INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR A COMMERCIAL CANNABIS CULTIVATION OPERATION, NOT TO EXCEED 48,989 SQUARE-FEET, LOCATED EASTERLY OF ISABELLA, ADJACENT AND SOUTHERLY OF WILLOW AVE, AND NORTHERLY OF FOREST BOULEVARD, TWO PARCELS OF APPROXIMATELY 2.25-ACRES (APNs: 206-041-07 & 206-041-44)

I. Purpose and Authority

Project Description:

This Initial Study has been prepared to construct a commercial cannabis cultivation and manufacturing facility in accordance with adopted City Ordinances pertaining to the location and regulation of cannabis cultivation and manufacturing facility. The City of California City zones the subject property as Light Industrial (M-1), which authorizes a commercial cannabis cultivation and manufacturing facility, pursuant to the codified California City Municipal Code as Title 9, Chapter 2, Articles 21 and 29, and Title 5, Chapter 6, of the same. The Project is only subject to a site plan review and building permit, as applicable; however, the use requires the preparation of an Initial Study to review, analyze and evaluate the possible effects resulting upon the surrounding environment. The types of uses, authorized in the M-1 zone include commercial cannabis cultivation, distribution, manufacturing, testing, and ancillary uses necessary thereto. These facilities are subject to all State Law and regulations including the California Code of Regulations, Title 21, Division 42, Bureau of Cannabis Control.

The City of California City allows commercial cannabis cultivation, manufacturing, distribution, and testing facilities, as a permitted use on property zoned M-1 – Light Industrial. Commercial cannabis cultivation and manufacturing shall be permitted, in accordance with the criteria and procedures set forth Title 5, Chapter 6 of the California City Municipal Code and upon application and approval of a regulatory permit pertaining to operation of the facility including the duty to obtain any, and all, required state licenses. The proposed project is in M-1 – Light Industrial. All cannabis related activities are only permitted in the interior of enclosed structures, facilities, and buildings.

The proposed project ("Project") proposes to construct five (5), one story agricultural (or greenhouse") buildings for the cultivation of commercial cannabis and cannabis-derived products consistent with both state and local regulations, including compliance with the 2019 California Building Code (CBC). Each of the five (5) new buildings are considered "pre-engineered" which will be assembled on-site on engineered permanent foundations. The property boundary, in which the Project is situation, consist of approximately 2.25-acres in size or about 98,010 SF. The total size of the building area, inclusive of all five buildings, is approximately 48,989 SF. The Project is located within property designated the Assessor's Parcel Number (APN): 206-041-07 and 206-041-44. More specifically, the Project is zoned Light Manufacturing (M-1); which currently authorizes commercial cannabis cultivation with the approval of a Site Plan Review (SPR). The Project is located northerly of Forest Blvd., southerly of Willow Ave., and easterly of Isabella Blvd., which is generally considered the southernly-central portion of California City, about 1.2-miles, southerly of California City Blvd. The developable Project area will consist of approximately 2.25-acres or 98,010 SF gross and 95,954 SF net (e.g., without the inclusion of right-ofway access areas) with the difference being offered for dedication and maintenance by the City's Public Works Department, which is generally considered the southerly-central portion of California City, about 1.2-miles, southerly of California City Blvd. The Project is generally surrounded by industrial and manufacturing development (M-1 and M-2 zoning) to the north, south, east, and west. The Project is boarded by vacant of the same zoning in all directions. The Project is identified by Assessor's Parcel Numbers (APNs): 216-010-18. The Project site is zoned Light Industrial Zoning District (M-1) and carries a General Plan Land Use Designation consistent with Light Industrial/Research Land Use Designation as well as the General Plan Land policy 1.2.

The Project proposes approximately 48,989 square feet (sf) of commercial cannabis cultivation that is contained within a maximum of five (5) pre-fabricated metal industrial buildings. The Project also incorporates one (1), 257 SF office and guard structure.

The Project site plan also incorporates one (1) retention basin that encompass approximately 2,440 sf (approximately 3%) of the Project site. The Project will be developed in one phase, which will include the frontage improvements and the construction of a commercial driveway approach along Willow Ave. The Project proponent shall also provide all-weather site access for emergency/fire/police access within an internal driveway that provides circulation around the entire site plan. The Project also incorporates 31 parking spaces (including those available for persons with disabilities), storage facilities, and associated ancillary cannabis manufacturing facilities.

The Project anticipates the use of Onsite Wastewater Treatment Systems (OWTS), which are regulated by the Regional Water Quality Control Board – Lahontan Region #6. According to Figure 4, of the City's Local Agency Management Plan (LAMP), the Project is located within Sewer Density Zone 38 (TR 2121). As such, sewer facilities are anticipated in the future; however, the timing of which is undetermined. Therefore, approval of an OWTS is required prior to the issuance of a building permit.

The Project anticipates being served through the use of on-site generators which are CARB certified and will operate continuously until the extension of transmission infrastructure is available to the City by the current electricity provider, Southern California Edison (SCE).

A. Type of Project: Site Specific \boxtimes ; Citywide \square ; Community \square ; Policy \square .

B. Total Project Area: 2.25 acres (98,010 SF)

Residential Acres: 0 Lots: 0 Units: 0 Projected No. of Residents: 0 Commercial Acres: 0 Lots: 0 Sq. Ft. of Bldg. Area: 0 Est. No. of Employees: 0

Industrial Acres: 2.25 Lots: Sq. Ft. of Bldg. Area: Est. No. of Employees (Reg): 12-15 48,989 SF Est. No. of Employees (Harvest): 25-50

Other: N/A

C. Assessor's Parcel No(s): 206-041-07, & -44

D. Street References: Easterly, and adjacent to Willow Ave. and southerly of Willow Ave.

Brief description of the existing environmental setting of the Project site and its surroundings:

The Project is approximately 2.25 gross acres and is located within a planned industrial and manufacturing area of the City. The physical development of the project site, and the adjacent public Rights-of-Way (R/W), will be improved in an effort to eliminate geometric, sharp or dangerous turning movement and roadway safety issues of concern; which include, but are not limited to unsafe or dangerous road conditions, sub-standard circulation patterns and traffic geometrics, frequent dust pollution; and other similar considerations through the implementation standard development-related Conditions of Approval (COAs) and compliance with the California City Municipal Code (CCMC). Based upon the infill nature of the property, combined with a relatively low development footprint, the Project does not have the potential to create an adverse environmental impacts related to city code permitted noise levels, the existing air quality levels, and/or the quality of the City's water and sewer system.

The following reports and/or studies are applicable to development of the project site and hereby incorporated by reference:

- City of California City Final General Plan 2009-2028, City of California City, originally approved October 6, 2009 (City of California City 2009)
- City of California City Draft Environmental Impact Report on the Redevelopment Plan for the
- California City Redevelopment Plan (1998)
- City of California City Final General Plan 2009-2028 Initial Study and Mitigated Negative Declaration (SCH#1992062069)
- City of California City Final Environmental Impact Report on the Redevelopment Plan from the California City Redevelopment Plan (SCH#8715918)
- Kern County Airport Land Use Commission (ALUC)

This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 23000 et. seq. The City of California City will serve as the lead agency pursuant to CEQA.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- **1. Land Use:** M-1 (Light Industrial Zoning District)
- 2. Circulation: Willow Ave. will provide the primary point of ingress and egress as Willow Ave. is the adjacent roadway to provide publicly dedicated serves Project. In order to facilitate circulation, throughout the project site, and accommodate secondary access, required per the City's codified fire code, the City will require the dedication and improvement of a commercial driveway approach which will extend from Willow Ave. from the east. This driveway will be a 26-foot private access easement that traverses from east to the west from Willow Ave.
- 3. Multipurpose Open Space: The Project is located within a planned industrial area of California City. The project will not create a need for additional open space and/or active park recreational facilities. Furthermore, the Project does not preclude or remove any active parkland and/or passive open space, trails, bike paths, or other similar facilities. The project is located adjacent to a designated conversation area and will need to address possible interface guidelines set forth by the California Department of Fish & Wildlife (CDFW) and the USFWS.
- **4. Safety:** The Project is not located upon, or within, an area of hazardous materials as detailed within the applicable state and federal resource maps. The Project is not located within the Sphere of Influence (SOI) or Airport Influence Area (AIA) of the California City Municipal Airport Comprehensive Land Use Plan (CLUP). As such, the Project will not impact airport operations in any manner. The Project will not create any dangerous or hazardous circulation geometrics which would cause a concern for the motoring public.
- 5. Noise: The Project is located within a planned industrial area of the City where the majority of ambient noise generation is caused by the Average Daily Trips (ADT) associated with vehicle traffic trips occurring along Willow Ave. The Project may create an increase in the levels of ambient noise given the adjacency to an existing area of land conservation and will need to address possible interface guidelines set forth by the California Department of Fish & Wildlife (CDFW) and the USFWS.

- 6. Housing: The Project is located on vacant land, within the M-1 (Light Industrial Zoning District) and does not propose to remove or displace any housing, of any type on, or adjacent to the Project boundaries, as no dwelling units exist either on the project site. The Project site is surrounded by vacant land in all directions, with planned industrial areas (M-1 zoning district) located to the north, south east, and west. The Project is subject to City ordinance which requires all cultivation buildings shall be located at-least 200-feet from this existing residential property; however, no residential zoning currently exists or is anticipated to be changed, with the surrounding land use environment, prior to the Project approval. The nearest residential zoning (R-1) is located approximately 1,700 linear feet to the east of the Project site. The Project will comply with the City's distance requirements.
- 7. Air Quality: The Project will not substantially increase the baseline air quality emissions resulting from either the construction or operations of the cannabis cultivation and manufacturing facility. The Project is not anticipated to produce pollutants of concern in excess of SCAQMD thresholds for elements such as NO_x; SO_x; or O³. The Project will require the use of generators (powered by either gas or diesel fuel) during construction and/or initial operations. Generators shall be certified by the California Air Resources Board (CARB) and obtain a permit from the East Kern Air Pollution Control District (EKAPCD), as applicable. Southern California Edison (SCE) will provide the project site with both temporary and permanent power service.
- 8. Healthy Communities: The Project does not contribute and will not impede or impact aspects of the City's Healthy Community strategies. The City's Health Communities goals include, but are not limited to, decreasing the total Vehicle Miles Traveled (VMT); which in turn reduces emissions (having a positive benefit upon public health); increases in transit ridership; and expansion of healthy grocery items, including Certified Farmer's Markets and other similar opportunities.
- **B.** General Plan Area Plan(s): M-1 (Light Industrial Zoning District)
- C. Land Use Designation(s): Land Use Policy 1.2
- D. Overlay(s), if any: N/A
- E. Policy Area(s), if any: N/A
- F. Adjacent and Surrounding:
 - 1. Land Use Designation(s): Land Use Policy 1.2
 - 2. Overlay(s), if any: N/A
 - 3. Policy Area(s), if any: N/A
- G. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: N/A
 - 2. Specific Plan Planning Area, and Policies, if any: N/A
- **H. Existing Zoning:** M-1 (Light Industrial Zoning District)

I. Proposed Zoning, if any: N/A

considered by the approving body or bodies.

