MITIGATED NEGATIVE DECLARATION and INITIAL STUDY

Cali Dank

APN 302-062-27

Prepared for:

City of California City
21000 Hacienda Boulevard
California City, California 93505

Prepared by:
Mark Hagan
Wildlife Biologist
B.S. Degree, Wildlife Management
Humboldt State University

CEQA
Transmittal Memorandum

This form must be completed and attached to each CEQA document filed with the County Clerk.
1) If notice requires F&W receipt, you must provide a minimum of 3 copies of the document.
2) If notice does not require F&W receipt, you must provide a minimum of 2 copies of the document.

TYPE OR PRINT CLEARLY

LEAD AGENCY City of California City Planning Department

PROJECT TITLE MND/Initial Study, Cali Dank, APN 302-062-27

PROJECT APPLICANT McLernon Architecture Group

PHONE NUMBER (661) 940-3638

PROJECT APPLICANT ADDRESS 759 W. Lancaster Boulevard

CITY Lancaster STATE CA ZIP CODE 93534

WORK ORDER # ☐ 30-Day Posting ☐ 35-Day Posting ☐ 45-Day Posting

CONTACT PERSON Myrle McLernon PHONE NUMBER (___) above

CHECK DOCUMENT BEING FILED:

☐ Notice of Availability……..…No Fee

☐ Notice of Intent……..…No Fee

☐ Notice of Preparation……..No Fee

☐ Notice of Public Hearing……..No Fee

☐ Other Notice _____ ……...……...…No Fee

☐ Environmental Impact Report (EIR)……....$3070.00
- ☐ Previously paid (**must attach receipt**) Receipt Number#_____
- ☐ DFG No Effect Determination (**F&W letter must be attached**)……...……...No Fee
- ☐ County Administrative Fee……..…$50.00

☑ Mitigated Negative Declaration or Negative Declaration...……...……..$2210.25
- ☐ Previously paid (**must attach receipt**) Receipt Number#_____
- ☐ DFG No Effect Determination (**F&W letter must be attached**)……....……....No Fee
- ☐ County Administrative Fee…….$50.00

☐ Notice of Exemption……..…….No Fee
- ☐ County Administrative Fee……..….$50.00

TOTAL $_____

*Additional copies to be returned to:_____

*Method of return: ☐ Hold for pick-up/Call #_____ ☐ Interoffice Mail

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

☐ Cash/Money Order ☐ JV - Dept_____ Fund_____ Expense Key _____
☐ Check
☐ Credit Card

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: MND/Initial Study, Cali Dank, APN 302-062-27

Lead Agency: City of California City | Contact Person:

Mailing Address: 21000 Hacienda Blvd | Phone:

City: California City | Zip: 93505 | County: Kern

Project Location: County: Kern | City/Nearest Community: California City

Cross Streets: Jamison Street and Lindburgh Boulevard | Zip Code: 93505

Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W | Total Acres: 2

Assessor's Parcel No.: APN 302-062-27 | Section: 17 | Twp.: T32S | Range: R37E | Base: MDBM

Within 2 Miles: State Hwy #: no | Waterways: no

Airports: yes | Railways: no | Schools: no

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) ____ | ☐ Draft EIS | ☐ Other: ____
☑ Mit Neg Dec Other: ____ | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☑ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ____

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: Cannabis growing facility

Project Issues Discussed in Document:

☑ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☑ Agricultural Land ☑ Flood Plain/Flooding ☐ Schools/Universities ☑ Water Quality
☑ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☑ Water Supply/Groundwater
☑ Archeological/Historical ☑ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☑ Biological Resources ☑ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☑ Noise ☐ Solid Waste ☑ Land Use
☐ Drainage/Absorption ☑ Population/Housing Balance ☐ Toxic/Hazardous ☑ Cumulative Effects
☐ Economic/Jobs ☑ Public Services/Facilities ☑ Traffic/Circulation ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

M1, Light Industrial and Research

Project Description: *(please use a separate page if necessary)*

See page 5

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Highway Patrol
_____ Caltrans District # 9
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Integrated Waste Management Board
_____ Native American Heritage Commission
_____ Office of Emergency Services
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: Mark Hagan, Wildlife Biologist
Address: 44715 17th Street East
City/State/Zip: Lancaster CA 93535
Contact: Mark Hagan
Phone: (661) 433-9956

Applicant: City of California City
Address: 21000 Hacienda Blvd
City/State/Zip: California City, CA 93505
Phone: (760) 373-7141

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

DATE: CASE NO.
(Issued by Planning Dept.)

CITY OF CALIFORNIA CITY PLANNING DEPARTMENT

21000 Hacienda Boulevard, California City, CA 93505-2293
Phone (760) 373-7141, Fax (760) 373-7529
email: Planning2@CaliforniaCity-ca.gov

APPLICANT'S INITIAL STUDY
INITIAL STUDY MUST ACCOMPANY APPLICATION

1. PROJECT TITLE: Cali Dank

2. LEAD AGENCY NAME AND ADDRESS: City of California City, 21000 Hacienda Boulevard, California City, California 93505-2293

3. CONTACT PERSON AND PHONE NUMBER:

4. PROJECT LOCATION: APN 302-062-27, California City, California. The approximately 5 acre (2 ha) study area was located west of the intersection of Jamison Street and Lindbergh Boulevard, T32S, R37E, the N1/2 of the NE1/4, of the NE1/4, of the SW1/4 of Section 17, M.D.B.M.

5. PROJECT SPONSOR'S NAME AND ADDRESS:

   Mr. Herb Gonzalez
   544 West Hammond Street
   Pasadena, CA

6. GENERAL PLAN DESIGNATION: Light Industrial and Research, located in Planning Subarea 1.

7. ZONING: APN 302-062-27 is zoned M-1, Light Industrial and Research

8. DESCRIPTION OF PROJECT: Development of a cannabis growing, distribution, and manufacturing facility is planned for APN 302-062-27. Buildings, supporting infrastructure, a retention basin, etc. will be constructed. Building specifics are listed below and can be found in the site plan.

   Phase I

Two (2) Cultivation Facilities	5,000 square feet each
Distribution Facility	2,000 square feet
Manufacturing Facility	2,000 square feet

Security Office	560 square feet
Two 800 amp generators	

Phase II

Ten Cultivation Facilities	5,000 square feet
Distribution Facility	2,000 square feet
Manufacturing Facility	2,000 square feet
Security Facility	560 square feet
Ten 800 amp generators	

All construction disturbances will occur within the project footprint except for utility hookups immediately east of Jamison Street. An 8 foot chain link fence will enclose the entire facility.

Phase One is projected to use 357,881 gallons per year. After phase two the entire site is projected to use 2,002, 890 gallons per year. Water will be obtained by connecting to an existing 12" line. Electric and sewer will be provided from existing lines.

Commercial wastewater from the growing operation will be collected into a tank and run through a reverse osmosis system. This filtered water will be re-introduced into the hydroponics system. Sediment and sludge will be picked up and disposed of by an appropriate waste operator.

Air carbon filters will be used to control odors and project operations will follow the California City Municipal Code, Medical Cannabis Related Businesses and Activity.

Domestic trash would be picked up weekly by the local waste management company. Two, 2-yard dumpsters (400 pounds of trash) will be located on-site. Commercial trash will be composted and burned on-site.

Butane, CO2, and ethanol will be transported on-site for the extraction machines. Fuel such as kerosene or diesel would be transported on-site for generators.

Storm water runoff is estimated to be 21,890 cubic feet. The runoff will flow through the site by a 3 foot ribbon gutter, 18 inch storm drain, and catch basins. The flow will be conveyed to a 31,518 cubic foot retention basin. The retention basin is large enough to contain a 5 day 10 year storm. The preconstruction hydrograph will be maintained.

The facility will not be open to the public. It is projected that at full buildout there will be 48 employees. Two delivery vehicles will be used at full buildout 5 days a week.

9. SURROUNDING LAND USES AND SETTING: The project site is in Planning Sub-area 1 which is in the central core of the City (California City, General Plan 2009 – 2028(CCGP)). Located within the central core of the city, Sub-area 1 provides opportunities for additional residential, neighborhood commercial, community commercial, regional commercial, and

light industrial land uses due to the existing development, roadways, airport, utilities, and public services and facilities (CCGP). M-1 (light manufacturing and research) surrounds the project site for more than 2,640 feet. Most of the land to the northeast and east is commercial development, primarily associated with the California City Municipal Airport. To the north, south, and west is disturbed vacant desert land with low plant diversity.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement). Distribution of this document is appropriate to the following agencies:

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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

_____ _____

Signature Date

_____ _____

Signature Date

This document incorporates the CalCannabis Program Environmental Impact Report (PEIR), Nov 2017, California City General Plan 2009 – 2028, and the Municipal Code, City of California City, Chapter 6. Medical Cannabis Related Businesses and Activity in their entirety and specifically as noted below.

I. Aesthetics

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No special scenic vistas are present. There is creosote bush (*Larrea tridentata*) scrub habitat to the west, north, and south boundaries of the study area. Lindbergh Boulevard, a paved road, and Jamison Street a dirt road, is to the east of the study site.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

According to the California Scenic Highway Mapping System there are no designated scenic highways nearby and the area is not considered a scenic resource. There are no trees, rock outcroppings or historic buildings.

c) 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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

This development will not substantially degrade the visual character of the surroundings. The project will implement the Design/Image Policies detailed in the California City General Plan, 2009 to 2028 (CCGP 2009), pg. 2-18 to provide an aesthetically pleasing exterior (CCGP 2009).

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The project is required to follow the City's "Dark Sky" requirements and the City's Municipal Code 5-6.906 which provides standards for illumination (CCGP 2009). Lighting on site will be designed to mitigate light pollution and offsite impacts.

II. Agriculture Resources

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would occur.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No conflict would occur; this area is zoned M1 Light Industrial and Research. Currently there are no Williamson Act contracts within California City. California City has determined cannabis growing operations are appropriate within M-1 zoning.

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))?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

NOT APPLICABLE

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

NOT APPLICABLE

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This effort would not involve other changes in the existing environment that because of their location or nature could result in conversion of farmland to nonagricultural use (CDFA 2017 pg. 4.2-22).

California City analyzed impacts to Agricultural Resources within EIR SCH#87110918 for the California City General Plan, noted in Appendix 7, page 3, of the updated 2009 to 2028 General Plan SCH# 1992062069: "The City evaluated all environmental issues recommended by CEQA and the State CEQA Guidelines and the Initial Study determined that the project was not likely to result in significant impacts to four environmental issues: Agricultural Resources, Mineral Resources, Population and Housing, and Recreation."

III. Air Quality

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The project area is located within the Mojave Desert Air Basin. This area is overseen by the East Kern County Air Pollution Control District (EKCAPCD). Projects of this size and extent would not be likely to conflict or obstruct with applicable air quality plans when implementing best management practices (BMPs). Construction projects over 10 acres are required by EKCAPCD to develop a Fugitive Dust Plan to minimize air quality impacts. Although this project is not required to develop a Fugitive Dust Plan due to its small size it is required to implement BMPs and follow all dust control and other rules and measures to mitigate air quality effects during new development. Project construction will comply with the CCGP, Policies (page 5-38).

b) 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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

After evaluating possible impacts analyzed within the CDFA PEIR, Air Quality Section 4.3, it is unlikely there would be a considerable cumulative increase. By following all requirements, regulations, and permitting of the ECKAPCD, along with implementation of BMPs, it is not anticipated that a cumulatively considerable net increase of any criteria pollutant is likely.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There are no sensitive receptors near the project site.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Appropriate odor control equipment to include special carbon filters will be permitted and installed to minimize offensive odors from emanating outside of the growing facility. The Municipal Code for Cannabis operations (City of California City 2018) will be complied with for this project.

IV. Biological Resources

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 Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

A survey and report was accomplished by a qualified biologist with > 30 years of experience managing and surveying for Mojave Desert sensitive species of concern using the appropriate protocols/methodologies (Hagan 2018). Based on the project site's biological report and previous reports adjacent to and in the area; impacts to sensitive species are not expected due to lack of sign and/or unsuitable habitat (Hagan 2016, 2017a, 2017b, 2017c, 2018). However the project proponent has elected to develop an Incidental Take Permit (ITP) and mitigate for sensitive species habitat that may have developed on the project site in some indeterminate future if grazing was stopped, rainfall were sufficient, and development had not taken place.

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 (CDFW) and Wildlife or US Fish and Wildlife Service?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

There is no riparian habitat or sensitive natural community present on the project site. A small ephemeral stream is present within the western portion of the study site (Hagan 2018). Mitigations for the ephemeral stream will be accomplished through the CDFW Section 1602 Lake or Streambed Alteration Agreement process prior to the construction of Phase 2.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There are no wetlands within the project site see b) above.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This project will not interfere with the movement of fish or wildlife species, migratory corridors, or wildlife nursery sites. There are no observable indicators of any wildlife corridors, or nursery sites within the project area. No impacts are anticipated (Hagan 2018).

