is zoned General Industrial & Extractive (M1), with a General Plan designation of General Industrial (GI). These land use designations are meant "for all types of manufacturing, warehousing, processing," which corresponds to the proposed project.

VII. GEOLOGY AND SOILS: Would the project:

a) Directly or indirectly cause 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.

No, the project site is not located within an Alquist-Priolo Geologic Hazard Zone (A-P Zone). The closest fault zone is located approximately 10-miles east.

ii) Strong seismic ground shaking?

No, the California Building Code ensures that structures be built according to required seismic standards, designed to withstand such events.

iii) Seismic-related ground failure, including liquefaction?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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No, the project site is not in an area known to be prone to ground failure.

iv) Landslides?

No, the project area is located in a small valley surrounded by stable rock formations. The proposed cultivation areas are located on a slope of less than five percent.

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

The proposed project will result in the disturbance of soil due to pre-construction grading for built structures. The cannabis cultivation will occur in pots on rolling benches & growing tables, avoiding soil erosion. Future development will require compliance with the California Building Standards that require Best Management Practices to be implemented to minimize erosion and keep all site materials from leaving the site.

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 California Building Code ensures that structures be built according to required seismic standards, designed to withstand such events.

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?

Soils within the project area consist of fine-grained, light brown-beige aeolian sands. The matrix was comprised of 90% sand, 10% gravel, ranging from pea-sized pebbles to melon-sized cobbles that are characterized as rounded and sub-angular. If any questions arise about the quality of the soil during the development of the property, the applicant/developer shall work with Inyo County's Building and Safety Department to employ the proper design standards that minimize potential risks associated with expansive soils.

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?

No, the project will require a County approved waste handling system, in the form of an underground septic system. Septic systems are common in the area and the soils are capable of supporting them. Any proposed septic system for the site shall be reviewed and approved by the Inyo County Environmental Health Department.

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

No, the project site does not include a unique paleontological or geologic feature.

VIII. 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 cannabis microbusiness will not generate greenhouse gas emissions that will have a significant impact. Temporary construction-related emissions will occur, but such dust related impacts will be minimized through best management practices.

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.

IX. 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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No, the project's cannabis cultivation activities will use fungicides, fertilizers, and pesticides. These materials will be stored in their original containers, in a building where they can be locked, secured, and stored above ground. The facility shall contain a designated hazardous materials holding and processing area to keep chemicals secured and segregated from the rest of the facility. All waste shall be rendered unusable and prepared for either compostable or non-compostable disposal. Any plant runoff, containing pesticides and herbicides, will be captured and removed, via a dedicated drainage conveyance, to a runoff tank. The tank shall be pumped into trucks and disposed of at an authorized disposal site in accordance with federal, state, and local regulations. In addition, fertilizers (nitrogen & phosphorus) will have limited exposure to the elements during movement/transport/disposal between storage and the greenhouses.

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 project's cannabis cultivation activities will use fertilizers and pesticides. The use of fertilizers and/or pesticides will be regulated by the County Department of Environmental Health and Agricultural Commissioner and will be required to follow all State and local regulations regarding hazardous materials.

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. The nearest school is approximately 2 miles from the proposed project. The project will not 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.

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?

No, the project is not included in an airport land use plan or within two miles of a public or public use airport.

f) 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.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No, risk of loss, injury, and death involving wildland fires is minimal from this project. Fire risks are low at the project site, and no areas in proximity to it can be considered urbanized. Land surrounding the project site is sparsely vegetated and there are few residences in proximity of the project; therefore, 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. The project site is located within a Local Responsibility Area.

X. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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requirements or otherwise substantially degrade surface or ground water quality?

No, the project will not violate any water quality standards or waste discharge requirements. There is a Riverine habitat, classified as a R4SBC, depicted in Figure 2, running from northwest to southeast through the southern part of the site. This feature has been so altered on the subject property as to be unrecognizable. It is nevertheless shown as a USGS-designated intermittent blueline stream on the Trona East quadrangle. There are no biological components, like mesic-adapted plants, along this stream course that differentiate this water course from surrounding upland areas found throughout the remainder of the site. Any plan for utilization of water from the existing well, for domestic use within the facility, will need approval from the County Environmental Health Department to determine if the project will become a public water system. The applicant will continue coordination with Inyo County's Environmental Health Department, the Inyo County Building and Safety Department, as well as the Regional Water Quality Board, to ensure waste discharge requirements for the project are met.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No, the project would use 1.2 acre-feet of water annually for cultivation. The proposed project is on a parcel of land zoned for general industrial use. The project falls within the State Sustainable Groundwater Management Act Basin Prioritization Map, in the Searles Valley, which is considered "Very Low Priority" for groundwater overuse. The applicant will have to comply with well permit(s) requirements from the County Environmental Health Department and meet all State regulations pertaining to wells and groundwater.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in a substantial erosion or siltation on- or off-site;