J. Adjacent and Surrounding Zoning: M-1 (Light Industrial Zoning District) located to the north, south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

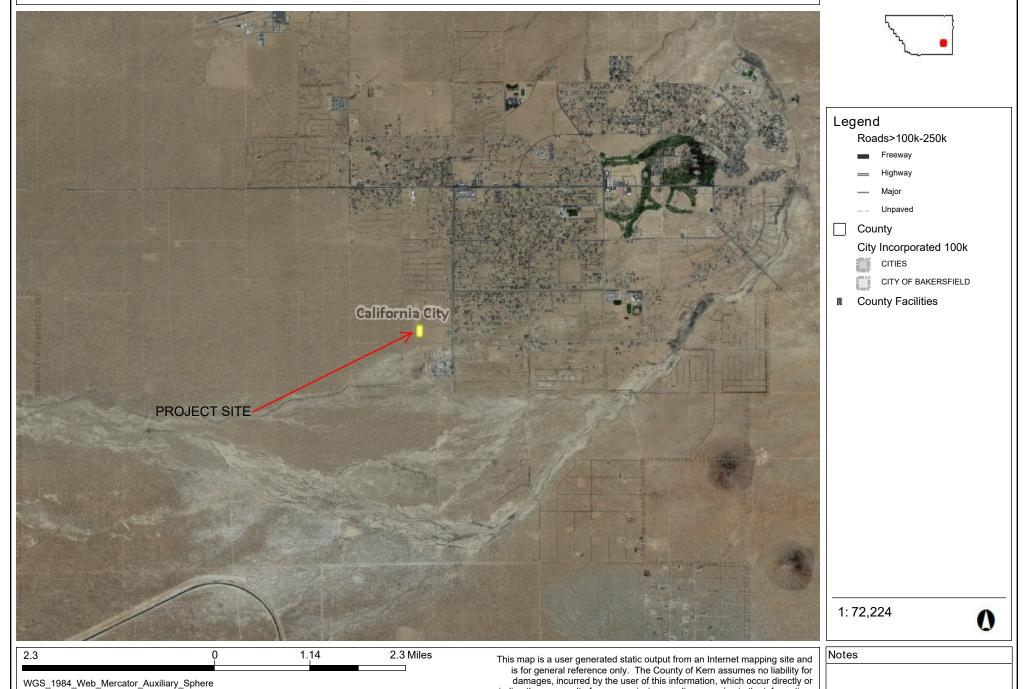
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 ☐ Aesthetics ☐ Agriculture & Forest Resources ☑ Air Quality ☑ Biological Resources ☐ Cultural Resources ☐ Geology / Soils 	 ☐ Hazards & Hazardous Materials ☐ Hydrology / Water Quality ☐ Land Use / Planning ☐ Mineral Resources ☑ Noise ☐ Population / Housing 	☐ Transportation / Traffic ☐ Utilities / Service Systems ☐ Other: ☐ Other: ☐ Mandatory Findings of
☐ Greenhouse Gas Emissions	☐ Public Services	Significance
IV. DETERMINATION On the basis of this initial evaluation	ո։	
A PREVIOUS ENVIRONMENTA	AL IMPACT REPORT/NEGATIV	E DECLARATION WAS NOT
PREPARED		
	ct COULD NOT have a significant	effect on the environment, and a
NEGATIVE DECLARATION will b		
	sed Project could have a significant	
	is case because revisions in the Pro	
	the Project proponent. A MITIGAT	ED NEGATIVE DECLARATION
will be prepared.		
	oject MAY have a significant effe	ect on the environment, and an
ENVIRONMENTAL IMPACT REP	ORT is required.	
A DDEVIOUS ENVIDONMENTAL	IMPACT DEPORTAGE ATIVE DE	CLADATION WAS DDEDADED
	. IMPACT REPORT/NEGATIVE DE	
	sed project could have a significar MENTATION IS REQUIRED beca	
	e been adequately analyzed in an e	` ' ' '
	ards, (b) all potentially significant eff	
	nt to that earlier EIR or Negative Dec	
	nt environmental effects not identifi	
	ject will not substantially increase	
	R or Negative Declaration, (e) no	
	d (f) no mitigation measures found i	
	ially significant effects have been a	
	uant to applicable legal standards,	
	ons described in California Code of	
	certified EIR or Negative Declaration	•

I find that at least one of the conditions described in Cexist, but I further find that only minor additions or chan adequately apply to the Project in the changed situate ENVIRONMENTAL IMPACT REPORT is required that not make the previous EIR adequate for the Project as revised. I find that at least one of the following conditions Section 15212, exist and a SUBSEQUENT ENVIRONI Substantial changes are proposed in the Project which wor negative declaration due to the involvement of new significants of the severity of previously identified significant with respect to the circumstances under which the Provisions of the previous EIR or negative declaration environmental effects or a substantial increase in the sevor (3) New information of substantial importance, which would with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any the follow significant effects not discussed in the previous EIR or previously examined will be substantially more severe declaration; (C) Mitigation measures or alternatives previously examined will substantially reduce one or more significant effects and would substantially reduce one or more significant the Project proponents decline to adopt the mitigation measures of alternatives which are considerably different from thos declaration would substantially reduce one or more significant the Project proponents decline to adopt the mitigation.	ges are necessary to make the previous EIR ation; therefore, a SUPPLEMENT TO THE eed only contain the information necessary to ed. described in California Code of Regulations, MENTAL IMPACT REPORT is required: (1) will require major revisions of the previous EIR gnificant environmental effects or a substantial effects; (2) Substantial changes have occurred oject is undertaken which will require major due to the involvement of new significant erity of previously identified significant effects; vas not known and could not have been known previous EIR was certified as complete or the wing:(A) The Project will have one or more r negative declaration;(B) Significant effects than shown in the previous EIR or negative ously found not to be feasible would in fact be gnificant effects of the Project, but the Project r alternatives; or,(D) Mitigation measures or the analyzed in the previous EIR or negative icant effects of the Project on the environment,
	May 10, 2021
Signature	Date
Shawn Monk Printed Name	For Shawn Monk, City Planner



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Vicinity Map (SPR 20-32 - Canterbury)



indirectly as a result of errors, omissions or discrepancies in the information.

MARIJUANA CULTIVATION GREENHOUSE FACILITIES

APN: 206-041-44 AND 206-041-07-California City Ca.93505-C.U.P. XX-XX L.D.P.XX-XX

ABBREVIATIONS

AD	DKEVIATIO				
&	AND	FLASH'G	FLASHING	PARTN.	PARTITION
L	ANGLE	FLUOR.	FLUORESCENT	PNL.	PANEL
@	AT	FND.	FOUNDATION	PL.	PLATE
C.L.	CENTER LINE	F.O.C.	FACE OF CONCRETE	PLAM.	PLASTIC LAMINATE
	DIAMETER OF ROUND	F.O.F.	FACE OF FINISH	PLAS.	PLASTER
Ф #	POUND OR NUMBER	F.O.M.	FACE OF MASONRY	PLYWD.	PLYWOOD
(E)	EXISTING	F.O.S.	FACE OF STUD	PR.	PAIR
(P)	RELOCATED	F.O.W.	FACE OF WALL	PSF	POUNDS PER SQ.FT./FOOT
(N)	NEW	FPRF.	FIREPROOF	PSI	POUNDS PER SQUARE INCH
()		F.S.	FLOOR SINK	PVC	POLY VINYL CHLORIDE
A/C	AIR CONDITIONING	FT.	FEET OR FOOT		1 GET VIIVE GETEGRADE
ACT.	ACOUSTIC CEILING TILE	FTG.	FOOTING	Q.T.	QUARRY TILE
A.D.	AREA DRAIN	FURR.	FURRING		
ADJ.	ADJUSTABLE	FUT.	FUTURE	R	RISER
A.F.F.	ABOVE FINISH FLOOR			R.D.	ROOF DRAIN
AGGR.	AGGREGATE	GA.	GUAGE	REF.	REFERENCE
AL.	ALUMINUM	GALV.	GALVANIZED	REFR.	REFRIGERATOR
APPRO)	K. APPROXIMATE	GL.	GLASS	REV.	REVISION
ARCH.	ARCHITECTURAL	GR.	GRADE	RGTR.	REGISTER
ASB.	ASBESTOS	GSM	GALVANIZED SHEET METAL	REINF.	REINFORCED
ASPH.	ASPHALT	GYP.	GYPSUM	REQ'D.	REQUIRED
		GYP.BD.	GYPSUM BOARD	RESIL.	RESILIENT
BD.	BOARD			RM.	ROOM
BITUM.	BITUMINOUS	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
BLDG.	BUILDING	H.C.	HOLLOW CORE	R.O.W.	RIGHT OF WAY
BLKG.	BLOCKING	HCP	HANDICAP	R/RAD.	RADIUS
BM.	BEAM	HDWD.	HARDWOOD	RWD.	REDWOOD
BOT.	ВОТТОМ	HDWE.	HARDWARE	R.W.L.	RAIN WATER LEADER
BTWN	BETWEEN	HDR.	HEADER		
BUR	BUILT UP ROOF	HGT.	HEIGHT	S	SOUTH
		HTG.	HEATING	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SCHED.	
C/B	CATCH BASIN	HORIZ.	HORIZONTAL	S.D.	SOAP DISPENSER
CEM.	CEMENT	HR.	HOUR	SECT.	SECTION
CER.	CERAMIC		HEATING, VENT., AIR COND.	SH.	SHELF
C/J	CEILING JOIST		-, ,	SHR.	SHOWER
C.I.	CAST IRON	I.D.	INSIDE DIAMETER	SHT.	SHEET
CLG.	CEILING	IN	INCH/INCHES	SIM.	SIMILAR
CLKG.	CAULKING	INFO.	INFORMATION	SL.	SLOPE
CLOS.	CLOSET	INSUL.	INSULATION	SPEC.	SPECIFICATION
CLR.	CLEAR	INT.	INTERIOR	SQ.FT.	SQUARE FEET/FOOT
CMU	CONCRETE MASONRY UNIT			SQ.	SQUARE
C/O	CLEAN OUT	JAN.	JANITOR	S.ST.	STAINLESS STEEL
C.O.	CASED OPENING	JT.	JOINT	STD.	STANDARD
COL.	COLUMN			STL.	STEEL
CONC.	CONCRETE	KIT.	KITCHEN	STOR.	STORAGE
CONN.	CONNECTION				STRUCTURAL
CONSTR	R. CONSTRUCTION	L	LENGTH	SYM.	SYMMETRICAL
CONT.	CONTINUOUS	LAM.	LAMINATE	Т	
CTSK.	COUNTERSUNK	LAV.	LAVATORY		TEMPERED
CNTR.	COUNTER	LB (S)	POUND,POUNDS	T.B.S.	TO BE SPECIFIED
CTR.	CENTER	LF	LINEAR FEET/FOOT	TRD.	TREAD
CUYD	CUBIC YARD	LT.	LIGHT	T.B.	TOP OF BEAM
				T.C.	TOP OF CURB
DBL.	DOUBLE	MANF.	MANUFACTURE	TEL.	TELEPHONE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	TER.	TERRAZZO
DEMO	DEMOLITION	M.C.	MEDICINE CABINET	T.&G.	TONGUE & GROOVE
DIA.	DIAMETER	MECH.	MECHANICAL	THK.	THICK
DIM.	DIMENSION	MEMB.	MEMBRANE		TOP OF JOIST
DISP.	DISPENSER	MFGR.	MANUFACTURER	T.O.P.	TOP OF PARAPET
DIST.	DISTANCE	MH	MANHOLE	T.P.	TOP OF PAVEMENT
DN.	DOWN	MIN.	MINIMUM	T.P.D.	TOILET PAPER DISPENSER
D.O.	DOOR OPENING	MIR.	MIRROR	T.S.	TUBE STEEL
DR.	DOOR	MISC.	MISCELLANEOUS	T.V.	TELEVISION
DWR.	DRAWER	M.O.	MASONRY OPENING	T.W.	TOP OF WALL
D.S.	DOWNSPOUT	MTD.	MOUNTED	TYP.	TYPICAL
DTL.	DETAIL	MTL.	METAL		
DWG.	DRAWING	MUL.	MULLION	UNF.	UNFINISHED
				U.L.	UNDERWRITERS LABORATORY
EXIST.	EXISTING	N	NORTH	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH	(N)	NEW		
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
ELEV.	ELEVATION	NO.	NUMBER	VEST.	VESTIBULE
ELEC.	ELECTRICAL	NOM.	NOMINAL	VTR.	VENT THRU ROOF
E.P.	ELECTRICAL PANEL	N.T.S.	NOT TO SCALE	W.	
EQ.	EQUAL			W/	WEST
EQUIP.	EQUIPMENT	O/A.	OVERALL		WITH
EXST.	EXISTING	OBS.	OBSCURE	W.C.	WATER CLOSET
EXP.	EXPANSION	O.C.	ON CENTER	WÐ.	WOOD
EXT.	EXTERIOR	O.D.	OUTER DIAMETER		WIDE FLANGE
		OFCI	OWNER FURNISHED	W/O	WITHOUT
F.F.	FLOOR FINISH	-	CONTRACTOR INSTALLED	WP.	WATERPROOF
F.H.	FIRE HYDRANT	OFOI	OWNER FURNISHED	WR	WATER RESISTENT
FIN	FINISH		OWNER INSTALLED	WSCT	WAINSCOT

OWNER INSTALLED

OFFICE

OPENING

OPPOSITE

LEGAL DESCRIPTION

APN: 206-041-44(PARCEL 1) AND 206-041-07 (PARCEL 2) TENTATIVE PARCEL MAP:XXXXXX ADDRESSES: NA. NORTHWEST INTERSECTION CORNER OF FOREST BLVD., WILLOW AVE. AND NUERALIA ROAD C.U.P. XX-XX L.D.P. XX-XX BASE AND MERIDIAN (PARCEL 1) SE 1/4,SW 1/4,NE 1/4,OF **SECTION 34** RESERVATION OF RECORD 2.24 A.C.(PARCEL 1 AND 2) ZONED AS M-I MANUFACTURING INDUSTRIAL(LIGHT) CALIFORNIA CITY, CALIFORNIA COUNTY OF KERN STATE OF CALIFORNIA