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There are no local policies or ordinances protecting biological resources on or around this 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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This project site is not within any approved Habitat Conservation Plan, Natural Community Conservation Plan, or any other local, regional, or state habitat conservation plan.

V. Cultural Resources

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There were no indications of historical resources on the project site. If historical resources are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries would result in delays in development while negotiating mitigation with the overseeing governmental agencies (CCGP 2009, Initial Study, Checklist, pg. 9).

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There are no indicators on the surface of the site that would suggest a cultural resource is present. If indicators of cultural resources are found during construction activities, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development while negotiating mitigation with governmental agencies (CCGP 2009, Initial Study, Checklist, pg. 9).

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No indication of human remains was observed on the project site. If human remains are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development as each project applicant must individually negotiate mitigation with the overseeing governmental agencies.

VI. Energy

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This is a very small facility, with typical industrial energy requirements for a small facility. This project is not expected to have a significant impact to energy resources during project construction or operation.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This small facility, on 5 acres of land, is so minimal it could not conflict or obstruct a state or local plan for renewable energy or energy efficiency.

VII. Geology and Soils

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This issue was eliminated from further evaluation due to the inability to have the potential to be significant (PEIR Sec. 4.0.10, pg 4.0-9). In addition: There are no Alquist-Priolo Earthquake Faults on or near the project site. The nearest fault from the central core of California City is the Garlock Fault (west) (CCGP 2009, Table 6-1, pg. 6-3). The Garlock Fault is greater than 5 miles away from the project. No active or potentially active faults cross the project site, therefore no risk of rupture would be expected. Seismic ground shaking, seismic-related ground failure, including liquefaction could occur without warning in any location in the state of California (CCGP 2009, Initial Study, pg. 12). The project will be engineered to comply with the California State Building Codes and pursuant City Building Codes.

ii) Strong seismic ground shaking?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Seismic ground shaking, seismic-related ground failure, including liquefaction could occur without warning in any location in the state of California (CCGP 2009, Initial Study, pg. 12). The project will be engineered to comply with the California State Building Codes and pursuant City Building Codes.

iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The groundwater within the City of California City is greater than 300 feet below ground surface which makes seismic-related liquefaction unlikely.

iv) Landslides?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No slopes or hillsides are present in or around the project site. Slope within this area of California City is relatively flat. Within the CCGP, Figure 6-4, the slope in the area is considered 0 to 15%.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Within the CCGP, Figure 6-3, Erosion Hazards Map, this project is considered to have none to slight erosion hazards. Grading and construction would be the actions to create the greatest amount of airborne dust. This project will implement dust control measures. During grading and construction of the project site BMPs, as required by KCAPCD will be employed to ensure limited air borne dust which will assist in limiting soil erosion. A Stormwater Pollution Prevention Plan (SWPPP) is required which will minimize sediment within the storm water drainages during construction. Landscaping design will be incorporated using native plants to the maximum extent feasible as recommended in the Biological Resource Assessment. The City's Zoning Code and CCGP 2009, pg. 2-17 recommends xeriscaping using drought-tolerant plants and trees to minimize loss of topsoil or soil erosion.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

As noted in the above sections the project site is in a fairly level, stable geological area.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Recommendations provided within the geotechnical report will be incorporated into the planned construction. The project will be engineered to comply with the California State Building Codes/Ordinances. The City of California City requires all new development accomplish a preliminary geotechnical report and if warranted a geotechnical investigation prior to development (CCGP 2009, pg 6-14).

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Project will be connected to the municipal sewage system.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No indication of a paleontological resource was observed on the project site. If a unique site or unique geologic feature is found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries may result in delays in development while negotiating mitigation with the overseeing governmental agencies.

VIII. Greenhouse Gas Emissions

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Greenhouse Gas Emissions were evaluated in the CalCannabis Programmatic Environmental Impact Report (CDFA 2017). The implementation of the proposed cannabis program, which would include individual projects such as this, would have a beneficial impact on Greenhouse Gas Emissions in the long run (CDFA 2017).

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Given the small nature of this project, no conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases is anticipated.

IX. Hazards and Hazardous Materials

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 Incorporated	Less Than Significant Impact	No Impact
			X

There would be no significant hazard to the public or the environment through the routine use or disposal of hazardous materials. The project would be required to store, use, and dispose of hazardous materials in accordance with applicable laws and regulations (CDFA 2017). Compliance with existing laws and regulations related to transport, use, and disposal of hazardous materials would avoid creating a substantial hazard to the public. The City of California City requires all generators of hazardous waste to develop long-term waste management plans that comply with all applicable federal, state, county, and local requirements (CCGP 2009, pg. 6-16). The hazardous materials to be used would be butane, CO2, and ethanol for the extraction machines and kerosene or diesel for the generators.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The project would be required to store, use, and dispose of hazardous materials in accordance with applicable laws and regulations (CDFA 2017). Compliance with existing laws and regulations related to transport, use, and disposal of hazardous materials would avoid creating a substantial hazard to the public.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There is no school within one-quarter mile of the project site.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The project site is not located on a hazardous material site as noted on the Envirostor database.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The proposed project is within the California Municipal Airport's Zone B1. The project area is zoned for commercial development but will be required to adhere to height restrictions levied by the City of California City. If the City deems it necessary they will notify the project proponent of a need to notify FAA (County of Kern, Airport Land Use Compatibility Plan, 2012). No increase in hazards would be expected, the proposed buildings are projected to be 14 feet in height. This is a very small local airport with low traffic. The City of California City reviews development proposals in the vicinity of the California City Municipal Airport for consistency with the Kern County Airport Land Use Compatibility Plan and enforces airport safety (CCGP 2009, pg. 6-9).

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

At full build out the project is expected to employ 48 employees. This is not a level that would interfere with the emergency response 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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No significant risk from wildland fires is expected. The Local Responsibility Area (LRA) maps indicate the area to be in a LRA Moderate rating and the State Responsibility Area (SRA) indicates there is no high fire rating in this area (CAL FIRE 2007). Wildland fires are uncommon with the California City planning area due to vegetation type, sparseness of vegetation and the lack of available ground cover (CCGP 2009, pg. 6-6). The California City Fire Department has mutual aid agreements with the Kern County Fire Department, the East Kern Airport District Fire Department, and the Bureau of Land Management. The development is approximately 5.5 miles from the California City Fire Department.

X. Hydrology and Water Quality

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Project will obtain any waste discharge permits required for construction and comply with all State Water Resources Control Board policies and directives. This will include complying with the State Water Quality Control Board's Construction General Permit (Order # 2009-0009-DWQ as amended by 2010-0014-DWQ, and 2012-006-DWQ) and any updates that may be issued if applicable. The SWPPP is required for any projects greater than 1 acre. The SWPPP will need to provide locations, types of construction activities requiring BMPs and any other measures to prevent soil erosion and water runoff. The 2017 California City Urban Water Management Plan and the Lahontan Water Quality Control Plan provide further standards and requirements. The site will be constructing a retention basin with the capacity to hold stormwater runoff from a 10 year, 5 day storm.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

The water use for this project is considered a less than significant impact. All water will be provided by the City of California, Public Water System. The project's projected usage is expected to be 2,003,000 gallons per year (6 acre feet) which is equal to adding approximately 30 individuals to the population using an average of 66,795 gals of water per year (183 gallons per day).

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 substantial erosion or siltation on- or off-site;

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The hydrology report indicates stormwater runoff is negligible (Duke Engineering 2019). Any alteration to the existing drainage pattern will follow acceptable engineering designs.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Drainage will be designed to flow naturally to the low-point. The pre-construction hydrograph of the area will be maintained upon completion of the development.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

A retention basin will be designed by a civil engineer to contain storm water run-off. The basin will be constructed to retain 100% of the hydrograph runoff volume for a 10-year, 5 day storm.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

Approximately 1.5 acres within the northwest corner of the project site is designated a 100 year flood plain, Flood Hazard Zone A (CCGP 2009, Figure 5-6). The hydrology report indicates stormwater runoff on the project site is negligible (Duke Engineering 2019). Phase 1 will not impact or be impacted by the flood plain. Prior to development of Phase 2, all the appropriate notifications to FEMA will be made. Construction requirements for building within a 100 year flood plain will be accomplished. Since this site appears to be on the edge of the designated flood plain, impacts would be considered less than significant as long as all requirements levied by FEMA and the City of California City are observed and implemented. Phase 2 facilities will be engineered using features required for facilities within a 100 year flood plain. No release of hazardous materials (primarily butane, ethanol, CO2) would occur. Project will comply with all laws and regulations. There is no risk of a tsunami, or seiche zones.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The facility must follow all the State Water Resources Control Board requirements and comply with the Cannabis Policy 27 October 2017. No blue line streams were found on the USGS topographic map for the planned development area. An ephemeral drainage was observed within the northwestern boundary of the study site. No pesticide use is anticipated. As noted in the PEIR, licensees must comply with the State Water Resources Control Board, and environmental protection measures that will be contained in CDFA's regulations. Stormwater drainage systems will be designed following appropriate engineering specifications to ensure there are no additional sources of polluted runoff. The CCGP 2009, Figure 5-6, indicates Phase 1 of the site is within an area of minimal flooding. Approximately 1.5 acres in the northwestern portion of the site, to be developed during Phase 2, is in Area A, "areas of 100-year flood" (CCGP 2009). Prior to development of Phase 2 a Section 1602, Lake and Streambed Alteration Agreement application will be submitted to CDFW to determine if an agreement is necessary. Appropriate engineering will be applied to the facilities to be constructed and diversion channels to prevent damage during a 100 year flood.

XI. Land Use and Planning

a) Physically divide an established community?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No community development is present around the site.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The location of the project is in compliance with the California City General Plan. The project area and adjacent areas are within Zone M1, Light Industrial and Research which is appropriate for cannabis facilities (CCGP 2009, Figure 2-2).

XII. Mineral Resources

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There are no known mineral resources or mineral resource recovery sites in the City (CCGP 2009, pg. 5-23).

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There are no known mineral resources or mineral resource recovery sites in the City (CCGP 2009, pg. 5-23).

California City analyzed impacts to Mineral Resources within EIR SCH#87110918 for the California City General Plan, noted in Appendix 7, page 3, of the updated 2009 to 2028 General Plan SCH# 1992062069: the City evaluated all environmental issues recommended by CEQA and the State CEQA Guidelines and the Initial Study determined that the project was not likely to result in significant impacts to four environmental issues: Agricultural Resources, Mineral Resources, Population and Housing, and Recreation.

XII. Noise

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

Construction noise in the area would not be substantial. Noise-generating sources used for cultivation operations (generally temperature and climate control equipment) would not be significantly different than other climate control equipment used for other land uses (CDFA 2017, pg. 4.10-16).

b) Generation of excessive ground borne vibration or ground borne noise levels?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

A loaded truck, an HVAC system, and other potential equipment types expected to possibly be used at a cannabis site were evaluated within the Programmatic Environmental Impact Report and determined they would not generate substantial vibration (CDFA pg. 4.10-16).

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The airport is a small local airport and does not generate significant noise levels. The project site is within the CNEL 65 contour of the California City Municipal Airport. The project is not anticipated to expose workers to substantial noise levels. The project site will not generate excessive noise levels and no people reside in the area.

There are no private airstrips within the jurisdictional boundaries of the City.

XIV. Population and Housing

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No population growth would be expected from this development. The projected employment would only be 48 individuals at full buildout. No road extensions or additional infrastructure other than the project site are being constructed. No significant number of new homes, road extensions, etc. are expected due to the employment of 48 individuals. In addition, it is likely many of the employees for the project will come from individuals already residing in California City.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No housing would be displaced due to this project. There is no existing housing within the site.

XV. Public Services

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This project is relatively small in nature with 48 employees anticipated at full buildout. There will be no substantial adverse physical impacts to existing facilities or a need for new ones.

Fire protection

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The issue of increased fire events at cannabis facilities was based on illegal grow facilities using inadequate electrical infrastructure. Any time the capacity of the electrical circuit is exceeded or more current is allowed to flow across lines than they were designed to accommodate, heat is generated and fire risk increases (CDFA 2017). Licensed operations would be anticipated to have a substantially reduced risk of fire compared to baseline conditions (CDFA 2017). The facility will comply with building, electrical, and fire codes, which would require installation of fire suppression systems, where appropriate. Response time for the Fire Department is estimated to be the same as the Google maps drive time to the area per Fire Marshall, Jeremy Kosick. Based on that information the quickest possible response time would be approximately 5 minutes.

Police protection

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Two studies found that after controlling for various sociodemographic factors, the implementation of laws allowing cultivation and business activities related to medicinal cannabis were not predictive of higher crime rates and may be related to reductions in rates of homicide and assault and that measures such as surveillance cameras and private security services may act as effective deterrents to crime (CDFA 2017). Per California

City Police Department Dispatch, the quickest response time would be the time it would take to normally drive from the Police Department to the response destination as plotted on a GPS mapping application. Based on that information the quickest possible response time would be approximately 5 minutes.