No, the project is proposed in an area that is virtually flat and there are no streams in the area that will be affected by the increase of impervious surface from the project. The project has been reviewed by the County Public Works Department and they found no issues regarding grading and runoff. In the unlikely event issues are found during pre-construction, they will be addressed during building review.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

No, the proposed storm drain system is hydraulically adequate to provide the necessary conveyance of stormwater. The project has been reviewed by the County Public Works Department and they found no issues regarding grading and runoff. In the unlikely event issues are found during pre-construction, they will be addressed during building review.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Construction of the project site will include grading, green house installation, and concrete pad installation. In addition, fertilizers, pesticides, and herbicides will have limited exposure to the elements during movement/transport/disposal between storage and the greenhouses. The project has been reviewed by the County Public Works Department and they found no issues regarding grading and runoff. In the unlikely event issues are found at pre-construction, they will be addressed during building review.

iv) impede or redirect flood flows?

Construction of the project site will include grading, green house installation, and concrete pad installation. In addition, fertilizers, pesticides, and herbicides will have limited exposure to the elements during movement/transport/disposal between storage and the greenhouses. The project has been reviewed by the County Public Works Department and they found no issues regarding grading and runoff. In the unlikely event issues are found during pre-construction, they will be addressed during building review.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No, the project is proposed in an area that is not included in a flood hazard, seiche or tsunami zone.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No, the project will not obstruct the implementation of a water quality control plan.

XI. 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) 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?

No, the applicant wants to cultivate cannabis, manufacture cannabis products, and distribute the products to retailers, which requires a conditional use permit, as outlined by the County's zoning code. The project site is located in the General Industrial & Extractive zoning designation, with a General Industrial (GI) General Plan designation. Both allow for cannabis microbusiness projects.

XII. 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 undeveloped land and no known mineral resources are located on it. No extraction of known 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 general plan, specific plan, or other land use plan?

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

XIII. NOISE: Would the project result in the:

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?

No, there will be some construction related noise from grading activities, engine noise from trucks, and building construction. This noise will not exceed acceptable levels. Also, Occupational Safety and Health Administration (OSHA) allows for decibels of 90 for an 8 hour day and 100 for a limit of 2 hours. There are no sensitive receptors in the area.

b) 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) 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?

No, the proposed project is not located within an airport land use plan.

XIV. 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)?

The proposed project is not likely to induce population growth. Workers will be hired, to the extent possible, from the local area. Given the lack of residential infrastructure and services, employee housing will likely be found in Trona, Ridgecrest, or other unincorporated communities in the southern portion of Inyo County.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Displace substantial numbers of existing people or 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.

XV. 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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No, the Southern Inyo Fire Protection District was consulted on the project. No concerns related to their ability to serve the project area were given.

Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new police service will be required because of this project. Onsite private security will be used at the project location.

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.

XVI. 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 require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

XVII. TRANSPORTATION:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. This CUP was reviewed by the County Road Department. No issues were identified.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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No, the cannabis microbusiness (cultivation, manufacturing, distribution) will not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). The applicant estimates that this project will generate about 2-3 vehicle trips coming and going per day, from suppliers and facility vehicles, and 5 from employees. The cultivation component will generate approximately 10 daily trips (arrivals and departures) by employees and 4-5 deliveries per month. Based on this information, it can be determined that the average daily trips are less than the 100 trips that would require a detailed traffic analysis on the project. Therefore, the Project will result in no impact to this resource. The subject site is not within one-half mile of either an existing major transit stop or high quality transit corridor.

c) 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 hazards. Autos and trucks will be accommodated on a parking lot on the project site.

d) Result in inadequate emergency access?

No, the project is adjacent to, and accessible, via Trona Wildrose Rd. and Trona Airport Rd. There is plenty of turn radius for access on the northern and southern end of the project site.