PROJECT DESCRIPTION

NEW CONSTRUCTION OF FIVE PRE ENGINEERED (ONE STORY EACH) LT. METAL FRAME GREEN HOUSES ALL UTILIZED FOR CANNABIS CULTIVATION FIVE GREEN HOUSES PLACED ACROSS 2 PARCELS TOTAL GROSS BUILDING AREA IS 48,989 SQUARE FEET

PROJECT SCOPE OF WORK

NEW CONSTRUCTION OF FIVE 1 STORY PRE ENGINEERED GREENHOUSE BUILDINGS WHICH WILL BE UTILIZED AS MEDICAL CULTIVATION FACILITIES FOR AN EMERGING MARIJUANA MEDICINAL INDUSTRY WHICH ALL PROCEDURES WITHIN THIS ORGANIC FACILITY WILL BE INSURED AND GOVERNED BY ALL CODE ENFORCEMENT OF THE CITY OF CALIFORNIA CITY. THESE (5) FIVE FACILITIES DESIGNED WITH THE LATEST 2019 APPLICABLE CALIFORNIA BUILDING CODES ALL 5 BUILDINGS PLACED ACROSS 2 PARCELS TOTAL GROSS BUILDING AREA IS 48,989 SQUARE FEET

PROJECT DATA

ADDRESSES:XXXX -XXXX .XXXXXXX XXXXXXX MERIDIAN BASELINE (PARCEL 1) SE 1/4,SW 1/4,NE1/4 OF SECTION 34 MERIDIAN BASELINE (PARCEL 2) SE 1/4,SW 1/4,NE 1/4 OF SECTION 34 ZONING: MI (LIGHT MANUFACTURING) (E) SITE AREA (GROSS)(COMBINED PARCEL) 97,983 SQ. FT. (2.25 AC.) NET SITE AREA (AFTER DEDICATION) L.L.A. 95,954 SQ. FT. (2.20 AC.) APN:206-041-44

58,794 SQ.FT. (1.35 AC.) (BLDG. A) PARCEL 1 39.189 SQ. FT. (0.90 AC.) (BLDG.B) PARCEL 2

BUILDING CODES: 2019 CBC.CEC.CMC.CPC.CFC.CALIFORNIA ENERGY CODE.CGBSC STREET DEDICATION 2,029 SQ. FT. (0.047 ACRES)

PARCEL '1' (BUILDING A.B.C) PARCEL AREA: 30,000 SQ. FT. (GROSS) LOADING/UNLOADING OFF OF MAIN DRIVEWAY **BIKE PARKING** PROPOSED BUILDING AREAS:

BUILDING A 11,700 SQ. FT. GROSS BUILDING B 11,700 SQ. FT. GROSS BUILDING C 6,600 SQ. FT. GROSS **BUILDING HEIGHT:** 14'-0" (EAVE) 24'-0" (RIDGE) (1 STORY) PROPOSED OCCUPANCY: B (OFFICE0 257 SQ. FT. (1 FLOOR) F-1 CULTIVATION ONLY

PARCEL '2' (BUILDING 'B') PARCEL AREA: LOADING/UNLOADING: **BIKE PARKING** PROPOSED BUILDING AREAS:

BUILDING HEIGHT PROPOSED OCCUPANCY

(L.L.A.) LOT LINE ADJUSTMENT **COVERAGE SUMMARY**

APN:206-041-07

BLDG. B BLDG. C BLDG. BLDG. E LANDSCAPE **DRIVEWAY FLATWORK**

DEDICATION

BUILDING D 10,200 SQ. FT.

16,800 SQ. FT. (GROSS)

OFF OF MAIN DRIVEWAY

BUILDING E 6,600 SQ. FT. 14'-0" (EAVE) 24'-0" (RIDGE) (1 STORY) B (OFFICE) 257 SQ. FT.(1 FLOOR) F-1 CULTIVATION ONLY

11,700 SQ. FT. (12.4%) 11,700 SQ. FT. (12.4%) 6,600 SQ. FT. (0.70%) 10,200 SQ. FT. (12.1%) 6,600 SQ.FT. (0.72%) 13,707 SQ. FT. (14.2%) 30,793 SQ. FT. (32.0%) 3,365 SQ. FT. (03.5)

813 SQ. FT. (.01%) WILLOW AVE. ENTRANCE 1,216 SQ. FT. (.02%) FOREST BLVD. ENTRANCE

SHEET INDEX:

ARCHITECTURAL

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L-1-LANDSCAPE PLAN PARCEL 1 & 2 **ENERGY STUDIES**

C-1- TENTATIVE PARCEL MAP 20276 C-2,3,4-CONCEPTUAL GRADING AND DRAINAGE PLAN

PARKING COVERAGE ANALYSIS

PARKING COVERAGE PARCEL 1-(21 PARKING SPACES)

REQUIRED TOTAL (QTY.) OFFICE: 257 SQ. FT. (1/250 SQ. FT.) 1 SPACE CULTIVATION: (>20,000) 13 SPACES 13 SPACES 27,335 SQ. FT. (2000 SQ. FT.) 14 SPACES 14 SPACES 27,592 SQ. FT WHICH INCLUDES 1 HANDICAP UNLOADING AND PARKING SPACES

PARCEL 2-(8 PARKING SPACES)

	AREA	FACTOR	REQUIRED	TOTAL (QTY.)
OFFICE:	257 SQ. FT.	(1/300 SQ. FT.)	1 SPACE	1 SPACÈS
CULTIVATION: (>20,000)	15,635 SQ. FT.	(2000 SQ. FT.)	7 SPACES	7 SPACES
TOTAL:	15,892 SQ. FT.		8 SPACES	8 SPACES
WHICH INCLUDES 1 HAND	OICAP UNLOADING	G AND PARKING SP	PACES	

Flame Extinguishers:

Provide NFPA/UL Approved Minimum Size 2A10BC,Locate To Allow 75 Feet Maximum Travel Distance To An Extinguisher At Building Interior Spaces;One Per 6000 Sq. Ft.; Mounted 48" A.F.F. Max. To Handle On Extinguisher (Locate As Near As To Doors As Possible), Not In Middle Of Walls; Provide 2A:10BC In Mechanical/Electrical Rooms And In Attic Storage Rooms; Final Locations Subject To Fire Dept. Approval. Portable Fire Extinguishers To Be Type 2-A;10-B;C.

Permit Information:

Fire Sprinkler And Fire Alarm Separate Sign Separate Storage Shelving And Rack Separate Retaining Wall Or Fence Separate Grading Work Separate Demolition Separate Electrical, Mechanical And Or Plumbing Work Separate Carbon Dioxide Enrichment Separate

A105.10-SECURITY PLAN BUILDING C A105.20-SECURITY PLAN BUILDING D A105.30-SECURITY PLAN BUILDING E

OUTDOOR LIGHTING PHOTOMETRIC PLAN

General Notes

FIXT.

FLR.

FIXTURE

FLOOR

1-Contractor Shall Verify All Dimensions And Conditions At The Job Site Before Proceeding With Any Work. 2-Any Errors, Omissions Or Conflicts Found In The Various Parts Of The Construction Documents Shall Be Brought To The Attention Of The Engineer And The Owner Before Proceeding With Any Work.

3-Written Dimensions Always Take Precedence Over Scaled Dimensions. 4-All Dimensions Always Shown In Plan, Are To Face Of Exterior Stud And To Face Of Interior Stud U.O.N. 5-Details Shown Are Typical. Similar Details Apply On Similar

6-All Dimensions, When Shown In Section Or Elevations Are To Top Of Structural Members Or Top Of Concrete Slab U.O.N. 7-Contractor To Verify The Building Locations And Floor Elevations Before Proceeding With The Work. 8-Verify All Architectural Details With The Civil, Structural,

Mechanical And Electrical Drawings Before The Ordering Or Installation Of Any Item Of Work. 9-Larger Scale Detailing Shall Take Precedence Over Smaller Scale-Listed On The Construction Assemblies Sheet.

SYMBOLS

DETAIL IDENTIFICATION A-8 SHEET WHERE DETAIL SYMBOL

WAINSCOT

WEATHER RESISTENT BARRIEF

WELDED WIRE FABRIC

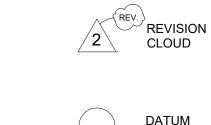
3 EXTERIOR ELEVATION

INTERIOR

REFERENCE NOTE

IDENTIFICATION

4 A-3 2 ELEVATION



D#



DOOR SYMBOL

DATUM

POINT

Flame Spread Rating Flame Spread Rating For Interior Finishes

Table 803.9 Corridors Class B Exit Enclosures Class B Table 803.9 Class Descriptions

Class A Flame Spread 0-25 Smoke Developed: 0-450 Class B Flame Spread 26-75 Smoke Developed: 0-450 Class C Flame Spread 76-200 Smoke Developed: 0-450 Notes Per Table 803.9

1-Class C Interior Materials Shall Be Permitted For Wainscotting Or Panelling Of Not More Than

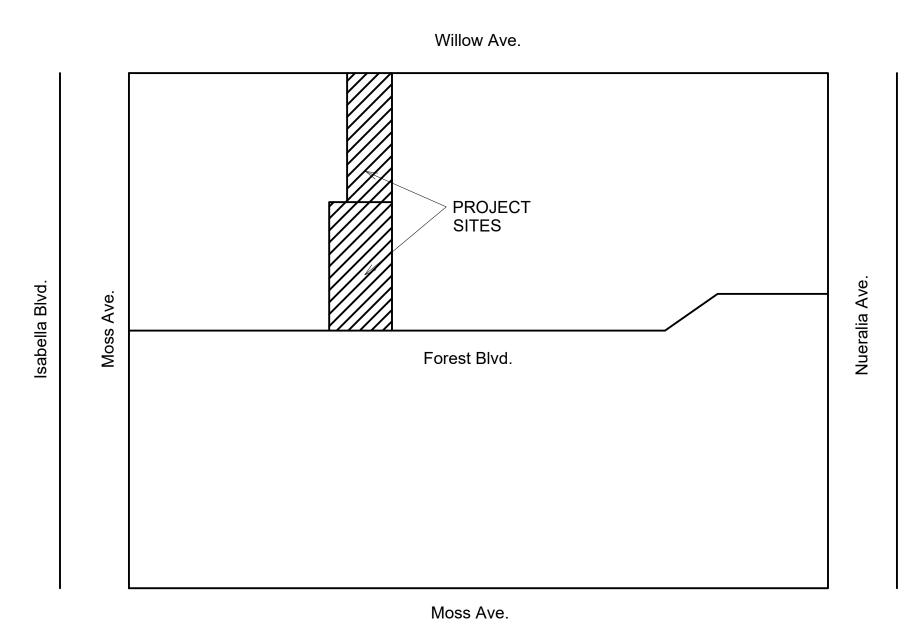
1,000 Sq. Ft. Of Applied Surface Area In The Grade Lobby Where Applied Directly To A Non

Combustable Base Or Over Furring Strips Applied To A Non Combustable Base And Fireblocked As Required By Section 803.11.1. 2-In Other Than Group I-2 Occupancies In Buildings Less Than Three Stories Above Grade Plane Of Other Than Group I-3. Class B Interior Finish For Non Sprinklered Buildings And Class C Interior Finish For Sprinklered Buildings Shall Be Permitted In Interior Exit Stairways And Ramps. 3-Class C Interior Finish Materials Shall Be Permitted In Administrative Spaces.

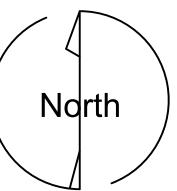
4-Class C Interior Finish Materials Shall Be Permitted In Rooms With A Capacity Of Persons Or

Summary Of The Ventilation And Filtration The Ventilation Air Distribution System Shall Be Provided With Means To Adjust The System To Achieve At Least The Minimum Ventilation Airflow Rate As Required By The CMC Section 403. Ventilation Systems Shall Be Balanced By An Approved Method Such Balancing Shall Verify That The Ventilation System Is Capable Of Supplying And Exhausting The Airflow rates Required By CMC Sections 403.2. Such Air Balance Reports May Be Requested By The Inspection During The Annual Inspections To Ensure Ongoing Compliance With City Requirements, And When Issues Or Concerns Regarding Odors Are Brought To The Attention Of

Cannabis Business Shall Implement Adequate Ventilation System And Odor Control Filtration Measures To Prevent Odors From Inside The Cannabis Facility From Being Detected Outside The Cannabis Facility. A Licensed Professional Engineer Shall Certify That The System Is Capable Of Preventing Odors From The Inside Of The Cannabis Facility From Being Detected Outside Thee Cannabis Facility .The Design Of The Ventilation And Filtration System Shall Be Based On Industry Specific Best Control Technologies And Best Management Practices To Effectively Mitigate Cannabis Odors. The System Shall Use A Range Of Odor Mitigation Practices To Control Odor Emitting Activities, Sources, And Locations Per AMC 17.