Schools

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There are no public schools within 0.25 miles of the vicinity.

Parks

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No impacts to parks are anticipated from 48 employees. Employees would most likely come from California City.

Other public facilities

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The project will not have enough employees (approximately 48 employees) to impact other public facilities.

XV. Recreation

a) Would the project 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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This facility will not significantly increase a demand for these facilities.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

The project does not include recreational facilities or require construction or expansion of recreational facilities.

XVII. Transportation

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This project would not conflict with any program, plan, ordinance or policy addressing the circulation system planned in the CCGP 2009.

The addition of 48 employee vehicles and 2 delivery vehicles does not have the potential to increase traffic by a substantial level. Employees will not all be arriving and leaving at the same time so the increase of vehicles at any one time would be less than the number projected to be employed.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3., subdivision (b)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

No substantial increase in traffic is expected with the level of vehicle increase from this project. Section 15064.3 indicates that when a project is small enough to only generate 110 trips per day it is considered to be less than significant.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

No increased hazards due to sharp curves or a dangerous intersection or other incompatible uses is foreseen in the development or operation of this project. No road improvements are projected. When and if they are, all plans and requirements for any potential road improvements will be approved and overseen by the City of California City.

d) Result in inadequate emergency access?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This project will not result in inadequate emergency access. This project has a minimal increase in traffic.

XVIII. 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 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)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

If a tribal cultural item, place, or other resource is found during excavation/construction, all work will be suspended until the area has been thoroughly examined. The City's Final Housing Element 2015-2023 discusses the importance of historical and cultural resources, and incorporates by reference EIR SCH# 1987110918 the 1988-2028 Redevelopment Agency Plan Project Area.

b) A resource determined by the lead agency, in its discretion and is supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

If a tribal cultural item, place, or other resources is found during excavation/construction, all work will be suspended until the area has been thoroughly examined. The City's Final Housing Element 2015-2023 discusses the importance of historical and cultural resources, and incorporates by reference EIR SCH # 1987110918, the 1988-2028 Redevelopment Agency Plan Project Area.

XIX. Utilities and Service Systems

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

Only connections to the public system (electric, natural gas, telecommunications, etc.) will be accomplished; and is not considered a significant environmental effect. No new or expanded facilities are projected to be required to accommodate 48 employees.

A retention basin and drainage conveyances will be designed by a qualified civil engineer to contain a 10 year, 5 day storm. All grading and drainage plans will be reviewed and approved by the City of California City prior to implementation. No significant environmental effect is anticipated.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

Currently sufficient water supplies are available. The current available water supply for California City is 2,851 MG for 2018 (California City 2017). California City used 963 MG of its available water in 2015 and is projected to use 1,741 MG in 2020 which would be 44.5% of its available water supply (California City 2017). This project is expected to use 2 MG annually at full build out. Currently cannabis facilities that have been proposed within the City of California City have not increased the demand for water to a point of concern. The City of California City is tracking the amount of water each facility will be using. No new or expanded entitlements above those already planned for will be required due to this project.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There will be no impact given the operational procedures and the size of this project. The wastewater treatment plant has an average capability of 1.5 mgd with a peak flow capability of 3.0 mgd. The current average inflow is 0.8 mgd. Due to the limited number of employees and size of this facility it is anticipated that there is adequate capacity.

The commercial wastewater from the growing operations will be recycled after being put into a collection tank using reverse osmosis and re-introduced into the hydroponics system. Sediment and sludge from the reverse osmosis activity will be picked up and disposed.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Solid waste will be disposed of using the local solid waste company, and private haulers depending on waste type. The landfills surrounding California City have between 3% and 90% of their capacity available. Less than 200 pounds of solid waste is expected. This is not anticipated to be enough to create an impact at the various disposal sites.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

Project will comply with all federal, state, and local statutes and regulations to include waste reduction efforts. Recycling is being incorporated into the operations of this project.

XX. Wildfire. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This project is not located in a high fire hazard severity zones.

XXI. Mandatory Findings of Significance

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	

Project will not substantially reduce habitat, wildlife populations, restrict the range of rare/endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. No sensitive resources have been observed within the development area. The natural ephemeral drainage is small and will be appropriately mitigated. No cultural or historical resources have been observed within the project area.

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)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

There are no expected cumulatively considerable impacts from this project. Environmental studies, biological studies, etc. are being required to ensure environmental and natural resources are being considered. This project has a relatively small footprint and no discernable impact on resources. This area was reviewed for development within the California City General Plan and NegDec SCH# 19922062069 and determined to not be a significant cumulative impact by following the guidance within the plan.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			X

This project will not cause a substantial adverse effect on human beings directly or indirectly. Environmental laws and requirements are being implemented to ensure protection.

References and Sources Cited

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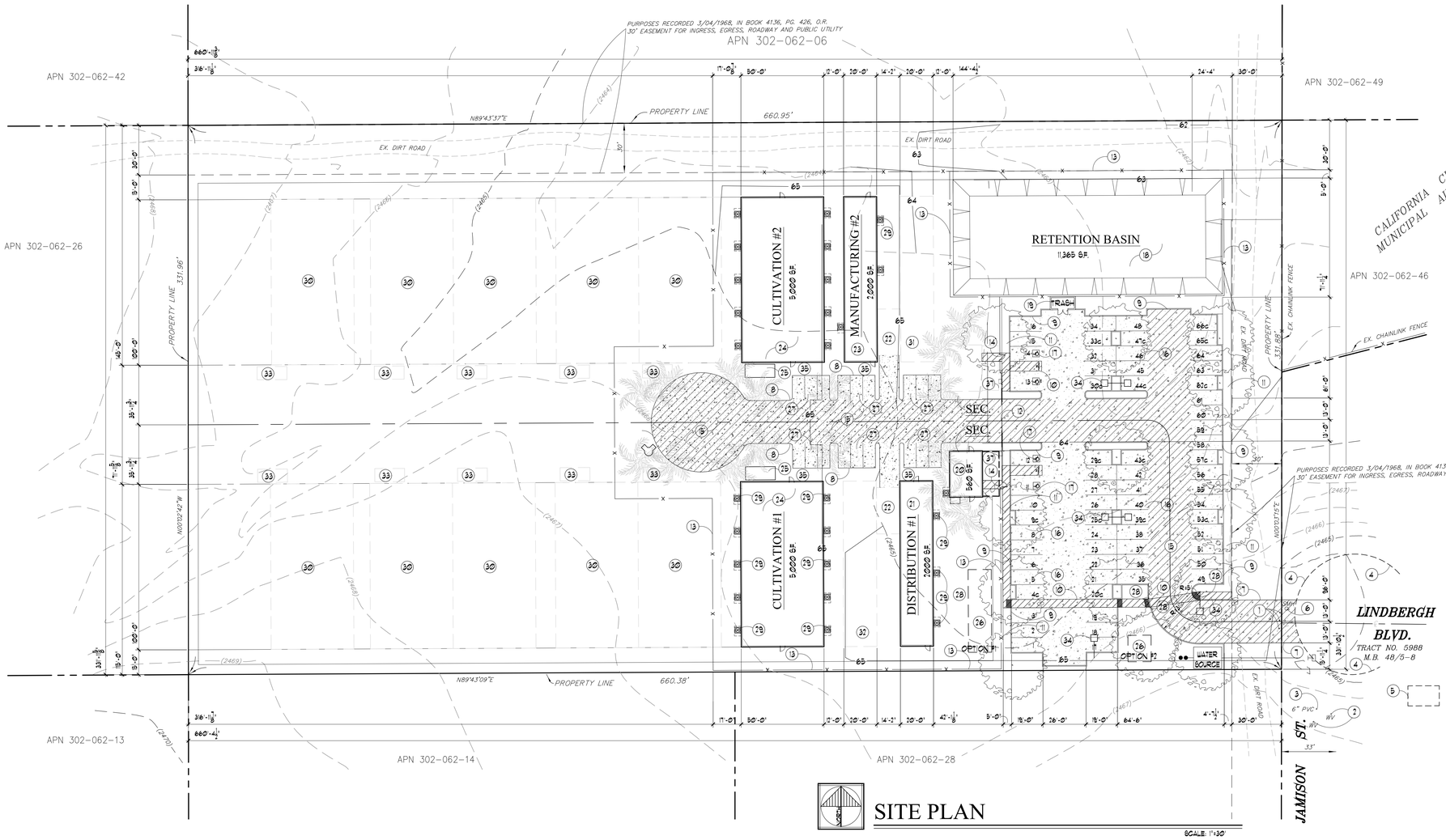
GONZALEZ PERRICONE CALI-DANK

CALIFORNIA CITY, CA 93505



SITE PLAN

SCALE: 1"=30'

DEVELOPMENT SUMMARY

PROJECT ADDRESS:
22495 JAMISON STREET
CALIFORNIA CITY, CA 93505

ZONE: LIGHT INDUSTRIAL (MI)

ASSESSOR PARCEL #: APN #: 302-062-27-00

CONSTRUCTION TYPE: TYPE IIB

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 37 EAST, M.D.M. IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

SCOPE OF WORK:

ALL GRADING , DEMOLITION, AND CONSTRUCTION REQUIRED TO CONSTRUCT TWO (2) 5,000 SF. CULTIVATION FACILITIES, ONE (1) 2,000 SF. DISTRIBUTION FACILITIES, ONE (1) 2,000 SF. MANUFACTURING FACILITY AND ONE (1) 560 SF. SECURITY OFFICE.

LOT AREA:

LOT SIZE = 9.1 ACRES = 397,800 S.F.
MIN. LOT AREA = NO MINIMUM LOT AREA IN MI DISTRICT, SEE SECTION 9-2.203(A)
NO MINIMUM SETBACKS REQUIREMENTS IN MI DISTRICT, SEE SECTION 9-2.203(B)
MAXIMUM BUILDING FLOOR AREA = NOT LIMITED, SEE SECTION 9-2.203(D)
TOTAL PROPOSED BUILDING SITE SQUARE FOOTAGE= 65,600 S.F.

SITE BREAKDOWN:

CULTIVATION BUILDING: UNDER SEPARATE PERMIT

GROW AREAS:	3,000 S.F. X 2 = 6,000 S.F.
NURSERY:	500 S.F. X 2 = 1,000 S.F.
DRY/TRIM:	500 S.F. X 2 = 1,000 S.F.
EMPLOYEE AREA:	475 S.F. X 2 = 950 S.F.
OFFICE:	410 S.F. X 2 = 820 S.F.
STORAGE:	115 S.F. X 2 = 230 S.F.
TOTAL BUILDING S.F.	9,000 S.F. X 2 = 10,000 S.F.

F-1, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING AREA= 13,000 S.F.
F-1, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING HEIGHT = 55 FT, 2 STORIES
PROPOSED BUILDING AREA = 9,000 S.F. < 13,000 S.F.
PROPOSED BUILDING HEIGHT = 14'-0" FT. < 55 FT.
PROPOSED BUILDING STORIES = 1 STORY < 2 STORIES
PER TABLE 506.2, TABLE 504.3 AND TABLE 504.4

DISTRIBUTION BUILDING: UNDER SEPARATE PERMIT

SHIPPING AND RECEIVING:	327 S.F.
PACKAGING:	946 S.F.
STORAGE:	552 S.F.
OFFICE:	175 S.F.
TOTAL BUILDING S.F.	2,000 S.F.

F-1, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING AREA= 13,000 S.F.
F-1, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING HEIGHT = 55 FT, 2 STORIES
PROPOSED BUILDING AREA = 2,000 S.F. < 13,000 S.F.
PROPOSED BUILDING HEIGHT = 14'-0" FT. < 55 FT.
PROPOSED BUILDING STORIES = 1 STORY < 2 STORIES
PER TABLE 506.2, TABLE 504.3 AND TABLE 504.4

MANUFACTURING BUILDING:

RECEIVING:	334 S.F.
MANUFACTURING:	1,073 S.F.
STORAGE:	418 S.F.
OFFICE:	175 S.F.
TOTAL BUILDING S.F.	2,000 S.F.

F-1, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING AREA= 13,000 S.F.
F-1, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING HEIGHT = 55 FT, 2 STORIES
PROPOSED BUILDING AREA = 2,000 S.F. < 13,000 S.F.
PROPOSED BUILDING HEIGHT = 14'-0" FT. < 55 FT.
PROPOSED BUILDING STORIES = 1 STORY < 2 STORY
PER TABLE 506.2, TABLE 504.3 AND TABLE 504.4

SECURITY BUILDING: UNDER SEPARATE PERMIT

OFFICE:	560 S.F. X 2 = 1,120 S.F.
TOTAL BUILDING S.F.	560 S.F. X 2 = 1,120 S.F.

B, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING AREA= 13,000 S.F.
B, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING HEIGHT = 55 FT, 3 STORIES
PROPOSED BUILDING AREA = 560 S.F. < 13,000 S.F.
PROPOSED BUILDING HEIGHT = 14'-0" FT. < 55 FT.
PROPOSED BUILDING STORIES = 1 STORY < 3 STORIES
PER TABLE 506.2, TABLE 504.3 AND TABLE 504.4

PROJECT DIRECTORY

OWNER
HERBS CALI KRUSH, LLC
DANKALOGY 101, LLC
344 WEST HAYMOND STREET,
Contact: HERB GONZALEZ
Phone: 310-497-5097
Email: HERBGONZALEZ3236@GMAIL.COM

ARCHITECT / STRUCTURAL
MDM ARCHITECTS
759 W. LANCASTER BLVD.
LANCASTER, CA 93534
Phone: 661-940-3668
Contact: MYRLE D. MCLERNON, A.I.A.
Contact: JEFFREY BRIZES, A.I.A.

MEP
IDIAZ DESIGN, INC
3700 WILSHIRE BLVD. #930
LOS ANGELES, CA 90010
Phone: 310-388-8730
Contact: GILAD NAMARI

CIVIL
DUKE ENGINEERING
44732 YUCCA AVENUE,
LANCASTER, CA 93534
Phone: 661-952-7918
Contact: RYAN DUKE

DEFERRED SUBMITTALS
- FIRE SPRINKLERS
- FIRE ALARM
- PARKING LOT LIGHTING CALS & PHOTOMETRIC PLAN.

BUILDING CODES
2016 CA BUILDING CODE
2016 CA RESIDENTIAL CODE
2016 CA ENERGY CODE (TITLE 24)
2016 CA MECHANICAL CODE
2016 CA ELECTRICAL CODE (NEC)
2016 CA PLUMBING CODE
2016 CA GREEN BUILDING CODE
2016 CA FIRE CODE

LEGEND

GANOPY TREE
EXISTING MINOR CONTOURS
EXISTING MAJOR CONTOURS
PALM TREE
NEW GRADES
FIRE HYDRANT
ASPHALT
COMPACTED D.G. ROAD BASE
FIRE VEHICLE ACCESS ROAD

PARKING CALCULATIONS

2 CULTIVATION , 1 DISTRIBUTION, 1 MANUFACTURING, 1 SECURITY OFFICE

INDOOR AGRICULTURE FACILITY:

CULTIVATION BUILDING:	3	EMPLOYEES PER BLDG	X	2	BUILDINGS		
		TOTAL =	6	EMPLOYEES	=	6	SPACES
TOTAL PARKING SPACES REQUIRED FOR THE CULTIVATION BLDG					=	**6**	**SPACES**

PER THE MUNICIPAL CODE SECTION 9-2.208, AS INDUSTRIAL USE:
(1/9) MANUFACTURING PLANTS AND OTHER INDUSTRIAL USES: ONE (1) PARKING SPACE FOR EACH EMPLOYEE DURING THE SHIFT OF MAXIMUM EMPLOYMENT, PLUS ONE (1) PARKING SPACE FOR EACH VEHICLE USED IN CONJUNCTION WITH THE USE.

WAREHOUSE / DISTRIBUTION FACILITY:

DISTRIBUTION BUILDING:	2	EMPLOYEES PER BLDG	X	1	BUILDINGS		
		TOTAL =	2	EMPLOYEES	=	2	SPACES
TOTAL PARKING SPACES REQUIRED FOR THE DISTRIBUTION BUILDINGS					=	**2**	**SPACES**

PER THE MUNICIPAL CODE SECTION 9-2.208, AS INDUSTRIAL USE:
(1/9) MANUFACTURING PLANTS AND OTHER INDUSTRIAL USES: ONE (1) PARKING SPACE FOR EACH EMPLOYEE DURING THE SHIFT OF MAXIMUM EMPLOYMENT, PLUS ONE (1) PARKING SPACE FOR EACH VEHICLE USED IN CONJUNCTION WITH THE USE.

MANUFACTURING FACILITY:

MANUFACTURING BLDG:	3	EMPLOYEES PER BLDG	X	1	BUILDINGS		
		TOTAL =	3	EMPLOYEES	=	3	SPACES
TOTAL PARKING SPACES REQUIRED FOR THE MANUFACTURING BLDG:					=	**3**	**SPACES**

PER THE MUNICIPAL CODE SECTION 9-2.208, AS INDUSTRIAL USE:
(1/9) MANUFACTURING PLANTS AND OTHER INDUSTRIAL USES: ONE (1) PARKING SPACE FOR EACH EMPLOYEE DURING THE SHIFT OF MAXIMUM EMPLOYMENT, PLUS ONE (1) PARKING SPACE FOR EACH VEHICLE USED IN CONJUNCTION WITH THE USE.

SECURITY OFFICE:

SECURITY BLDG:	2	EMPLOYEES PER BLDG	X	1	BUILDINGS		
		TOTAL =	2	EMPLOYEES	=	2	SPACES
TOTAL PARKING SPACES REQUIRED FOR THE SECURITY BLDG:					=	**2**	**SPACES**

PER THE MUNICIPAL CODE SECTION 9-2.208, AS INDUSTRIAL USE:
(1/9) MANUFACTURING PLANTS AND OTHER INDUSTRIAL USES: ONE (1) PARKING SPACE FOR EACH EMPLOYEE DURING THE SHIFT OF MAXIMUM EMPLOYMENT, PLUS ONE (1) PARKING SPACE FOR EACH VEHICLE USED IN CONJUNCTION WITH THE USE.

TOTAL PARKING SPACES REQUIRED FOR THE MASTER DEVELOPMENT: = 13 SPACES

PARKING BREAKDOWN:

ADA PARKING REQUIREMENTS:

TOTAL PARKG PROV'D	=	16	1 TO 25 SPACES REQUIRES =		1	SPACE =	1 SPACES
				TOTAL PROVIDED =		**4**	**SPACES**

PER SECTION 9-2.209 (F) IN ALL COMMERCIAL, QUASI-PUBLIC, INDUSTRIAL, AND PROFESSIONAL AND ADMINISTRATIVE OFFICE DISTRICTS. ONE (1) STALL FOR THE PHYSICALLY HANDICAPPED SHALL BE PROVIDED FOR EACH FIFTY (50) PARKING SPACES, OR FRACTION THEREOF, AND SHALL BE LOCATED AS NEAR AS PRACTICAL TO PUBLIC ENTRANCE.

PER TABLE 11B-208.2 PARKING SPACE OF THE 2016 CBC, WHEN PROVIDING A TOTOAL NUMBER OF PARKING SPACES FROM 1 TO 25 A MINIMUM OF 1 ACCESSIBLE PARKING SPACES MUST BE PROVIDED.

COMPACT PARKING REQUIREMENTS:

ALLOWED COMPACT	=	0.30	%OF THE TOTAL	16	SPACE =	5	SPACES
				TOTAL PROVIDED =		**2**	**SPACES**

PER SECTION 9-2.209 (G) PARKING SPACES FOR "COMPACT AUTOMOBILE" WILL BE PERMITTED NOT LESS THAN FIFTEEN (15) FT. IN LENGTH AND SEVEN AND ONE-HALF (7½) FT. IN WIDTH, EXCLUSIVE OF AISLES AND ACCESS DRIVES AND SHALL NOT EXCEED 30% OF THE TOTAL REQUIRED PARKING SPACES.

STANDARD PARKING:

TOTAL STANDARD PARKING PROVIDED =	10	SPACES
TOTAL ADA PARKING REQUIRED / PROVIDED =	4	SPACES
TOTAL COMPACT PARKING PROVIDED =	2	SPACES
TOTAL PARKING PROVIDED =	**16**	**SPACES**

PER SECTION 9-2.209 (A) THE PARKING SPACE SHALL BE NINE (9) FT. BY NINETEEN (19) FT. AND PARKING AREAS SHALL HAVE INGRESS AND EGRESS TO A STREET OR ALLEY.

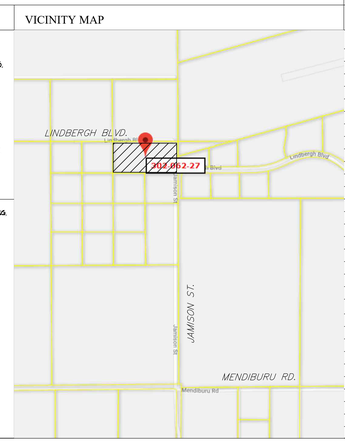
PLAN NOTES

1. EXISTING 6"X6" WOOD POST, TO BE DEMOLISHED.
2. EXISTING WATER VALVES.
3. EXISTING 6" PVC STUB OUT.
4. EXISTING PAVED CAL-TRANS GAS.
5. LOCATION OF EXISTING CONCRETE ELECTRICAL UTILITY PAD, SIZE AND LOCATION TO BE VERIFIED IN THE FIELD.
6. EXISTING SEWER MAN HOLE.
7. EDGE OF NEW PAVING.
8. EDGE OF D.G. PAVING.
9. NEW 6" SIDEWALK CURB.
10. ACCESS AISLE SHALL BE MARKED WITH BLUE PAINTED BORDERLINE AROUND THE PERIMETER PER CBC 2016 SECTION 11B-502.3.3, FIGURE 11B-502.3.3. SEE DETAILS J / I SHEET A-6.
11. NEW SIDEWALK.
12. NEW 20' SECURITY GATE PER CRC SECTION 502.2.1
13. NEW 8' HIGH SECURITY FENCE WITH 2' RAZOR WIRE ON TOP.
14. NEW 36" MAN GATE WITH PANIC HARDWARE AND 10" KICK PLATE. FENCE CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL.
15. COMPACTED D.G. ROAD BASE.
16. PROPOSED PARKING STALLS. SEE PARKING CALCULATIONS FOR SIZE AND TOTAL.
17. INTERNATIONAL ACCESSIBILITY SYMBOL. SEE DETAIL F / J ON SHEET A-6.
18. RETENTION BASIN.
19. TRASH BIN LOCATION.
20. 560 S.F. SECURITY BUILDING.
21. 2,000 S.F. DISTRIBUTION BUILDING. - UNDER SEPARATE PERMIT.
22. DISTRIBUTION PORT - UNDER SEPARATE PERMIT.
23. 2,000 S.F. MANUFACTURING BUILDING.
24. 9,000 S.F. CULTIVATION BUILDING. - UNDER SEPARATE PERMIT.
25. ELECTRICAL GENERATOR LOCATION.
26. TRANSFORMER GENERATOR LOCATION.
27. INTERNAL ELECTRICAL CARTS PARKING SPACES.
28. DETECTIBLE WARNING DEVICES.
29. CONDENSERS.
30. FUTURE CULTIVATION BUILDING LOCATION.
31. FUTURE DISTRIBUTION BUILDING LOCATION.
32. FUTURE MANUFACTURING BUILDING LOCATION.
33. FUTURE ELECTRICAL GENERATOR LOCATION.
34. SITE LIGHTING.
35. WALL PACK LIGHTING @ BUILDING DOOR ENTRY.
36. 270 S.F. COVERED PATIO.

GENERAL NOTES:

1. THIS PROJECT IS CONDITIONED UPON THE DEVELOPER DEFENDING, INDEMNIFYING AND HOLDING HARMLESS THE CITY, ITS AGENTS, OFFICERS, CONSULTANTS, AND /OR EMPLOYEES. .