XVIII. TRIBAL CULTURAL RESOURCES: Would the project:

a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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) 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, a Phase 1 Cultural Resource Assessment was conducted by Geode Environmental Inc. (April 2021) on the project site, including a records request to the California Historical Resources Information System and the Native American Heritage Commission. Resources, in the form of debris scatter, a historic road, and a State Registered Landmark were noted. None of these resources are on or adjacent to the project site. Less than 2 acres of impact are expected from the project, on the southernmost section of a 15-acre parcel. Cultural resources are outside the project footprint and will not be affected by staging of equipment, construction, or operation of the project site. No other historical resources as defined in Section 15064.5, including resources as defined in Public Resources Code Section 5020.1(k), were found. If any archaeological or cultural resource is discovered on the site during any future development, work shall immediately stop and Inyo County staff shall immediately be notified per Inyo County Code (ICC) Chapter 9.52, Disturbance of Archaeological, Paleontological and Historical Features of the Inyo County Code. Therefore, the project will not cause an adverse change in the significance of an archaeological resource if by chance one is discovered, pursuant to Public Resources Code Section 5020.1(k).

ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No, a cultural study was conducted by Geode Environmental Inc. on the project site, including a records request to the California Historical Resources Information System and the Native American Heritage Commission. A cultural resources records search was provided on February 26, 2021. According to the Eastern Information Center results, four cultural resources have been identified within one mile of the project area – all of these resources are mapped outside of the Project boundaries. No archaeological or cultural resources as defined Public Resources Code Section 5024.1 were found on site. If any archaeological or cultural resource is discovered on the site during any future development, work shall immediately stop and Inyo County staff shall immediately be notified per Inyo County Code (ICC) Chapter 9.52, Disturbance of Archaeological, Paleontological and Historical Features of the Inyo County Code. The project description was also sent to Tribes requesting AB52 notification. No requests for additional information have been received from the Tribes.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIX UTILITIES AND SERVICE SYSTEMS: Would the project:

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?

No, the proposed project will not result in the construction of new or expanded utility or service systems. The applicant is working with SCE to establish an electrical connection. Water will be obtained from an on-site well and use of the well for domestic water will require approval from the Inyo County Department of Environmental Health. Waste water will be addressed by an on-site septic system. Any runoff from cannabis cultivation will be reserved in tanks & pumped and hauled to certified disposal facilities.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Yes, all water necessary for the project will be pumped from a preexisting well on the property. The proposed Conditional Use Permit will not result in a need for new entitlements of water resources, nor will the proposed future use of the site, a cannabis microbusiness. The applicant will follow the standards provided by the County Environmental Health Department and meet all State regulations pertaining to wells and groundwater.

c) Result in a determination by the waste water 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 on-site septic systems, separated storage areas for green waste, and a dedicated conveyance system to bring greenhouse runoff to a surface tank, where water will be pumped and trucked off to a proper disposal site. This plan will be reviewed and approved by the Inyo County Environmental Health Department.

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?

No, the proposed project will not create a need for additional solid waste capacity. Solid waste needs for the project will be minimal. All cannabis-related solid waste will be removed and destroyed by a Cannabis Waste recycler. All waste will be stored in a locked, tamper-proof waste bin in the office area while awaiting disposal.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

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

XX. WILDFIRE:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No, there is not an adopted emergency response or evacuation plan for the area the project is proposed.

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?

No, there are no extenuating factors that will expose project occupants to pollutant concentrations from wildfire. Fire risks are moderate at the project site. The project site and land surrounding the project site are sparsely vegetated. The proposed project does little to add to the wildfire risk in the area. 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. The project site is also located within the Southern Inyo Fire Protection District.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

No, the project will not cause the need for additional wildfire associated infrastructure. The project site is also located within the Southern Inyo Fire Protection District.

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?

No, the proposed project location is on flat land and will not create downslope or downstream flooding or landslides. The proposed storm drain system is adequate to avoid any potential issues with downstream properties.

XXI. 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. The limited impacts to resources on the project area are less than significant. The project proponent has designed the project to avoid impacts to resources. As a Condition of Approval for the permit, and pursuant to the recommendation from the applicant supplied biologist, if construction begins between March 15 and September 15, a qualified biologist should survey all shrubs and structures within the project site for nesting birds, prior to project activities (including construction and/or site preparation). Surveys should be conducted at the appropriate time of day during the breeding season, and surveys would end no more than three days prior to clearing. CDFW is typically notified in writing prior to the start of the surveys. Documentation of surveys and findings should be submitted to the CDFW within ten days of the last survey. If no nesting birds were observed project activities may begin. If an active bird nest is located, the plant in which it occurs should be left in place until the birds leave the nest. No construction is allowed near active bird nests of threatened or endangered species. The applicant shall continue working with the Lahontan Cannabis Cultivation Waste Discharge Regulatory Program to ensure compliance with water quality issues associated with cannabis cultivation on private property.

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 lack of disturbance to plant or animal habitat, this location is well suited for the proposed project.

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 residents in the vicinity and may have positive impacts resulting from employment opportunities.