VICINITY MAP



Project Number: CCC-01 Date:7.16.2020 Drawn By:NI

Revision

ZYNI Zhan 8232 Rose

Exp. 6/30-2021

Checked By

Scale:As Noted

REFERENCE NOTES

1 (E) CENTER LINE OF RIGHT OF WAY

2 (E) PROPERTY LINE (ORIGINAL)

PROPOSED LOT LINE

4 PROPOSED PROPERTY LOT LINE AFTER DEDICATION

5 L.L.A. PROPERTY LINE

7 — FIRE LANE

6 - STORM WATER RETENTION BASIN/POOL

8 STREET DEDICATION AREA (2,029 SQ. FT.)

9 FIRE HYDRANT

7'-0" SECURITY FENCE W/RAZOR BARBED WIRE PROVIDE 12' OUTWARD WIRE ARM AT TOP.

11 ELECTRIC GENERATOR 1200 AMPS

12 LOADING/UNLOADING (12'-0" X 20'-0")

13 CANNABIS TRASH ENCLOSURE

14 BIKE PARKING

15 LANDSCAPE AREA

16 CONCRETE PAVED SIDEWALK

17 — 60" WIDE ADA TRUNCATED RAMP

18 60" WIDE ADA UNLOADING ZONE

19 ADA PARKING
20 PRIMARY ENTRANCE

21 MEANS OF EGRESS

FIRE DEPARTMENT KEY BOX (KNOX BOX)

23 SECURITY GATE

24 TYPICAL 9'-0" WIDE X 20'-0" DEEP VEHICLE PARKING SPACE

25 NEW PUBLIC HIGH TRAFFIC STREET (SEE CIVIL PLANS)

26 3/4" GRAVEL DRIVEWAYS (SEE CIVIL PLANS)

27 60% NEW PUBLIC STREET DEVELOPMENT (BY DEVELOPER)
28 PUBLIC WALKWAY (DEDICATION)

 $\langle \overline{29} \rangle$ — 6" CONCRETE CURB

20 P.I.V.(FIRE DEPT.)

31 — 6" DIA.,4'-6" TALL BOLLARDS

32 3,000 GAL. SEPTIC TANK

33 A 36" PAINTED HANDICAP PARKING SYMBOL

Willow Ave.

SITES
Forest Blvd.

Moss Ave.

Vicinity Map

North

cifications,Ideas,Designs & Arrangements Represented Thereby Are & Shall Remain The Exclusive Property Of ZYNI Engir Been Prepared & Developed Without The Written Consent Of ZYNI Engineering Inc. Visual Contact Shall Constitute Conclu

Checked By

Δ100 10

Scale:As Note

ZYNI Er Zhang Y Zhang

Revision

Site Plan

1TIES 3505

CANTEBURY

Project Number:CCC-01

Date:7.16.2020

Drawn By:NI

A100.10



Aerial Mapping (APN: 206-041-07; -44)



Legend

Parcels Land

1:4,514



0.1

WGS_1984_Web_Mercator_Auxiliary_Sphere © Latitude Geographics Group Ltd.

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Notes

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206-090-01	206-042-02	-042-03	-042-04	-042-05	-042-06	206-042-07	-042-08	-042-09	-042-10	-042-11	-042-12	-042-13	5-042-14	-042-15	-042-16	206-042-17	-042-18	9-042-19	
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Cal City CSD Mapping (APN: 206-041-07; -44)





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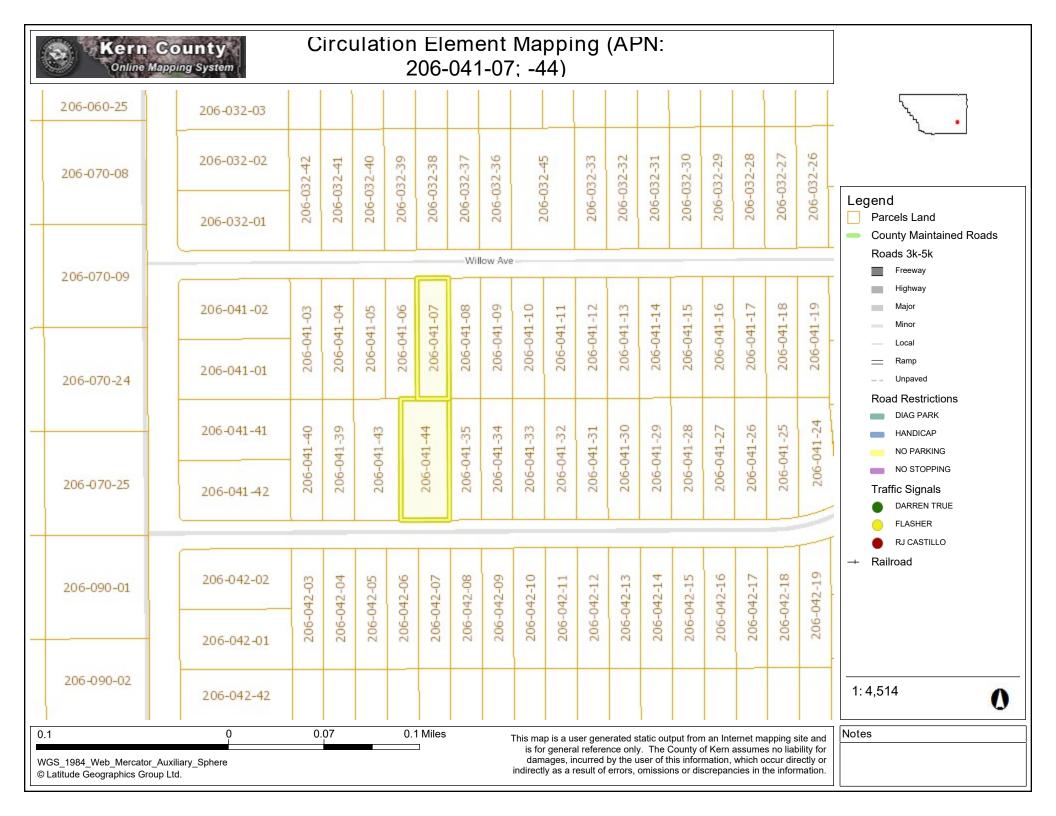


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This map is a user generated static output from an Internet mapping site and is for general reference only. The County of Kern assumes no liability for damages, incurred by the user of this information, which occur directly or indirectly as a result of errors, omissions or discrepancies in the information.

Notes

WGS_1984_Web_Mercator_Auxiliary_Sphere © Latitude Geographics Group Ltd.



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206-070-25	206-041-42	206-041-40	206-041-39	206-041-43		206-0	206-041-35	206-0	206-0	206-0	206-0	206-0	206-0	206-0	206-0	206-0	206-0	206-(
206-090-01	206-042-02	042-03	-042-04	206-042-05	-042-06	206-042-07	-042-08	-042-09	-042-10	-042-11	-042-12	-042-13	-042-14	-042-15	-042-16	206-042-17	-042-18	-042-19	
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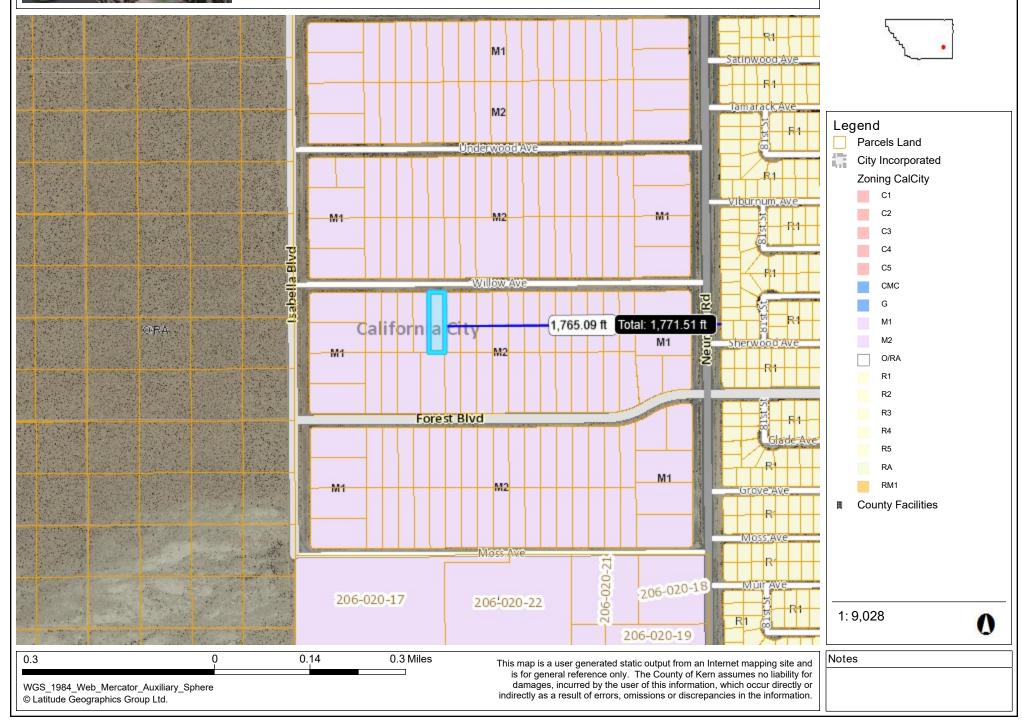


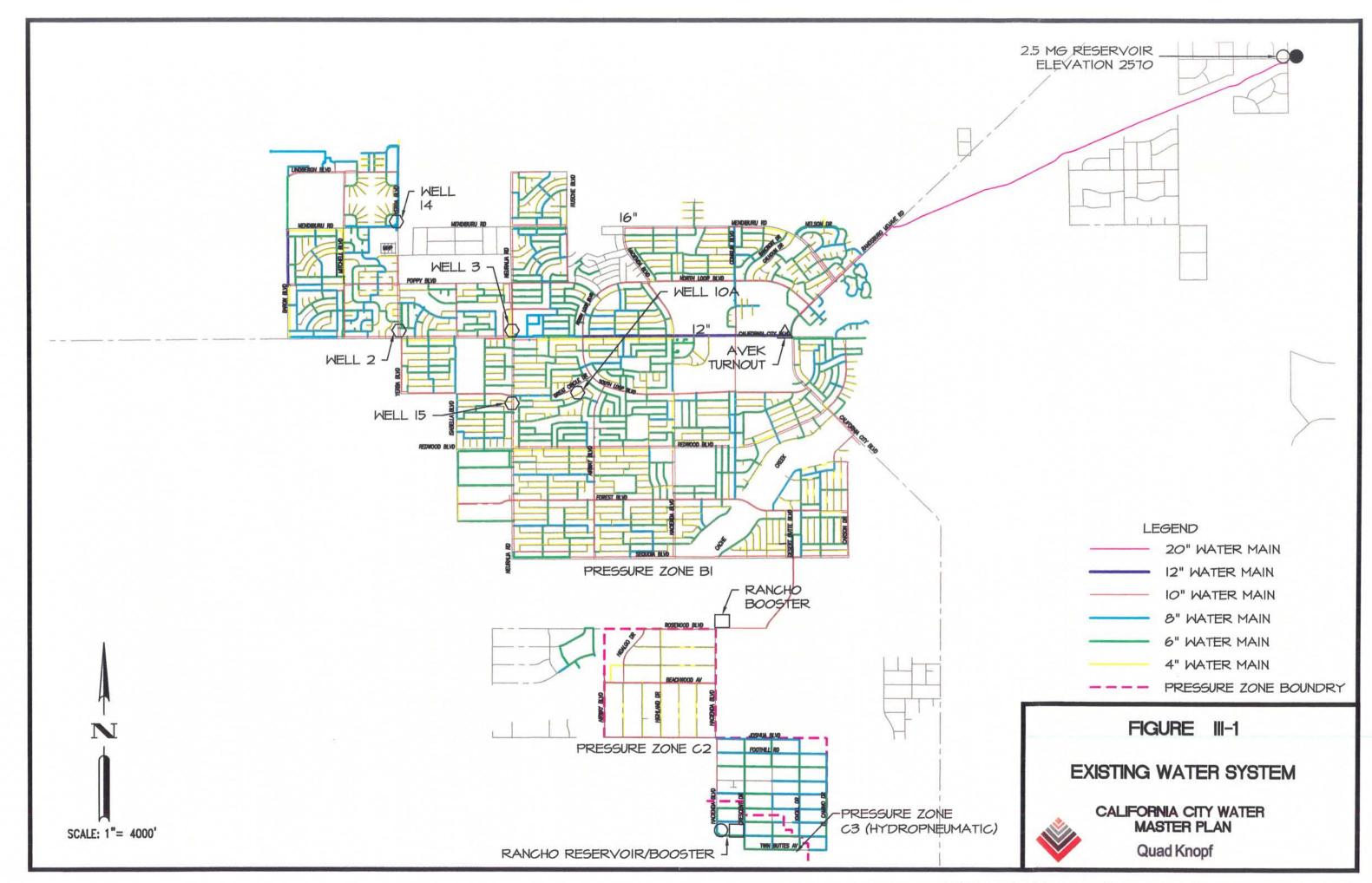
East Kern Co. APCD Mapping (APN: 206-041-07; -44)