VICINITY MAP



SHEET INDEX

NO.	SHEET
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A-1.1	MASTER DEVELOPMENT SITE PLAN
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1A-4	CULTIVATION BUILDING FLOOR PLAN
1A-5	CULTIVATION BUILDING REFLECTIVE CEILING PLAN
1A-6	CULTIVATION BUILDING ROOF PLAN
1A-8	CULTIVATION BUILDING SECTIONS AND ELEVATIONS
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5A-4	SECURITY BUILDING FLOOR PLAN
5A-5	SECURITY BUILDING REFLECTIVE CEILING PLAN
5A-4	SECURITY BUILDING ROOF PLAN
5A-8	SECURITY BUILDING SECTIONS
5A-8.1	SECURITY BUILDING ELEVATIONS
S1-A	CULTIVATION BUILDING FOUNDATION PLAN, GENERAL NOTES, DETAILS
S1-B	DISTRIBUTION & MANUF. BUILDING FOUNDATION PLAN, GENERAL NOTES, DETAILS

"Designing Solutions"
McLernon Architecture Group Inc
759 W. Lancaster Blvd, Lancaster, CA 93534
661-940-3668
mclernonag.com

LICENSED ARCHITECT JAMES D. MCLERNON C-22007 02-21 RENEWAL DATE STATE OF CALIFORNIA

GONZALEZ PERRICONE CALI-DANK
22495 JAMISON STREET,
CALIFORNIA CITY, CA 93505

ISSUE DATES

No.	Date	Description

SITE PLAN

Project No.:1809

Date: August 07, 2018

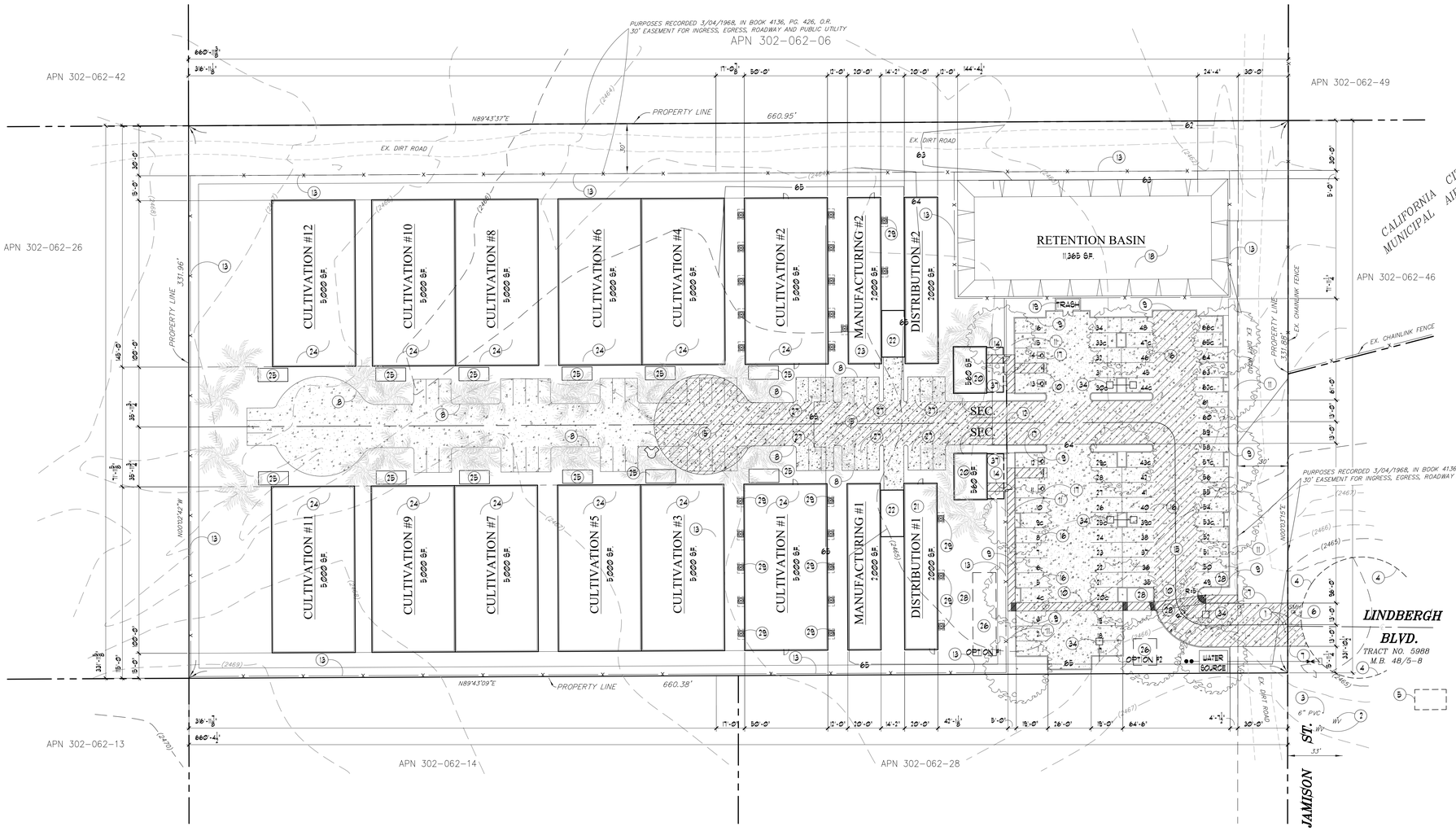
Drawn: MG

SHEET NO.

A-1

GONZALEZ PERRICONE CALI-DANK

CALIFORNIA CITY, CA 93505



MASTER DEVELOPMENT SITE PLAN

SCALE: 1"=30'

LEGEND

- CANOPY TREE
- PALM TREE
- FIRE HYDRANT
- EXISTING MINOR CONTOURS (2467)
- EXISTING MAJOR CONTOURS (2465)
- NEW GRADES 66
- ASPHALT
- COMPACTED D.G. ROAD BASE
- FIRE VEHICLE ACCESS ROAD

PLAN NOTES (8)

1. EXISTING 6"X6" WOOD POST, TO BE DEMOLISHED.
2. EXISTING WATER VALVES.
3. EXISTING 6" PVC STUB OUT.
4. EXISTING PAVED CUL-DE-SAC.
5. LOCATION OF EXISTING CONCRETE ELECTRICAL UTILITY PAD, SIZE AND LOCATION TO BE VERIFIED IN THE FIELD.
6. EXISTING SEWER MAN HOLE.
7. EDGE OF NEW PAVING.
8. EDGE OF D.G. PAVING.
9. NEW 6" SIDEWALK CURB.
10. ACCESS AISLE SHALL BE MARKED WITH BLUE PAINTED BORDERLINE AROUND THE PERIMETER PER CBC 2016 SECTION 11B-502.3.3, FIGURE 11B-502.3.3. SEE DETAILS J / 1 / SHEET A-6.
11. NEW SIDEWALK.
12. NEW 20' SECURITY GATE PER CBC SECTION 5032.1
13. NEW 8' HIGH SECURITY FENCE WITH 2' RAZOR WIRE ON TOP.
14. NEW 36" MAN GATE WITH PANIC HARDWARE AND 10" KICK PLATE FENCE CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL.
15. COMPACTED D.G. ROAD BASE.
16. PROPOSED PARKING STALLS. SEE PARKING CALCULATIONS FOR SIZE AND TOTAL.
17. INTERNATIONAL ACCESSIBILITY SYMBOL. SEE DETAIL F / J ON SHEET A-6.
18. RETENTION BASIN.
19. TRASH BIN LOCATION.
20. 560 S.F. SECURITY BUILDING.
21. 2,000 S.F. DISTRIBUTION BUILDING.
22. DISTRIBUTION PORT.
23. 2,000 S.F. MANUFACTURING BUILDING.
24. 5,000 S.F. CULTIVATION BUILDING.
25. ELECTRICAL GENERATOR LOCATION.
26. TRANSFORMER GENERATOR LOCATION.
27. INTERNAL ELECTRICAL CARTS PARKING SPACES.
28. DETECTIBLE WARNING DEVICES.
29. CONDENSERS.
30. FUTURE CULTIVATION BUILDING LOCATION.
31. FUTURE DISTRIBUTION BUILDING LOCATION.
32. FUTURE MANUFACTURING BUILDING LOCATION.
33. FUTURE ELECTRICAL GENERATOR LOCATION.
34. SITE LIGHTING.
35. WALL PACK LIGHTING @ BUILDING DOOR ENTRY.

DEVELOPMENT SUMMARY

PROJECT ADDRESS:
22495 JAMISON STREET
CALIFORNIA CITY, CA 93505

ZONE: LIGHT INDUSTRIAL (MI)

ASSESSOR PARCEL #: APN #: 302-062-27-00

CONSTRUCTION TYPE: TYPE IIB

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 37 EAST, M.D.M. IN THE CITY OF CALIFORNIA CITY, COUNTY OF KERN, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

SCOPE OF WORK:

ALL GRADING , DEMOLITION, AND CONSTRUCTION REQUIRED TO CONSTRUCT TWELVE (12) 5,000 SF. CULTIVATION FACILITIES, TWO (2) 2,000 SF. DISTRIBUTION FACILITIES, TWO (2) 2,000 SF. MANUFACTURING FACILITY AND TWO (2) 560 SF. SECURITY OFFICE.

LOT AREA:

LOT SIZE = 5± ACRES = 217,800 SF.
MIN. LOT AREA = NO MINIMUM LOT AREA IN MI DISTRICT, SEE SECTION 9-2.2103(A)
NO MINIMUM SETBACKS REQUIREMENTS IN MI DISTRICT, SEE SECTION 9-2.2103(B)
MAXIMUM BUILDING FLOOR AREA = NOT LIMITED, SEE SECTION 9-2.2103(D)
TOTAL PROPOSED BUILDING SITE SQUARE FOOTAGE= 69,600 SF.

SITE BREAKDOWN:

CULTIVATION BUILDING:

GROW AREAS:	3,000 SF. X 12 = 36,000 SF.
NURSERY:	500 SF. X 12 = 6,000 SF.
DRY/TRIM:	500 SF. X 12 = 6,000 SF.
EMPLOYEE AREA:	475 SF. X 12 = 5,700 SF.
OFFICE:	410 SF. X 12 = 4,920 SF.
STORAGE:	115 SF. X 12 = 1,380 SF.
TOTAL BUILDING SF.	5,000 SF. X 12 = 60,000 SF.

F-1 NO SPRINKLER SYSTEM, ALLOWABLE BUILDING AREA= 13,000 SF.
F-1 NO SPRINKLER SYSTEM, ALLOWABLE BUILDING HEIGHT = 55 FT, 2 STORIES
PROPOSED BUILDING AREA = 5,000 SF. < 13,000 SF.
PROPOSED BUILDING HEIGHT = 14'-0" FT. < 55 FT.
PROPOSED BUILDING STORIES = 1 STORY < 2 STORIES
PER TABLE 506.2, TABLE 504.3 AND TABLE 504.4

DISTRIBUTION BUILDING:

SHIPPING AND RECEIVING:	327 SF. X 2 = 654 SF.
PACKAGING:	946 SF. X 2 = 1,892 SF.
STORAGE:	552 SF. X 2 = 1,104 SF.
OFFICE	175 SF. X 2 = 350 SF.
TOTAL BUILDING SF.	2,000 SF. X 2 = 4,000 SF.

F-1 NO SPRINKLER SYSTEM, ALLOWABLE BUILDING AREA= 13,000 SF.
F-1 NO SPRINKLER SYSTEM, ALLOWABLE BUILDING HEIGHT = 55 FT, 2 STORIES
PROPOSED BUILDING AREA = 2,000 SF. < 13,000 SF.
PROPOSED BUILDING HEIGHT = 14'-0" FT. < 55 FT.
PROPOSED BUILDING STORIES = 1 STORY < 2 STORIES
PER TABLE 506.2, TABLE 504.3 AND TABLE 504.4

MANUFACTURING BUILDING:

RECEIVING:	334 SF. X 2= 668 SF.
MANUFACTURING:	1,073 SF. X 2 = 2,146 SF.
STORAGE:	418 SF. X 2 = 836 SF.
OFFICE	175 SF. X 2 = 350 SF.
TOTAL BUILDING SF.	2,000 SF. X2 = 4,000 SF.

H-1 S-SPRINKLERED ALLOWABLE BUILDING AREA= 7,000 SF.
H-1 S-SPRINKLERED ALLOWABLE BUILDING HEIGHT = 55 FT, 1 STORY
PROPOSED BUILDING AREA = 2,000 SF. < 7,000 SF.
PROPOSED BUILDING HEIGHT = 14'-0" FT. < 55 FT.
PROPOSED BUILDING STORIES = 1 STORY < 1 STORY
PER TABLE 506.2, TABLE 504.3 AND TABLE 504.4

NOTE: GROUP H, AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED IN HIGH-HAZARD OCCUPANCIES AS REQUIRED IN SECTIONS 903.2.5.1 THROUGH 903.2.5.3.

SECURITY BUILDING:

OFFICE:	560 SF. X 2 = 1,120 SF.
TOTAL BUILDING SF.	560 SF. X 2 = 1,120 SF.

B, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING AREA= 13,000 SF.
B, NO SPRINKLER SYSTEM, ALLOWABLE BUILDING HEIGHT = 55 FT, 3 STORIES
PROPOSED BUILDING AREA = 560 SF. < 13,000 SF.
PROPOSED BUILDING HEIGHT = 14'-0" FT. < 55 FT.
PROPOSED BUILDING STORIES = 1 STORY < 3 STORIES
PER TABLE 506.2, TABLE 504.3 AND TABLE 504.4

SITE PARKING ANALYSIS

12 CULTIVATION , 2 DISTRIBUTION, 2 MANUFACTURING, 2 SECURITY OFFICE

INDOOR AGRICULTURE FACILITY:

CULTIVATION BUILDING: 3 EMPLOYEES PER BLDG X 12 BUILDINGS
TOTAL = 36 EMPLOYEES = 36 SPACES

TOTAL PARKING SPACES REQUIRED FOR THE CULTIVATION BLDG = 36 SPACES

PER THE MUNICIPAL CODE SECTION 9-2.208, AS INDUSTRIAL USE:
(19) MANUFACTURING PLANTS AND OTHER INDUSTRIAL USES: ONE (1) PARKING SPACE FOR EACH EMPLOYEE DURING THE SHIFT OF MAXIMUM EMPLOYMENT, PLUS ONE (1) PARKING SPACE FOR EACH VEHICLE USED IN CONJUNCTION WITH THE USE.

WAREHOUSE / DISTRIBUTION FACILITY:

DISTRIBUTION BUILDING: 2 EMPLOYEES PER BLDG X 2 BUILDINGS
TOTAL = 4 EMPLOYEES = 4 SPACES

- **TOTAL PARKING SPACES REQ'D FOR THE DISTRIBUTION BUILDINGS = 4 SPACES**

PER THE MUNICIPAL CODE SECTION 9-2.208, AS INDUSTRIAL USE:
(19) MANUFACTURING PLANTS AND OTHER INDUSTRIAL USES: ONE (1) PARKING SPACE FOR EACH EMPLOYEE DURING THE SHIFT OF MAXIMUM EMPLOYMENT, PLUS ONE (1) PARKING SPACE FOR EACH VEHICLE USED IN CONJUNCTION WITH THE USE.

MANUFACTURING FACILITY:

MANUFACTURING BLDG: 3 EMPLOYEES PER BLDG X 2 BUILDINGS
TOTAL = 6 EMPLOYEES = 6 SPACES

TOTAL PARKING SPACES REQ'D FOR THE MANUFACTURING BLDG: = 6 SPACES

PER THE MUNICIPAL CODE SECTION 9-2.208, AS INDUSTRIAL USE:
(19) MANUFACTURING PLANTS AND OTHER INDUSTRIAL USES: ONE (1) PARKING SPACE FOR EACH EMPLOYEE DURING THE SHIFT OF MAXIMUM EMPLOYMENT, PLUS ONE (1) PARKING SPACE FOR EACH VEHICLE USED IN CONJUNCTION WITH THE USE.

SECURITY OFFICE:

SECURITY BLDG: 2 EMPLOYEES PER BLDG X 2 BUILDINGS
TOTAL = 4 EMPLOYEES = 4 SPACES

TOTAL PARKING SPACES REQUIRED FOR THE SECURITY BLDG: = 4 SPACES

PER THE MUNICIPAL CODE SECTION 9-2.208, AS INDUSTRIAL USE:
(19) MANUFACTURING PLANTS AND OTHER INDUSTRIAL USES: ONE (1) PARKING SPACE FOR EACH EMPLOYEE DURING THE SHIFT OF MAXIMUM EMPLOYMENT, PLUS ONE (1) PARKING SPACE FOR EACH VEHICLE USED IN CONJUNCTION WITH THE USE.

TOTAL PARKING SPACES REQUIRED FOR THE MASTER DEVELOPMENT: = 50 SPACES

PARKING BREAKDOWN:

ADA PARKING REQUIREMENTS:

TOTAL PARK'G PROV'D = 66 51-75 SPACES REQUIRES 3 SPACES = 3 SPACES
TOTAL PROVIDED = 4 SPACES

PER SECTION 9-2.209 (F) IN ALL COMMERCIAL, QUASI-PUBLIC, INDUSTRIAL, AND PROFESSIONAL AND ADMINISTRATIVE OFFICE DISTRICTS. ONE (1) STALL FOR THE PHYSICALLY HANDICAPPED SHALL BE PROVIDED FOR EACH FIFTY (50) PARKING SPACES, OR FRACTION THEREOF, AND SHALL BE LOCATED AS NEAR AS PRACTICAL TO PUBLIC ENTRANCE.

PER TABLE 11B-208.2 PARKING SPACE OF THE 2016 CBC, WHEN PROVIDING A TOTOAL NUMBE ROF PARKING SPACES FROM 51-75 A MINIMUM OF 3 ACCESSIBLE PARKING SPACES MUST BE

COMPACT PARKING REQUIREMENTS:

ALLOWED COMPACT = 0.30 % OF THE TOTAL 66 SPACES = 20 SPACES
TOTAL PROVIDED = 16 SPACES

PER SECTION 9-2.209 (G) PARKING SPACES FOR "COMPACT AUTOMOBILES" WILL BE PERMITTED NOT LESS THAN FIFTEEN (15) FT. IN LENGTH AND SEVEN AND ONE-HALF (7½) FT. IN WIDTH, EXCLUSIVE OF AISLES AND ACCESS DRIVES AND SHALL NOT EXCEED 30% OF THE TOTAL REQUIRED PARKING SPACES.

STANDARD PARKING:

TOTAL STANDARD PARKING PROVIDED = 46 SPACES
TOTAL ADA PARKING REQUIRED / PROVIDED = 4 SPACES
TOTAL COMPACT PARKING PROVIDED = 16 SPACES
TOTAL PARKING PROVIDED = 66 SPACES

PER SECTION 9-2.209(A) THE PARKING SPACE SHALL BE NINE (9) FT. BY NINETEEN (19) FT. AND PARKING AREAS SHALL HAVE INGRESS AND EGRESS TO A STREET OR ALLEY.

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McLernon Architecture Group Inc
759 W. Lancaster Blvd. Lancaster, CA 93534
661.940.3868
mclernonag.com

LICENSED ARCHITECT JAMES R. MCLERNON C-22007 02-21 RENEWAL DATE STATE OF CALIFORNIA

GONZALEZ PERRICONE CALI-DANK
22495 JAMISON STREET,
CALIFORNIA CITY, CA 93505

ISSUE DATES

No.	Date	Description

MASTER DEVELOPMENT SITE PLAN

Project No.:171809

Date: AUGUST 07, 2018

Drawn: MG

SHEET NO.

1A-1.1

Biological Resource Assessment of
APN 302-062-27,
California City, California

September 1, 2018

Mark Hagan, Wildlife Biologist
44715 17th Street East
Lancaster, CA 93535
(661) 723-0086
(661) 433-9956 (cell)

B.S. Degree, Wildlife Management
Humboldt State University

Biological Resource Assessment of APN 302-062-27, California City, California

Mark Hagan, Wildlife Biologist, 44715 17th Street East, Lancaster, CA 93535

Abstract

Development has been proposed for APN 302-062-27, California City, California. The approximately 5 acre (2 ha) study area was located west of Jamison Street and northwest of Lindbergh Boulevard, T32S, R37E, the N1/2 of the NE1/4, of the NE1/4, of the SW1/4 of Section 17, M.D.B.M. A line transect survey was conducted on 27 August 2018 to inventory biological resources. The proposed project area was characteristic of a disturbed creosote bush (*Larrea tridentata*) scrub plant community. A total of seventeen plant species and ten wildlife species or their sign were observed during the line transect survey. No desert tortoises or their sign were observed on the study site. No Mohave ground squirrels (*Xerospermophilus mohavensis*) were observed or audibly detected during the field survey. Habitat did not appear to be suitable for Mohave ground squirrels. No desert kit foxes (*Vulpes macrotis*), or their sign were observed within the study site. Desert kit fox natal dens occur within 2,860 feet (923 m) of the study site. No burrowing owls (*Athene cunicularia*), or their sign were observed during the field survey. No cover sites for burrowing owls were observed within the study area. No sensitive plants, specifically alkali mariposa lily (*Calochortus striatus*), desert cymopterus (*Cymopterus deserticola*), and Barstow woolly sunflower (*Eriophyllum mohanense*) are expected to occur within the study area due to the lack of suitable habitat. Prairie falcons (*Falco mexicanus*) and other raptors may fly over the site but there are no nesting or roosting opportunities available within the study site. Migratory birds would not be expected to nest in the vegetation within the study site. No other state or federally listed species are expected to occur within the proposed project area. An ephemeral wash was observed within the study site.

Recommended Protection Measures:

An area that has any of the following characteristics which will be impacted by development: distinct bed, bank, channel, signs of scouring, evidence of water flow, may require a Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) prior to development activities. This project will require consultation with CDFW to determine whether a Streambed Alteration Agreement is required. If impacts to the wash can be avoided, a Streambed Alteration Agreement with CDFW may not be required.

The "U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance, January 2011" will be used as guidelines for addressing desert kit fox issues within the study site.

Desert tortoises are not expected to inhabit the site and no agency consultation is being recommended. However, the following desert tortoise protection measures are recommended.

All personnel working or using the site will receive an education program. Videos, brochures, books, and briefings may be used in the educational program. The education program will provide information on the natural history of the desert tortoise, its status, and protection measures to be followed during construction.

Preconstruction surveys will be conducted in work areas. Preconstruction surveys will be conducted by qualified biologists. If any desert tortoises are found during preconstruction surveys all work will cease until the desert tortoise leaves the area of its own volition or appropriate permits are obtained to relocate the animal.

A qualified biological monitor will be present during construction activities. Construction activities that take place during periods of desert tortoise inactivity or in areas not deemed suitable habitat will not be required to have biological monitors present.

Construction areas will be clearly fenced, flagged, or marked to delineate the outer boundaries and define the limit of work activities prior to the initiation of work. Construction areas include parking and equipment staging areas. If fences that exclude desert tortoises are used to delineate the work areas, a biological monitor will not be required.

All workers will inspect underneath parked vehicles prior to operating them. If a desert tortoise is found beneath a parked vehicle, the vehicle will be left parked until the desert tortoise leaves of its own volition to a safe location.

Construction activities between dusk and dawn will not be permitted in areas supporting native vegetation.

At the end of each work day, all open excavations will be backfilled or otherwise altered to prevent desert tortoise from being trapped in them. While excavations remain open, a biological monitor will check for trapped desert tortoises and other wildlife at least three times each day.

All trash and food items will be promptly contained and regularly removed from work areas to reduce the attraction of common ravens (*Corvas corax*) and other desert tortoise predators to the area.

Significance: This project is not expected to result in a significant adverse impact to biological resources if the above recommended protection measures are implemented.

Development has been proposed for APN 302-062-27, California City, California (Figure 1). Development would include installation of access roads, parking, drainage, and utilities (water, sewer, electric, etc.). The entire project area would be graded prior to construction activities.

An environmental analysis should be conducted prior to any development project. An assessment of biological resources is an integral part of environmental analyses (Gilbert and Dodds 1987). The purpose of this study was to provide an assessment of biological resources potentially occurring within, or utilizing the proposed project area. Specific focus was on the presence/absence of rare, threatened and endangered species of plants and wildlife. Species of concern included the desert tortoise (*Gopherus agassizii*), Mohave ground squirrel (*Xerospermophilus mohavensis*), desert kit fox (*Vulpes macrotis*), burrowing owl (*Athene cunicularia*), prairie falcon (*Falco mexicanus*), desert cymopterus (*Cymopterus deserticola*), Barstow woolly sunflower (*Eriophyllum mohanense*), and alkali mariposa lily (*Calochortus striatus*).

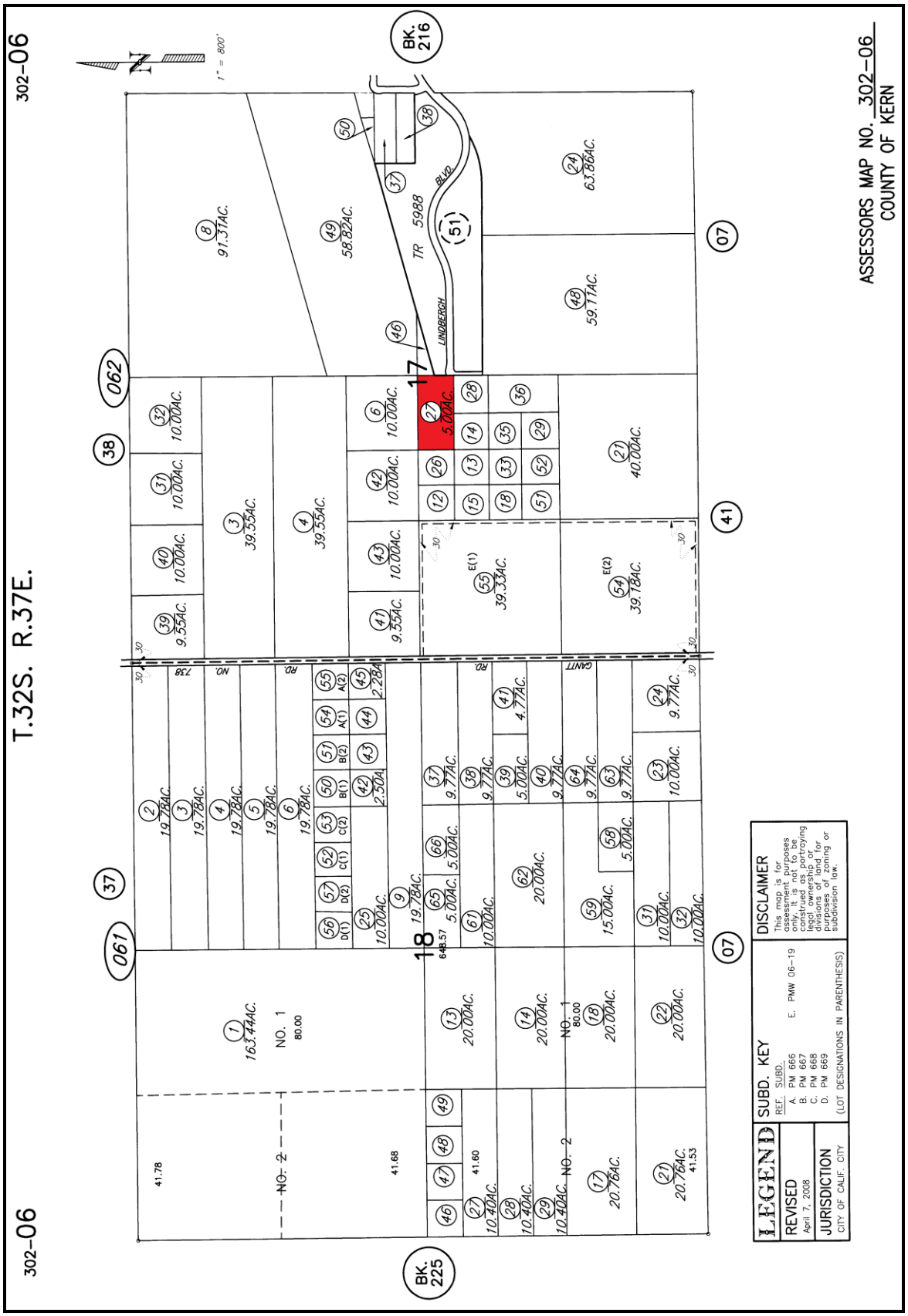

Figure 1. Approximate location of proposed project area as depicted on APN map.