Residential Zoning Radius Map





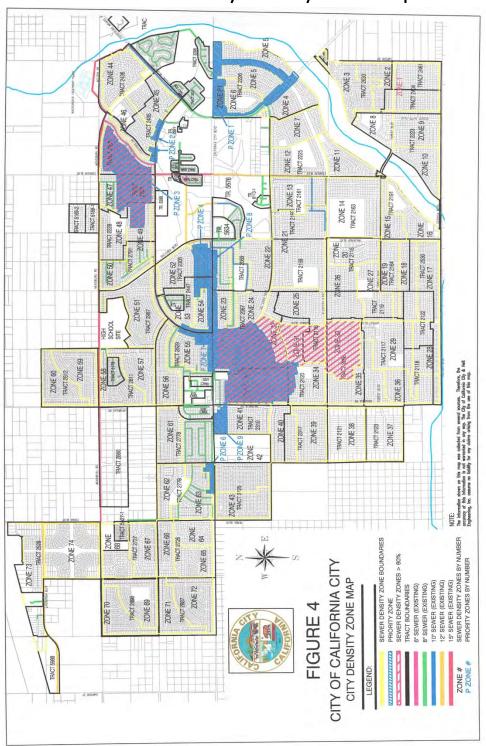


FIGURE 4: City Density Zone Map

Figure 4 Page 74

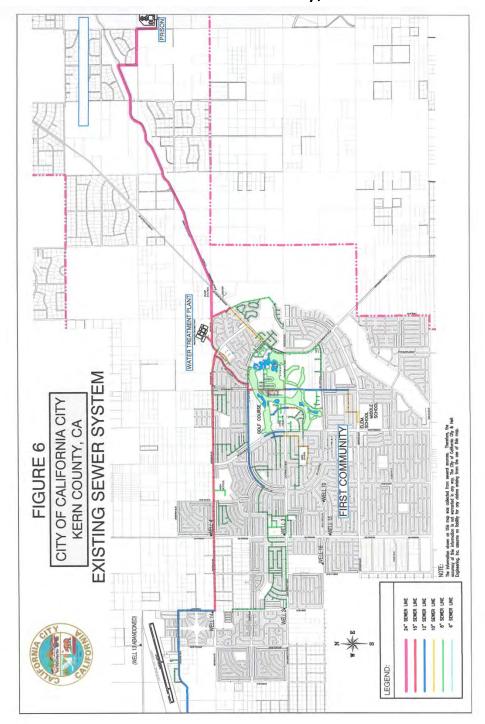


FIGURE 6: California City, Sewer Plan

Figure 6 Page 75

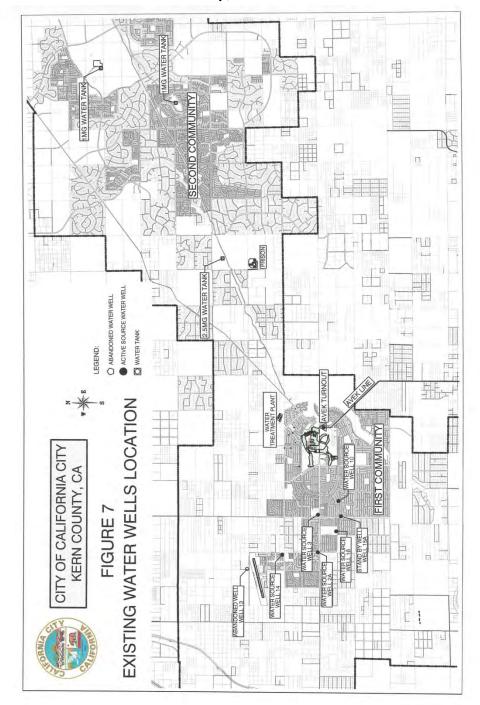
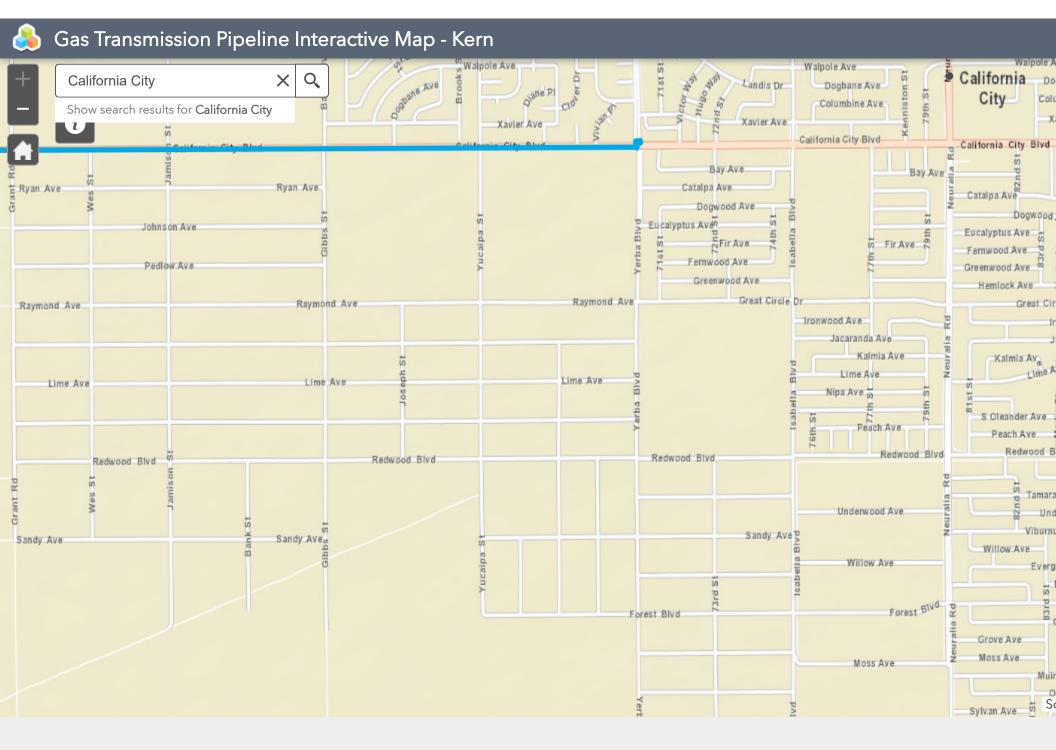
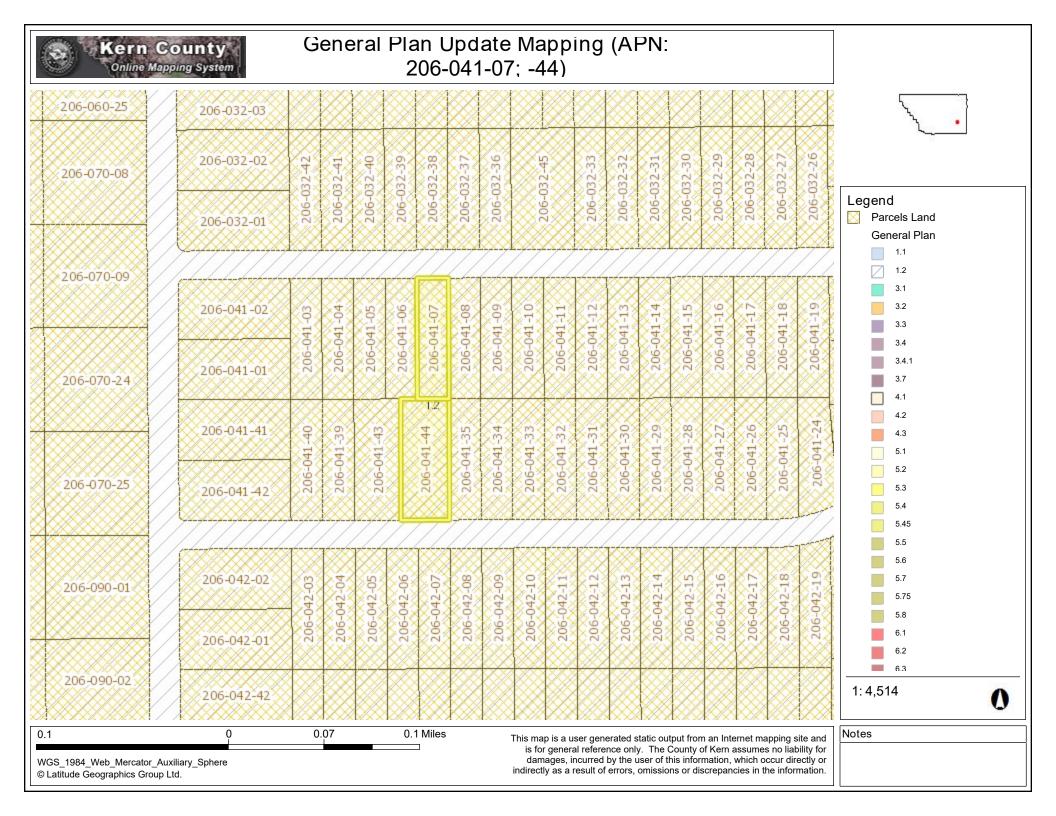


FIGURE 7: California City, Groundwater Wells Location Plan

Figure 7 Page 76

	County pping System	FI	000	ding	_	Dra -206		_			ing	(Al	PN:						
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U.S. Fish and Wildlife Service

National Wetlands Inventory

National Wetlands Inventory Mapping - Cal



April 22, 2021

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Pond

Freshwater Forested/Shrub Wetland

Lake

Other

Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





Board Programs Drinking Water Water Quality Water Rights Notices Water Boards Search



(Page last updated 4/17/18)

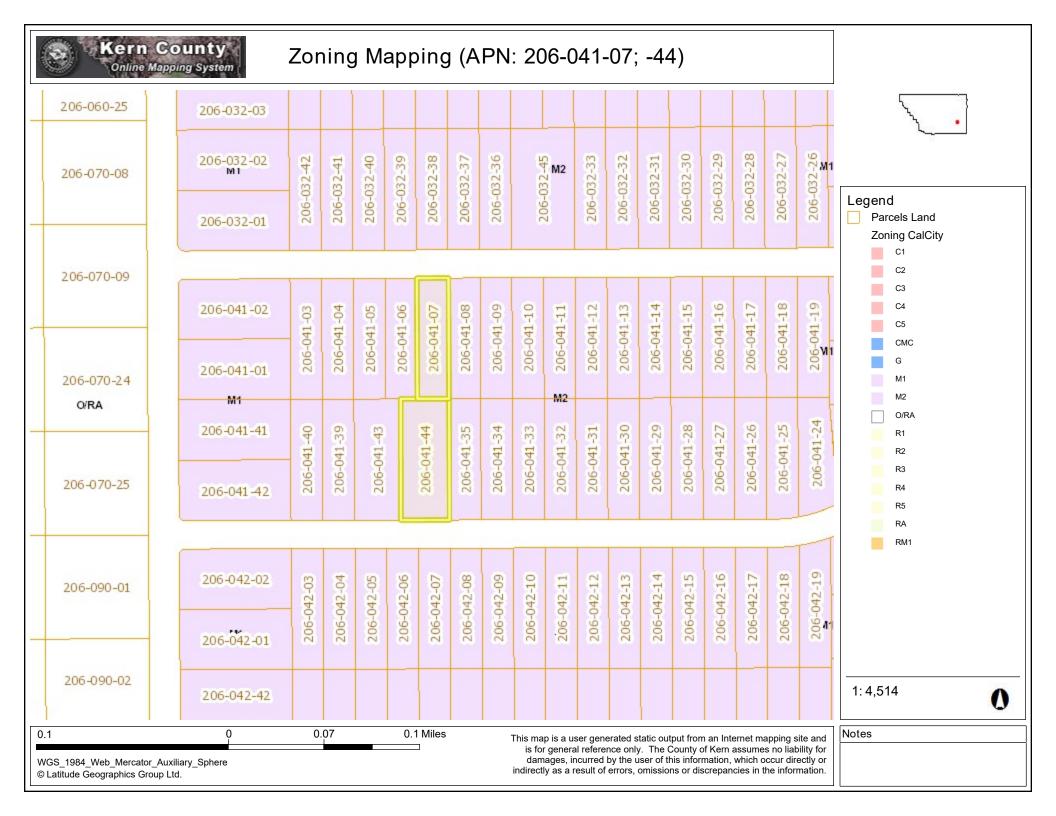






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4



V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 250-21178.1), this Initial Study has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, City of California, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the Project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?			\boxtimes	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?				