Study Area

The approximately 5 acre (2 ha) study area was located west of Jamison Street and northwest of Lindbergh Boulevard, T32S, R37E, the N1/2 of the NE1/4, of the NE1/4, of the SW1/4 of Section 17, M.D.B.M. (Figures 2 and 3). The east boundary of the study site was formed by Jamison Street (dirt road). The California City Airport runway over-run and highly disturbed fields existed east of Jamison Street. Disturbed creosote bush (*Larrea tridentata*) scrub habitat occurred adjacent to the southern boundary of the study site. Creosote bush scrub habitat occurred adjacent to the northern and western boundaries.

Methods

A line transect survey was conducted to inventory plant and wildlife species occurring within the proposed project area (Cooperrider et al. 1986, Davis 1990). Line transects were walked in an east-west orientation. Line transects were approximately 660 feet (213 m) long and spaced about 30 feet (10 m) apart (U.S. Fish & Wildlife Service 2010).

All observations of plant and animal species were recorded in field notes. Field guides were used to aid in the identification of plant and animal species (Arnett and Jacques 1981, Borror and White 1970, Burt and Grossenheider 1976, Gould 1981, Jaeger 1969, Knobel 1980, Robbins et al. 1983, Stark 2000). Observations were aided with the use of 10x42 binoculars. Observations of animal tracks, scat, and burrows were also utilized to determine the presence of wildlife species inhabiting the proposed project area (Cooperrider et al. 1986, Halfpenny 1986, Lowrey 2006, Murie 1974). Aerial photographs, California Natural Diversity Database (CNDD 2017, 2018a, 2018b), previous surveys in the area (Hagan 2016, 2017a, 2017b, 2017c) and the USGS topographic map were reviewed. Photographs of the study site were taken (Figure 4).

Results

A total of 8 line transects were walked on 27 August 2018. Weather conditions consisted of warm temperatures (estimated 85 degrees F), 0% cloud cover, and a slight breeze. Sandy loam surface soil texture was observed throughout the study area. A blue line stream was documented in the study site on the USGS topographic map. Review of aerial photography indicated the potential for a stream or wash on the study site. An ephemeral wash was observed within the western portion of the study site. Topography of the study area was approximately 2,467 to 2,474 feet (796 to 798 m) above sea level.

The proposed project area was characteristic of disturbed creosote bush scrub (*Larrea tridentata*) habitat (Barbour and Major 1988, Barbour et al. 2007). A total of seventeen plant species were observed during the line transect survey (Table 1). The dominant shrub species throughout the study area was creosote bush. Red stemmed filaree (*Erodium cicutarium)* was the dominant annual species throughout the study area. No alkali mariposa lilies, Barstow woolly sunflowers, desert cymopterus or suitable habitat for these plant species were observed within the study site.

A total of ten wildlife species, or their sign were observed during the line transect survey (Table 2). No desert tortoise or their sign were observed during the field survey. No Mohave ground squirrels were observed or audibly detected during the field survey. No burrowing owls

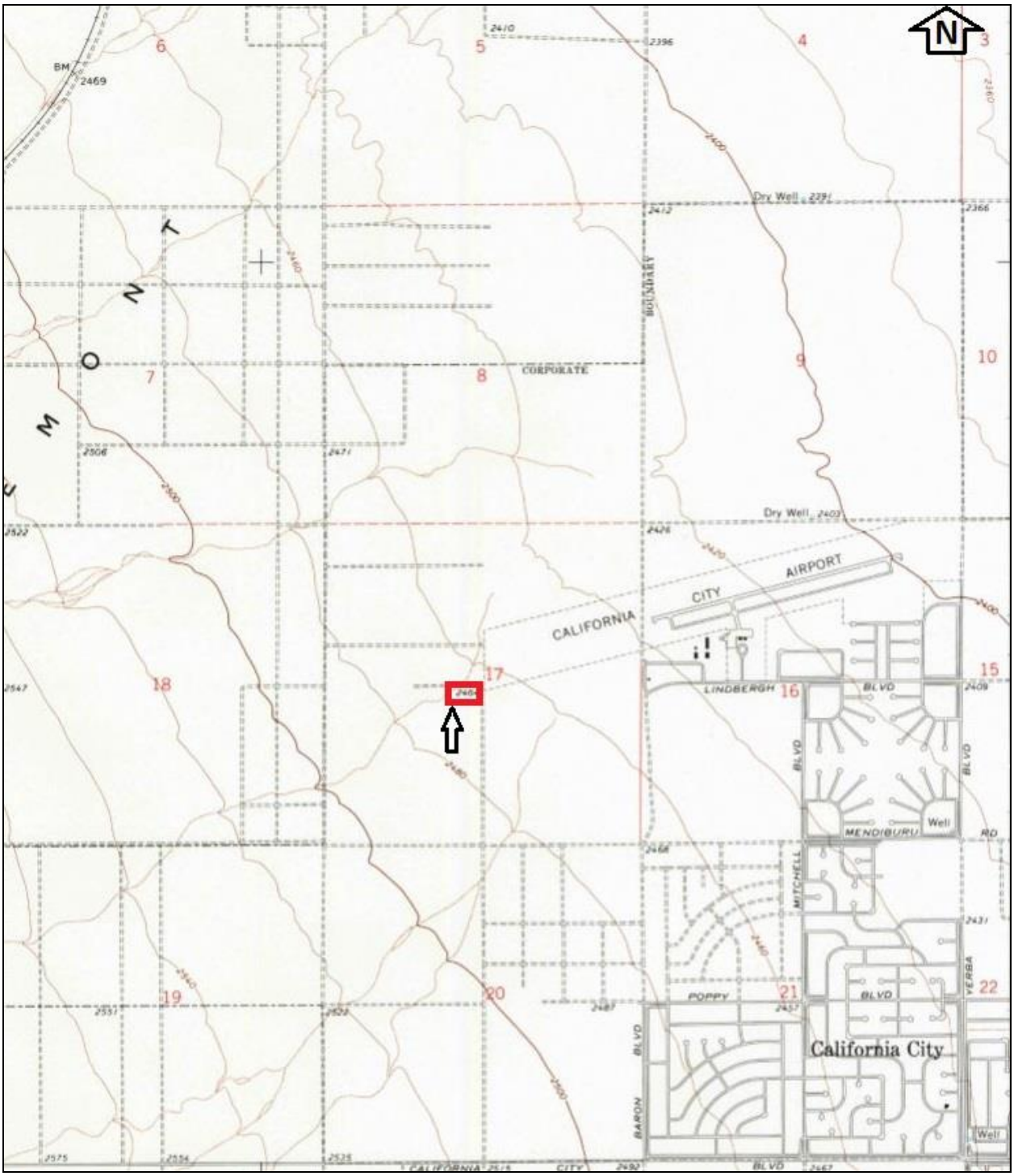

Figure 2. Approximate location of study area as depicted on U.S.G.S. Quadrangle, Mojave N.E., California, 7.5', 1994.

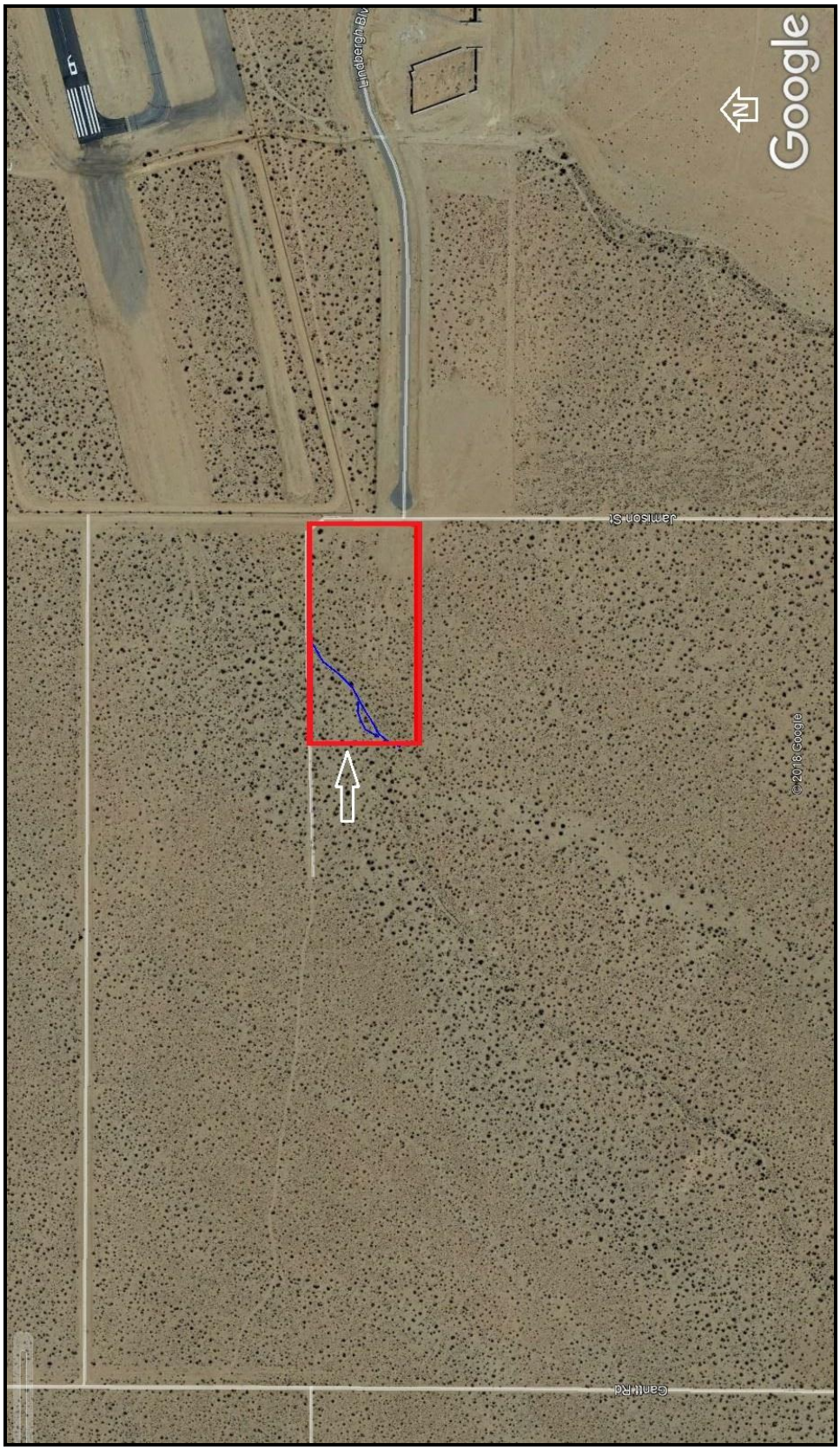

Figure 3. Aerial photograph of study site showing surrounding land use (Google Earth, 2015). Blue line indicates ephemeral wash on the study site.

Figure 4. Photographs depicting the general habitat within the study site. Upper photograph is within the interior, lower photograph is of the ephemeral wash within the western portion of the study site.