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; Project Materials.

<u>Findings of Fact:</u> According to the California City General Plan, the City is located within the Mojave Desert, which is characterized by gentle rolling ground surfaces, with low to moderate topographical relief across the desert floor. The immediate vicinity surrounding the Project consists of moderately sloping alluvial plains with a series of steep rock buttes and several arroyos, including Cache Creek, which lies approximately 2-miles south of the project site; The City is encompassed by the San Gabriel Mountains to the south, Tehachapi Mountains to the west, and the Rand Mountains to the north which create various scenic vistas throughout California City (California City General Plan, 2009).

The adjacent parcels south, east and west of the project, area currently vacant and undisturbed with scattered vegetation. From the project site, views of the Tehachapi Mountains to the west are the most prominent but will not be obscured by the proposed height or massing of the proposed buildings.

The Project proposes to develop a 48,989 SF for a cannabis cultivation facility. The building construction type, architectural style and massing, as well as the proposed building elevations, materials, roof pitch will conform and be consistent with the theme and style of surrounding parcels and the general environment of the immediately surrounding Project area.

According to the California Scenic Highway Mapping System, the two closets state highways, being Kern County Highways 14 and 58, are not designated as State Scenic Highways. However, these same highways are listed as Eligible State Scenic Highways, yet not official designated as such and are located several miles from the Project site to be substantially impacted in any manner.

The project shall comply with the standards outlined within the California City General Plan and Municipal Code Zoning Classification of M-1 (Light Industrial Zoning District), respectfully, as well as the regulations set forth in City ordinance for cannabis cultivation and manufacturing facility. The project is required to go through a Site Plan Review process, which is administered by the City, as part of the development process, in which the proposed site design will be reviewed by the Community Development Department. The Site Plan Review process includes the installation of landscaping within the project site which provides enhancement to the surrounding character of the project site. The project's compliance with these standards ensures that impacts effecting the existing visual character or quality of the site and its surroundings are less than significant.

or quality or the old and the currently are less than digitilities				
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
2. Nighttime Lighting Interference a) Interfere with the nighttime observance of stellar activities, as protected through City Ordinance?				\boxtimes
Source: City of California City Municipal Code; City of Califor Project Materials.	nia City Fir	nal General F	Plan 2009-2	2028;
Findings of Fact: The project is proposed within the M-1 (Lig current sources of light are attributed to the existing industrial sources of light include illumination from vehicular traffic in the above building entrances, in parking lots, and around existing a fixed and directed downward upon the project parking lot and correquired to be shielded to prevent light spillage and be mean boundary. The public street, adjacent to the Project site, does or streetlamps; only utility poles are located adjacent to the additional sources of lighting exist that could impact the project Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary	al facilities tarea, as we signage. Al ommon are sured at z not contain a northbour	to the north. Il as existing I lighting star eas. In addition ero lumens any existing	These curlighting fixt ndards sha on, all lightinate the proper traffic signary.	rrent ures II be ng is perty nals
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?				\boxtimes
Source: City of California City Municipal Code; City of Califo Project Materials.	rnia City Fi	nal General F	Plan 2009-2	 2028;
<u>Findings of Fact:</u> The California City Municipal Code require illuminated, internally or externally, except the name and address at night (Municipal Code Section 5-6.1301). These standards we	ess of the b	usiness may	be illumina	ated

Pertaining to daytime glare, the project will not involve building materials with highly reflective properties that would disrupt day-time views. The proposed structure will consist of pre-fabricated metal buildings

created from the project site does not substantially affect the surrounding area.

Potential Significal Impact		Less Than Significant Impact	No Impact
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with beige, brown and off-white colored stucco and glint-and-glare resistant windows located within the building's façade. The proposed use will not substantially increase glint, glare, or light pollution given the small size of the property, the relatively small footprint or the use, and the minimum amount of exterior lighting required. Notwithstanding this minimal impact, the project shall comply with City standards regarding lighting and glare in industrial facilities and M-1 zones. Therefore, less than significant impacts are anticipated to result from the proposed project.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Necessary

AGRICULTURE & FOREST RESOURCES Would the Project		
4. Agriculture 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?		
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a County or City designated Agricultural Preserve?		
c) Cause development of non-agricultural uses within 5 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?		\boxtimes
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?		\boxtimes

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; Kern County GIS Resources: (SoilWeb An Online Soil Survey Browser California Soil Resource Lab, Williamson Act Ag Preserve Parcels, & DLRP Important Farmland Finder); Project Materials.

<u>Findings of Fact:</u> The proposed Project will not disturb or convert any designated farmland or other form of agricultural resource. According to the 2021 California Farmland Mapping and Monitoring Program the property is designated as "other lands". The subject site and surrounding land to the north, east, and south is not categorized as Prime Farmland, Unique Farmland, or Farmland of local statewide importance. According to the California Department of Conservation – Important Farmland Finder, parcels located within the existing open space zoning and to generally to the west of the Project site are designated as "nonagricultural or natural vegetation"; however, no farmland currently exists or has been present for some time. In addition, these parcels are not located within property that is designated as a Williamson Act property, as such no impacts are expected. The Project site is not located in an existing zone for agricultural use or classified as farmland. According to the Williamson Act records, no portion of land within a one-mile radius is recognized as being under a Williamson Act Contract. The proposed Project will not impact or remove land from the City or County's agricultural zoning or agricultural reserve. No impacts are expected.

<u>Mitigation:</u> No Mitigation Required Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest				
a) 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 Govt. Code section 5154(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?				
c) Involve other changes in the existing environment which, due to their location or nature, could result in con- version of forest land to non-forest use?				
Source: City of California City Municipal Code; City of Calif Project Materials.	ornia City Fi	inal General	Plan 2009-2	2028;
forest land, timberland or Timberland Production Zones (TPZ Project site or in the surrounding area because forest vegeta	tion is not	characteristic	of the Eas	stern
·	tion is not of d. The Prod, timberlar rea becaus nment. No ated by the bosed indocand	characteristic ject will occu nd or Timber e forest ve impacts are California C or cultivation	will occur or c of the East or in an exi- land Produ getation is anticipated ity General and proces	stern sting ction not d. As Plan ssing
Project site or in the surrounding area because forest vegeta Kern County desert environment. No impacts are anticipate urban desert setting zoned for industrial uses. No forest lan zoning occurs on the Project site or in the surrounding a characteristic of the Eastern Kern County desert environment previously described, the Project site and vicinity are design and Zoning map as Light Industrial and Research. The profescilities will not result in conversion of any farmland or forest is situated within or adjacent to the Project. No impacts are an Mitigation: Mitigation: No Mitigation Required	tion is not of d. The Prod, timberlar rea becaus nment. No ated by the bosed indocand	characteristic ject will occu nd or Timber e forest ve impacts are California C or cultivation	will occur or c of the East or in an exi- land Produ getation is anticipated ity General and proces	stern sting ction not d. As Plan ssing
Project site or in the surrounding area because forest vegeta Kern County desert environment. No impacts are anticipate urban desert setting zoned for industrial uses. No forest lan zoning occurs on the Project site or in the surrounding a characteristic of the Eastern Kern County desert environgereviously described, the Project site and vicinity are design and Zoning map as Light Industrial and Research. The profescilities will not result in conversion of any farmland or forest is situated within or adjacent to the Project. No impacts are an Mitigation: Monitoring: No Monitoring Necessary	tion is not of d. The Prod, timberlar rea becaus nment. No ated by the bosed indocand	characteristic ject will occu nd or Timber e forest ve impacts are California C or cultivation	will occur or c of the East or in an exi- land Produ getation is anticipated ity General and proces	stern sting ction not d. As Plan ssing
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Project site or in the surrounding area because forest vegetal Kern County desert environment. No impacts are anticipated urban desert setting zoned for industrial uses. No forest land zoning occurs on the Project site or in the surrounding a characteristic of the Eastern Kern County desert environgereviously described, the Project site and vicinity are design and Zoning map as Light Industrial and Research. The profescilities will not result in conversion of any farmland or forest is situated within or adjacent to the Project. No impacts are and Mitigation: Monitoring: No Mitigation Required Monitoring: No Monitoring Necessary Would the Project 6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? b) Violate any air quality standard or contribute	tion is not of d. The Prod, timberlar rea becaus nment. No ated by the bosed indocand	characteristic ject will occu nd or Timber e forest ve impacts are California C or cultivation se no farmlar	will occur or c of the East or in an exi- land Produ getation is anticipated ity General and proces	stern sting ction not d. As Plan ssing
Project site or in the surrounding area because forest vegeta Kern County desert environment. No impacts are anticipate urban desert setting zoned for industrial uses. No forest lan zoning occurs on the Project site or in the surrounding a characteristic of the Eastern Kern County desert environment yereviously described, the Project site and vicinity are design and Zoning map as Light Industrial and Research. The profescilities will not result in conversion of any farmland or forest is situated within or adjacent to the Project. No impacts are an an an industrial in Monitoring: Monitoring: No Mitigation Required Monitoring: No Monitoring Necessary Would the Project 6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation? c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which	tion is not of d. The Prod, timberlar rea becaus nment. No ated by the bosed indocand	characteristic ject will occur or Timber e forest ve impacts are California Cor cultivation se no farmlar	will occur or c of the East or in an exi- land Produ getation is anticipated ity General and proces	stern sting ction not d. As Plan ssing
Project site or in the surrounding area because forest vegeta Kern County desert environment. No impacts are anticipate urban desert setting zoned for industrial uses. No forest lan zoning occurs on the Project site or in the surrounding a characteristic of the Eastern Kern County desert environment year described, the Project site and vicinity are design and Zoning map as Light Industrial and Research. The profescilities will not result in conversion of any farmland or forest is situated within or adjacent to the Project. No impacts are an Mitigation: Monitoring: No Mitigation Required Monitoring: No Monitoring Necessary Would the Project 6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation? c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air	tion is not of d. The Prod, timberlar rea becaus nment. No ated by the bosed indocand	characteristic ject will occur or Timber e forest ve impacts are California Cor cultivation se no farmlar	will occur or c of the East or in an exi- land Produ getation is anticipated ity General and proces	stern sting ction not d. As Plan ssing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people?		\square		

<u>Source:</u> <u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; Project Materials; Kern County Air Pollution Control District (EKAPCD).

<u>Findings of Fact:</u> California City is located within the Mojave Desert Air Basin and is under the jurisdiction of the Kern County Air Pollution Control District (EKAPCD). There are over 3,700-square miles in the eastern portion that Kern County APCD controls, located on the western edge of the Mojave Desert. The high summer temperatures and radiation from the sun can encourage photochemical ozone formation when local sources or transported volatile organic compounds (VOC's) and oxides of Nitrogen (NOx) precursors are present. Kern County is within the jurisdiction of both the San Joaquin Valley Air Pollution Control District (SJVAPCD) in the San Joaquin Valley Air Basin (SJVAB) and the Eastern Kern Air Pollution Control District (EKAPCD) in the Mojave Desert Air Basin (MOAB).

Projects are evaluated for consistency with the local air quality management plans, which link local planning and individual Projects to the regional plans developed to meet the ambient air quality standards. The assessment takes into consideration whether the Project forms part of the expected conditions identified in local plans (General Plan Land Use and Zoning) and whether the Project adheres to the City's air quality goals, policies, and local development assumptions factored into the regional California Air Resources Board (CARB). As previously discussed, the undeveloped Project property has a Light Industrial Zoning (M-1) District classification, which has been established to permit the development of a wide spectrum of industrial and manufacturing uses. In its current condition, the undeveloped Project site is surrounded by mostly vacant land and is not located within proximity of existing residential uses or other densely populated areas of the City or County. The Project will not require a General Plan Amendment or other revision that would provide directly or indirectly for increased population growth above the level projected in the adopted California Air Resources Board. The Project will not interfere with the ability of the region to comply with federal and state ambient air quality standards. Projects that are consistent with local General Plans are considered consistent with the air quality related regional plans including the current CARB, the PM-10 and other applicable regional plans. The proposed Project is a permitted use in the existing zone and shall comply with the corresponding development standards. Development is consistent with the growth projections in the City of California City General Plan and is to be consistent with CARB.

The Project would not result in or cause violations to the National Ambient Air Quality Standards or California Ambient Air Quality Standards. The Project's proposed land use designation for the subject site does not materially affect the uses allowed or their development intensities as reflected in the adopted City General Plan. The Project is therefore considered to be consistent with the AQMP and impacts related to air quality plans are expected to be less than significant following implementation of standard conditions within the plan and including but not limited to:

- Development of the proposed Project will comply with the provisions of Eastern Kern County Air Pollution District.
- A Fugitive Dust Control Plan will be prepared for the Project outlining required control measures throughout all stages of construction.

Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	•
	Mitigation	Impact	
	Incorporated	·	

In the event that the electricity purveyor (Southern California Edison) cannot immediately supply service concurrently with the City's issuance of occupancy permits and business licenses, the project may utilize on-site generators to achieve operational capacity prior to full electrification by SCE. In this circumstance, the project anticipates the utilization of a 5.8 kHP, 8.1LT, 125 kWe 6-Cylinder Inline generator, to provide temporary power in lieu of delaying project operations and awaiting the completion of infrastructure development by Southern California Edison (SCE). The proposed generator will operate 8-hours per day for at-least one year (351 days), with approximately 1,920 operational hours per year. While the timeframe of electrical infrastructure by SCE is undetermined, the generator being utilized has already undergone a rigorous certification process by CalEPA and CARB for commercial use in the manner described. In addition, an air quality (CalEEMod) analysis was completed, and the results are described below in Table 1-1. The proposed generator does not exceed the daily thresholds for criteria pollutants as set forth by the Kern County/Mohave Air District.

TABLE 1-1: PROJECT CONSTRUCTION EMISSIONS (Unmitigated)						
Pollutant	Daily Maximum Emissions (lbs./day)	EKAPCD Maximum Daily Threshold* (lbs./day)	Exceeds EKAPCD Threshold?			
Reactive Organic Gas (ROG)	128.28	137	NO			
Oxides of Nitrogen (NO _x)	20.24	137	NO			
Carbon Monoxide (CO)	15.84	548	NO			
PM _{2.25}	4.23	82	NO			
SO ₂	0.03	148	NO			

*Source: CalEEMod v2016.3.1. & http://www.kernair.org/Main_Pages/Subpages/Rules_Sub/CEQA_Guidelines.html

TABLE 1-2: PROJECT OPERATION EMISSIONS (Unmitigated)						
Pollutant	Daily Maximum Emissions (lbs./day)	EKAPCD Maximum Daily Threshold* (lbs./day)	Exceeds EKAPCD Threshold?			
Reactive Organic Gas (ROG)	3.4	137	YES			
Oxides of Nitrogen (NO _x)	12.42	137	NO			
Carbon Monoxide (CO)	10.50	548	NO			
PM _{2.25}	1.02	82	NO			
SOx	0.64	148	NO			
*Source: CalEEMod v2016.3.1. & http://www.kernair.org/Main_Pages/Subpages/Rules_Sub/CEQA_Guidelines.html						

Consequently, the Project would not substantially contribute to a significant individual or cumulative impact on existing or projected exceedances of the state or federal ambient air quality standards or result in a cumulatively considerable net increase in the emissions of any criteria pollutant for which the Project region is designated nonattainment. Less than significant impacts are anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation:				
AQ1: Article 11, Section 5-6.1301 of the City Municipal Code rodors resulting from the processing, cultivation, and the commelated products. The Project is required to implement, maintain monitoring and enforcement, as necessary. Furthermore, comprojects and is not considered unique mitigation.	mercial sal ain in good	e of cannab repair, and	is and can comply with	nabis n City
AQ2: The project proponent shall install a sign, no less than for than six feet in height. The sign shall provide the name and relating to construction noise or dust.	-	-		
Monitoring: The City Code Enforcement Department will mor similar complaints. The City Planning Division will monitor cor forth in the CalEEMOD report and analysis.				
BIOLOGICAL RESOURCES Would the Project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?			\boxtimes	
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) 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. Wildlife Service?				
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?		\boxtimes		
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
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Potentia Significa Impact	nt Significant with	Less Than Significant	No Impact
Impact	Mitigation	Impact	
	Incorporated		

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; General Biological Resources Assessment & Endangered Species Report (dated September 1, 2020); Project Materials.

Findings of Fact: A desktop Biological Assessment was conducted on April 17, 2021 and as part of this assessment, an evaluation was conducted to ascertain the biological resources potentially available onsite. The proposed project area was characteristic of a highly impacted desert field. However, regarding species of concern that are currently established as threatened or endangered species on identified at either the federal or state level, none were identified through the use of site photos and historic aerial photos. More specifically, no desert tortoises (Gopherus agassizii) were identified within the Project area. The evaluation did not provide suitable habitat for Desert Tortoises (DT) or Mohave Ground Squirrels (MGS) (Xerospermophilus mohavensis). No desert Kit Fox dens were identified within the Project survey boundary. No burrowing owls (*Athene cunicularia*) were identified during the field survey. California ground squirrel burrows (Citellus beecheyi) were not identified within the study area. California ground squirrel burrows can provide potential future cover sites for burrowing owls. Sensitive plants, specifically, alkali mariposa lily (Calochortus striatus), desert cymopterus (Cymopterus deserticola), and Barstow woolly sunflower (Eriophyllum mohanense) are not expected to occur within the study area due to 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 limited vegetation within the study site. No state or federally listed species are expected to occur within the proposed project area. No ephemeral streams or washes were present within the study area.

(a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

The California Department of Fish & Wildlife (CDFW) began planning for the establishment of, and acquisition of private lands for the conservation of the Mohave Ground Squirrel (MGS). In 2007, CDFW determined that an essential component of any conservation strategy, for the state-listed MGS. The service has identified four "core areas" that have historically supported relatively abundant and widespread MGS populations. There is evidence that these populations will continue to persist given adequate conservation efforts and mitigation strategies. As a Land Mitigation Bank does not currently exist, mitigation credits are reserved for future conservation efforts. The four core areas currently recognized are detailed as follows:

- (i) Coso Range NW to Olancha. Most of the area is within the China Lake NAWS military reservation, with a mixture of BLM, LADWP, and private lands to the west (Inyo County).
- (ii) Little Dixie Wash (from Inyokern SW to Red Rock Canyon State Park). Most of the area is publicly managed by BLM, with some private and state ownerships as well (Kern County).
- (iii) Edwards Air Force Base, east of Rogers Dry Lake. This core area is entirely on the United States Air Force (USAF) military reservation; the surrounding lands are in private and BLM ownership (Kern and San Bernardino County).
- (iv) Coolgardie Mesa to Superior Valley. Land ownership was primarily BLM and in private ownership; however, much f the northern portion of this core area is not included within the Fort Irwin Wester Expansion Area (WEA) (San Bernardino County).

The Project is located approximate 40-miles from the Little Dixie Wash conservation area, which is sufficient distance removed from the conservation area. CDFW provides additional analysis to support

Potentiall Significar Impact		Less Than Significant Impact	No Impact
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this potential incremental impact upon MGS habitat, through their Mohave Ground Squirrel Technical Advisory Group (MSG TAG); which is a long-standing committee of MGS technical experts, land management, and regulatory agencies. CDFW remains concerned that the urbanizing effects of the Project will contribute to the diminishment; albeit incremental, upon the MGS habitat. The TAG published a list of conservation priorities in December of 2010 and sets forth five primary conservation priorities intended to support the ongoing conservation of the MGS. These priorities are detailed as follows¹:

- 1) Maintain Functional Habitat Connections between Known Populations
- 2) Protect Known Core Areas
- 3) Identify Development Zones with Minimal Impact on MGS Habitat
- 4) Conduct Research to Clarify the Distribution and Status of the MGS
- 5) Conduct Research to Improve Mohave Ground Squirrel Detection Capabilities

b) - g) A Biological Assessment was conducted March 29, 2021 and as part, a habitat assessment/field survey was prepared. This assessment is incorporated herein by reference, to confirm existing site conditions within the project site. The lead biologist extensively surveyed all special-status habitats and/or natural areas, where accessible, which have a higher potential to support special-status plant and wildlife species. Vegetation communities occurring within the project site were mapped on an aerial photograph and classified in accordance with the vegetation descriptions provided in A Manual of California Vegetation (Sawyer et al., 2009) and cross referenced with the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland, 1986). In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site vegetation communities, and the presence of potentially regulated jurisdictional features were noted. Mark Hagan Biological used Geographic Information Systems (GIS) ArcView software to digitize the mapped vegetation communities and then transferred these data onto an aerial photograph to further document existing conditions and quantify the acreage of each vegetation community. A line transect survey was conducted on June 10, 2020 to inventory biological resources. The proposed project area was characteristic of a disturbed creosote bush (Larrea tridentata) scrub plant community. A total of fifteen (15) plant species and eight (8) wildlife species or their sign were observed during the line transect survey. No desert tortoises (Gopherus agassizii) or their sign were observed during the field survey. No Mohave ground squirrels (Xerospermophilus mohavensis) were observed or audibly detected during the field survey. Schismus (sp.), an invasive grass species that appears to be an indicator of poor Mohave ground squirrel habitat, is the dominant annual within and adjacent to the study site. Mohave ground squirrels are not expected due to lack of required forage and cover plant species. The additional details, regarding the Habitat Assessment methodology, can be found in the attached Biological Assessment Report, prepared by Mark Hagan Biological, dated March of 2021.

The Biological Assessment indicated that natural habitats (within the project site) have been disturbed because of previous grading activities, resulting in a disturbed rubber rabbitbrush vegetation community and heavily disturbed/compacted surface soils throughout. No special-status plant species were observed during the field survey. The disturbed nature of the project site has reduced the potential for it to provide suitable habitat for special-status plant species. Based on the results of the habitat assessment and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that special-status plant species identified by the CNDDB and CNPS Online Inventory database are not expected to occur within the project site. The project site and surrounding vegetation communities provide limited suitable foraging and nesting habitat for a variety of year-round and seasonal avian residents as well as migrating songbirds that could occur in the area. Nesting birds are protected under the MBTA, the Bald and Golden Eagle Protection Act, and the CFGC. If project-related

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¹ https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83973&inline

Potentia Significa Impac	nt Significant	Less Than Significant Impact	No Impact
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activities are to be initiated during the nesting season (January 1st to August 31st), a pre-construction nesting bird clearance survey should be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures would be required. If an active nest is found, the bird species shall be identified, and a "non-disturbance" buffer should be established around the active nest. The size of the "non-disturbance" buffer should be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. It is further recommended that the qualified biologist periodically monitor any active nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur.

Although not identified in the CNDDB database search of the USGS *California City North, California City South, Mojave NE*, and *Sanborn, California* 2.25-minute quadrangles, California horned lark was the only special-status wildlife species observed during the field survey. Based on the results of the habitat assessment and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the project site has a moderate potential to support burrowing owl, prairie falcon, and loggerhead shrike; and a low potential to support Mohave ground squirrel. All remaining special-status wildlife species identified by the CNDDB database are not expected to occur within the project site.

Due to the proximity of the project site to existing occurrence records for burrowing owl, preconstruction burrowing owl clearance surveys should be conducted by a qualified biologist to ensure that burrowing owls remain absent from the project site and impacts to burrowing owls do not occur. In accordance with the Staff Report on Burrowing Owl Mitigation (CDFW, 2012), two (2) pre-construction clearance surveys should be conducted 14-30 days and 24 hours prior to any vegetation removal or ground disturbing activities. Documentation of surveys and findings shall be submitted to the City of California City for review and file. If no burrowing owls or occupied burrows are detected, project activities may begin. If an occupied burrow is found within the development footprint during pre-construction clearance surveys, a burrowing owl exclusion and mitigation plan will need to be prepared and submitted to CDFW for approval prior to initiating project activities. Although Burrowing Owl was not observed during the field survey, the project site is located within the immediate vicinity of areas that do have the potential for sufficient habitat to occur, even though no owls have been observed. provides marginal habitat and occurs within the vicinity of known populations. The Project is found to have a less than significant impact, upon biological resources, with the following mitigation measures incorporated.