Table 1. List of plant species that were observed during the line transect survey of APN 302-062-27, California City, California.

Common Name	Scientific Name
Creosote bush	*Larrea tridentata*
Burro bush	*Ambrosia dumosa*
Rabbit brush	*Chrysothamnus nauseosis*
Cheesebush	Hymenoclea salsola
Peachthorn (1 individual)	*Lycium cooperi*
Goldenhead	*Acamptopappus sphaerocephalus*
Turkey mullein	*Eremocarpus setigerus*
Goldfields	*Lasthenia californica*
Gilia	*Gilia minutiflora*
Phacelia	*Phacelia* sp.
Fiddleneck	*Amsinckia tessellata*
Annual burweed	*Franseria acanthicarpa*
Red stemmed filaree	*Erodium cicutarium*
Mustard sp.	Brassicaceae
California mustard	*Caulanthus lasiophyllus*
Cheatgrass	*Bromus tectorum*
Schismus	*Schismus* sp.

Table 2. List of wildlife species, or their sign, that were observed during the line transect survey of APN 302-062-27, California City, California.

Common Name	Scientific Name
Rodents	Order: Rodentia
Black-tailed jackrabbit	*Lepus californicus*
Desert cottontail	*Sylvilagus auduboni*
Sheep	*Ovis* sp.
Domestic dog	*Canis familiaris*
Horned lark	*Eremophila alpestris*
Western whiptail	*Cnemidophorus tigris*
Dragonfly	Order: Odonata
Spider	Order: Araneida
Harvester ants	Order: Hymenoptera

or their sign were observed within the study site during the field survey. No bird nests were observed within the study area. No desert kit foxes or their sign were observed on the study site. Desert kit fox natal dens with both desert kit fox sign and burrowing owl sign was observed approximately 2,860 feet (923 m) northwest of this project site (Hagan 2017c). No desert tortoises or their sign, no indication of Mohave ground squirrels, additional desert kit foxes or burrowing owls or their sign were documented in previous studies on nearby sites (Hagan 2016, 2017a, 2017b, 2017c). The closest documented Mohave ground squirrel was 5 miles (8 km) to the northeast (CNDD 2017, 2018a, 2018b).

Sheep (*Ovis* sp.) sign was observed throughout the study site and surrounding areas (Hagan 2016, 2017a, 2017b, 2017c). Off road vehicle tracks were observed within the study site. Heavy equipment tracks were observed within the study area. Construction/building supplies and an occupied camper were observed within a barren area in the east portion of the study site. A small concrete, cinder block dump site was observed within the study area. Human footprints were observed within the study site.

Discussion

It is possible that some annual species were not visible during the time the field survey was performed. Based on the habitat no sensitive plant species are expected to exist on the study site. Although not observed, several wildlife species would be expected to occur within the proposed project area (Table 3).

Human impacts are expected to increase as urban development continues to occur in the area. Habitat in the general area will continue to become degraded and fragmented. Continual sheep grazing, particularly during low rainfall years and drought conditions, appear to be eliminating much of the forage and cover from the habitat within California City. Burrowing animals within the proposed project area are not expected to survive construction activities. More mobile species, such as lagomorphs (rabbits and hares), coyotes (*Canis latrans*), and birds are expected to survive construction activities. Development of this site will result in less cover and foraging opportunities for species occurring within and adjacent to the study area.

The desert tortoise is a state and federally listed threatened species. The proposed project area was located within the geographic range of the desert tortoise. The proposed project site was not located in critical habitat designated for the Mojave population of the desert tortoise. Based on field observations and previous surveys desert tortoises are not expected to be present. However, desert tortoise protection measures are recommended.

The Mohave ground squirrel (MGS) is a state listed threatened species. The proposed project site was located within the geographic range of the MGS. Forage for MGS appears to be limited within and around the study site. MGS have not been documented in or near the study site (CNDD 2017, 2018a, 2018b). No winterfat (Eurotia lanata), or spiny hopsage (Grayia spinosa) were found within the study site. These two species are considered important forage for MGS. Dr. Leitner (2008) determined that combined densities of winterfat and spiny hopsage greater than 250 to 300 per ha (2.5 acres) are associated with occupancy of MGS. Dr. Leitner postulated based on trapping surveys in the southern portion of the MGS range that densities < 24/ha of spiny hopsage and < 100/ha of winterfat on a site was considered poor forage and may

Table 3. List of wildlife species that may occur within the study area, APN 302-062-27, California City, California.

Common Name	Scientific Name
Deer mouse	*Peromyscus maniculatus*
Merriam kangaroo rat	*Dipodomys merriami*
Coyote	*Canis latrans*
Mourning dove	*Zenaida macroura*
Common raven	*Corvus corax*
Say's phoebe	*Sayornis saya*
Northern mockingbird	*Mimus polyglottos*
House finch	*Carpodacus mexicanus*
White crowned sparrow	*Zonotrichia leucophrys*
Side blotched lizard	*Uta stansburiana*
Mojave rattlesnake	*Crotalus scutulatus*
Gopher snake	*Pituophis melanoleucus*
Darkling beetle	*Coelocnemis californicus*
Grasshopper	Order: Orthoptera

be related to the absence of MGS. Sheep grazing appears to be having a significant impact on habitat structure and diversity. The continual sheep grazing in desert habitat may be impacting the sustainability of MGS particularly during consecutive low rainfall years. No wildlife corridors are expected to exist between the closest core MGS population and the project site. The Little Dixie Wash, postulated by Dr. Leitner (2008) to be one of four core areas for MGS is located approximately 30 miles (48 km) to the northeast and the Desert Tortoise Natural Area, a recognized MGS population area, is located approximately 9 miles (14 km) to the east. Neither population area is considered to have immigration into this project site or the lands adjacent to the site. MGS reproduction appears to be tied to adequate rainfall and forage. In low rainfall years (e.g., less than 6.5 cm [2.6 in.]), they may forego breeding (MGSWG 2011), and breeding may not occur for several years during prolonged drought (Best 1995). Because of the small geographic range of the species, low rainfall can lead to reproductive failure throughout the range (MGSWG 2011, Dudek, 2012). Given the short life span of MGS, approximately 5 to 7 years, if too many years pass with less than 2.6 inches of rainfall this reproductive strategy may cause the extirpation of local populations. Rainfall measured over the last 7 years at Edwards AFB, the closest rainfall station registering data, was 2012: 1.5", 2013: 1.16", 2014: 1.75", 2015: 0.30", 2016: 1.63", 2017: 2.51", and as of April 2018: 1.29" (Armstrong Flight Research 2018). Based on all these factors, Mohave ground squirrels are not expected to be present on site. No protection measures are recommended for Mojave ground squirrels.

Desert kit foxes are a fully protected species. No sign of kit fox activity was observed within the study site. However, desert kit fox natal dens are present nearby. Protection measures are recommended for desert kit fox.

Burrowing owls are considered a species of special concern by the California Department of Fish and Wildlife (CDFW). No burrowing owls or their sign were observed during the field survey. No potential cover sites were observed within the study site. No protection measures are recommended for burrowing owls.

Many species of birds and their active nests are protected under the Migratory Bird Treaty Act. Prairie falcons and other raptors may fly over the site but would not be expected to nest within the study area due to a lack of suitable nesting habitat. Migratory birds would not be expected to nest in the vegetation within the study site. No protection measures are recommended for nesting migratory birds.

No suitable habitat for alkali mariposa lily, Barstow woolly sunflower or desert cymopterus was observed within the study site. Based on the results of the field survey these species are not expected to occur within the study area and no protection measures are recommended. No other state or federal listed species are expected to occur within the proposed project area (California Department of Fish and Wildlife 2015, Smith and Berg 1988, U.S. Fish & Wildlife Service 2016).

The ephemeral wash observed within the study area contained sparse vegetation consisting of the same plant species as surrounding habitat with the addition of cheesebush (*Hymenoclea salsola*) and cooper goldenbush (*Haplopappus cooperi*). The wash is very shallow with a sandy bottom. Width varies from approximately a foot (0.3 m) to 30 feet (9.6 m) or more. The wash was not delineated during the field survey.

Landscape design should incorporate the use of native plants to the maximum extent feasible. Native plants that have food and cover value to wildlife should be used in landscape design (Adams and Dove 1989). Diversity of native plants should be maximized in landscape design (Adams and Dove 1989).

Recommended Protection Measures:

An area that has any of the following characteristics which will be impacted by development: distinct bed, bank, channel, signs of scouring, evidence of water flow, may require a Streambed Alteration Agreement from CDFW prior to development activities. This project will require consultation with CDFW to determine whether a Streambed Alteration Agreement is required. If impacts to the wash can be avoided, a Streambed Alteration Agreement with CDFW may not be required.

The "U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance, January 2011" will be used as guidelines for addressing desert kit fox issues on the study site.

Desert tortoises are not expected to inhabit the site, however the following desert tortoise protection measures are recommended.

All personnel working or using the site will receive an education program. Videos, brochures, books, and briefings may be used in the educational program. The education program will provide information on the natural history of the desert tortoise, its status, and protection measures to be followed during construction.

Preconstruction surveys will be conducted in work areas. Preconstruction surveys will be conducted by qualified biologists. If any desert tortoises are found during preconstruction surveys all work will cease until the desert tortoise leaves the area of its own volition or appropriate permits are obtained to relocate the animal.

A qualified biological monitor will be present during construction activities. Construction activities that take place during periods of desert tortoise inactivity or in areas not deemed suitable habitat will not be required to have biological monitors present.

Construction areas will be clearly fenced, flagged, or marked to delineate the outer boundaries and define the limit of work activities prior to the initiation of work. Construction areas include parking and equipment staging areas. If fences that exclude desert tortoises are used to delineate the work areas, a biological monitor will not be required.

All workers will inspect underneath parked vehicles prior to operating them. If a desert tortoise is found beneath a parked vehicle, the vehicle will be left parked until the desert tortoise leaves of its own volition to a safe location.

Construction activities between dusk and dawn will not be permitted in areas supporting native vegetation.

At the end of each work day, all open excavations will be backfilled or otherwise altered to prevent desert tortoise from being trapped in them. While excavations remain open, a biological monitor will check for trapped desert tortoises and other wildlife at least three times each day.

All trash and food items will be promptly contained and regularly removed from work areas to reduce the attraction of common ravens (*Corvas corax*) and other desert tortoise predators to the area.

Significance: This project is not expected to result in a significant adverse impact to biological resources if the above recommended protection measures are implemented.

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Mitigation Monitoring and Reporting Plan for Cali Dank, APN 302-062-27	
Initial Study/Report/Agency Concerns	**Mitigation Measure**
Air Quality: Project construction will temporarily increase dust in the area.	Any impacts to implementation of applicable air quality plans will be addressed based on the project specifics and adhere to Eastern Kern Air Pollution Control District guidelines at time of building. District Rule 402 (Fugitive Dust) construction activity for sites involving less than 10 contiguous acres of disturbed surface area must follow best management practices and all requirements as noted is Rule 402. No Fugitive Dust Emission Control Plan (Dust Plan) is required under the Rule.
Timing: Prior to and during all development	
Implementing Entity: Developer and/or Property Owner	
Monitoring Agency: California City Planning Department or it's designee	
Biological Resources: No sensitive species are expected on the project site. However the project proponent has elected to develop an Incidental Take Permit (ITP) and mitigate for sensitive species habitat that may have developed in some indeterminate future if there was no development, grazing was stopped, and rainfall was sufficient.	An ITP will be processed through California Department of Fish and Wildlife for sensitive species habitat loss and to provide coverage from the low risk of take.
Timing: Prior to development and operations.	
Implementing Entity: Project Proponent	
Monitoring Agency: CDFW or it's designee	
Hydrology and Water Quality: An ephemeral drainage is present within the northwestern portion of the study site. A portion of Phase 2 of the project site is located within a 100 year flood plain.	A Section 1602, Lake and Streambed Agreement will be processed prior to impacts to the ephemeral drainage. Prior to development of Phase 2, all the appropriate notifications to FEMA will be made. Construction requirements for building within a 100 year flood plain will be accomplished.

Mitigation Monitoring and Reporting Plan for Cali Dank, APN 302-062-27	
Initial Study/Report/Agency Concerns	**Mitigation Measure**

Timing: Prior to development and operations affecting the ephemeral drainage and the 100 year flood plain.	
Implementing Entity: Project Proponent	
Monitoring Agency: CDFW or it's designee, FEMA, City of California City	

Site Photographs Adjacent Land and Interior of the Project Site

Looking north off the project site, 24 July 2019.

Land west of the project site, 24 July 2019.

Site Photographs Adjacent Land and Interior of the Project Site

Looking east off the project site, 24 July 2019.

Land south of the project site, 24 July 2019.

Site Photographs Adjacent Land and Interior of the Project Site

Looking at interior of project site, 27 Aug 2018.

Looking at interior of project site, 4 Mar 2019.