Mitigation:

BIO 1: The Project proponent shall conduct two (2) pre-construction clearance surveys should be conducted 14-30 days and 24 hours prior to any vegetation removal or ground disturbing activities. Documentation of surveys and findings shall be submitted to the City of California City for review and file. If no burrowing owls or occupied burrows are detected, project activities may begin. If an occupied burrow is found within the development footprint during pre-construction clearance surveys, a burrowing owl exclusion and mitigation plan will need to be prepared and submitted to CDFW for approval prior to initiating project activities.

BIO 2: If positive findings are determined, through the pre-construction surveys conducted under Mitigation Measure BIO 1, which qualify as suitable habitat is observed, and/or the presence of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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endangered or threatened species is also observed, then the Project proponent shall conduct the appropriate protocol surveys, prior to any development occurs within the project site to confirm the presence/absence of said species. Protocol surveys shall consist of three (3) separate 5-night trapping sessions conducted during specific terms between March 15th and July 15th.

BIO 3: If the protocol surveys conducted as part of Mitigation Measure BIO 2 and qualifying species are found to occupy the project site and/or the construction clearance areas of the Project site, then proponent shall file for, and process to completion, an *Incidental Take Permit*, in compliance with CDFW's discretionary authority as defined by Title 14 of the California Code of Regulations (Section 15357 of the CEQA Guidelines). Under this *Incidental Take Permit*, CDFE will review and determine the necessary minimization and mitigation measures; including, but not limited to, the purchase of credits from a CDFW approved conservation or mitigation bank.²

<u>Monitoring:</u> The California Department of Fish and Wildlife (CDFW) will monitor and establish the mitigation/conservation credit agreement and the City of California City shall monitor the grading permit process and require written clearance, from CDFW, prior to the issuance of a grading permit.

CULTURAL RESOURCES Would the Project		
8. Historic Resources		\square
a) Alter or destroy an historic site?		
b) Cause a substantial adverse change in the		\boxtimes
significance of a historical resource as defined in California		
Code of Regulations, Section 15064.5?		

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; Project Materials.

Findings of Fact: The project is located on approximately 2.25-acres of undeveloped land within the M-1 (Light Industrial Zoning District), within California City. The M-1 land use designation provides a broad spectrum of industrial, and manufacturing uses that do not have the potential for detrimental impacts on surrounding properties. Existing manufacturing establishments in the vicinity are located north and west of the project site, including the California City Municipal Airport and a storage company. According to the California City General Plan, historic resources are items that are at least 45 years of age or older that also represents a significant time, place, origin, event, or work of a master. Historic resources may be identified as structures and as archaeological sites. Five historic archaeological sites are recorded within the City. Recorded historic sites included trash scatter, glass and ceramics and potential WWII desert training or military disposal items. As referenced within the Historic and Cultural resources of the General Plan none of these findings were eligible for inclusion under the California State Office of Historic Preservation (SOHP). The site is vacant, and no historic structures or features have been identified on or adjacent to the project site. In addition, there are no recognizable potential historic resources, as defined in Section 15064.5 of the CEQA Guidelines that would be adversely affected by the proposed project. This includes any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant. Less than significant impacts are anticipated.

<u>Mitigation:</u> No Mitigation RequiredMonitoring: No Monitoring Necessary

² https://wildlife.ca.gov/Conservation/Planning/Banking/Approved-Banks

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources a) Alter or destroy an archaeological site.				\boxtimes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				\boxtimes
c) Disturb any human remains, including those interred outside of formal cemeteries?				\boxtimes
d) Restrict existing religious or sacred uses within the potential impact area?				\boxtimes
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 2574?				

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; Project Materials.

<u>Findings of Fact:</u> The approximately 2.25-acre project site is characterized by relatively flat, undisturbed desert land, with scattered vegetation. The Project is in the M-1 (Light Industrial Zoning District) within the City of California City. The Project site is not recognized as a unique archeological features; a site where former human remains, including those interred outside of formal cemeteries, have been identified or located; or a site that contains any existing religious or sacred uses. However, per the California City General Plan, if a unique archeological resource or site or human remains are found during excavation, all work will be suspended until the area has been thoroughly examined.

Pursuant to the California Health and Safety Code Section 7050.5, and the CEQA Guidelines Section 15064.5, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be Native America or has reason to believe that they are Native American, the coroner shall contact by telephone within 24-hours of the Native American Heritage Commission. Pursuant to the mentioned California Health and Safety Code, proper actions shall take place in the event of a discovery or recognition of any human remains during project construction activities. Less than significant impacts are expected following the standard conditions which do not address any unique circumstances regarding the proposed site.

<u>Findings of Fact:</u> As previously discussed in the Cultural Resources section, there are five recorded historic archaeological sites within the City, according to the California City General Plan. These archaeological sites are not found within the project area. The cultural resource survey was concluded that no cultural resources were found on the project site or with proximity to the site (discussed in Cultural Resources: Sections 8-9). The historical, cultural, and archaeological resources surveys outlined within the California City General Plan indicate that the project site is not listed or eligible for listing in the California Register of Historical Resources or in any local register. Therefore, no impacts are anticipated with project implementation. As previously discussed in the Cultural Resources discussion of this document, there are five recorded historic archaeological sites within the City, according to the California City General Plan. The archaeological sites are not found within the project area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Therefore, no impacts are anticipated with project implement surveys prepared for the California City General Plan did resources, cultural resources, and archaeological resources of City General Plan states that the City had no Native American Therefore, project implementation is not expected to have a sur Tribal cultural resource. Less than significant impacts are antice Mitigation: No Mitigation Required	d not indica n or near the n Sacred Site obstantial ad	ate the presente project site es within the	ence of his . The Calif City's boun	storic fornia dary.
Monitoring: No Monitoring Necessary				
<u></u>				
46. Energy Conservation a) Would the Project conflict with any adopted energy conservation plans? 				
Source: City of California City Municipal Code; City of California City General Plan Open Space Element.	ornia City Fi	nal General I	Plan 2009-	2028;
Findings of Fact: The project will reduce its GHG emissions to energy conservation measures and implementation of the cure Code in addition to the use of natural light forplant growth and landscape design. No impact is anticipated to adopted Energy	rent Californ d waterefficie	ia Green Bui ent irrigation f	Iding Stand	dards
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
GEOLOGY AND SOILS Would the Project				
10. Alquist-Priolo Earthquake Fault Zone or City/County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? 				
b) Be subject to 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?				
Source: City of California City Municipal Code; City of California City City City City City City City City	-		Plan 2009-	2028;
Findings of Fact: According to the Safety Element in the Calif as a fracture in the earth's crust forming a boundary between rupture is a break in the ground's surface and associated defined a fault. Rupture would be a potential problem within California a known or unknown fault within or near the City. According to is not located in an Alquist- Priolo Earthquake Fault Zone. The Zone lies approximately 4.65 miles northwest of the project sit	en rock massormation resormation resortion the Californ e closest Ale	sses that ha sulting from tong earthqua nia City Gene quist-Priolo E	ve shifted. he movemake occurs eral Plan, th	Fault ent of along e City

faults on-site per maps prepared by the California Geologic Survey and published by the International Conference of Building Officials (ICBO). The project area is not located within an earthquake fault

According to the Safety Element, of the City's General Plan, the project property shows no mapped

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
zone, and no evidence of surface faulting was observed on the Per the findings within the California City General Plan Investigation, surface fault rupture is considered unlikely at the are expected.	and the p	roject-specifi	c Geotech	nical
California City, and the project site, is in the Mojave Block, a Shear Zone (ECSZ). The ECSZ is an area of increased seism Andreas Fault in the Coachella Valley, north-northeast across Owens Valley. The numerous faults in the region may accomm relative motion between the North American and Pacific Plat General Plan, the closest fault to the City is the Garlock Faul of the City's core, and 2.8-miles northwest of the project propis the San Andreas Fault Zone, which is located approximate result, California City has the potential to experience seismic standards.	nic activity withe Mojave nodate as motes, and acount, which lies perty. The notes as well as	which stretched Desert, and note as 5 to 20 coording to the approximate earest signification the properties.	es from the corthward to percent of California ely 5 miles cant active posed site.	e San to the of the City west fault As a
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?				\boxtimes
Source: City of California City Municipal Code; City of California City Municipal	•		Plan 2009-2	2028;
Findings of Fact: The Safety Element in the California City the phenomenon in which loose, saturated, granular soils when subjected to high intensity ground shaking. Liquefactionare present: shallow groundwater, low-density, silty or fine motion. Areas of shallow groundwater have a higher susce groundwater in the City ranges from approximately 315 to 40 the Existing Sewer System Map (Figure 3 – Water Source the 2018 California City Local Agency Management Prog Systems (OWTS), which results in a negligible impact from the	temporarily n occurs wh sandy soils ceptibility to 00 feet below Well #16 a ram for On	behave siminen three geronder, and high in liquefaction was ground level and Stand By asite Wastew	larly to a neral conditatensity gro tensity gro the however, el, accordinates Well #15.	fluid tions ound the ng to A) in
Per the findings within the California City General Plan, the pat the project site is considered low. Less than significant in		•	occurring	
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
12. Ground-shaking Zonea) Be subject to strong seismic ground shaking?				\boxtimes
Source: City of California City Municipal Code; City of California City City City City City City City City	-		Plan 2009-2	2028;
Findings of Fact: As the Project is in southern California, it is at least one moderate to severe earthquake and associated se life, as well as periodic slight to moderate earthquakes. In order the proposed cultivation facility shall be constructed in a manner	ismic shakir er to ensure	ng during the the safety of	Project use the project	eable site,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(Title 24, California Code of Regulations). Standard Conditions most current seismic design coefficients and ground motion of the 2019 California Building Code (CBC).				
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
a) 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, collapse, or rockfall hazards?				
Source: City of California City Municipal Code; City of California City Municipal	•		Plan 2009-:	2028;
Findings of Fact: The California City Slope of Terrain Map in the project site's location as having a 0 to 15 percent slope. The City being Galilee Hill and Twin Buttes, approximately 15-mile project site, respectively. Moreover, there are no significant sidevelopment; either on-site or being affected through any of Project's associated earthmoving activities, it is concluded that the project property are considered low to negligible. In with landslide risks are unlikely at the project site and less that	ne City lists s northeast lopes propo f-site gradir at risks ass that vein, p	two notables and 6-miles sed as part ag activities. Sociated with potential haza	slopes with southeast of of the prop Based upo slope insta ards assoc	in the of the cosed n the ability ciated
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
a) 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 ground subsidence?				
Source: City of California City Municipal Code; City of California City Department of Conservation; Policy Conserv	•		Plan 2009-2	2028;
Findings of Fact: The Safety Element in the California City G is the gradual, local settling or sinking of the earth's surface wire a seismic event can trigger subsidence, it can also occur be hydrocompaction, or peat oxidation. The southern portion of the gradual land subsidence, with up to four feet of subsidence over is not a significant hazard damage to wells, foundations, and Project site is in the central to western portion of the City as subsidence as those properties located in the southern portion California City General Plan and the project-specific Geoter ground subsidence occurring at the project site is considered anticipated.	th little or not ecause of games of the Planning or a 40-year dunderground is not as of the Cityechnical Investigation	p horizontal magas, oil, or wag Area has be period. Althound utilities us greatly affery. Per the finestigation, the	notion. Althwater extractions and extraction with the contraction of t	ough ction, going ence The ound n the
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				\boxtimes
Source: City of California City Municipal Code; City of California City Municipal City City City City City City City City	•		Plan 2009-:	2028;
<u>Findings of Fact:</u> The property is not subject to any additimudflow, or volcanic hazard. As stated herein, the property is vicinity of a lake or partially enclosed body of water which woulevel (e.g., seiche). As stated in the section on landslide risks, Lastly, the Project is not located near or within a volcano. <u>Mitigation:</u> No Mitigation Required	not locate	d near, or w ted by oscilla	ithin the ge ition in the	neral water
Monitoring: No Monitoring Necessary				
16. Slopes a) Change topography or ground surface relief features?				\boxtimes
b) Create cut or fill slopes greater than 2:1 or higher than 5 feet?				\boxtimes
c) Result in grading that affects or negates subsurface sewage disposal systems?				\boxtimes
Source: City of California City Municipal Code; City of California City Municipal City City City City City City City City	•		Plan 2009-2	2028;
Findings of Fact: As stated in section 14a), previously, the Cal General Plan (Figure 6-4) classifies the project site's location a is the category of least slope available in the City's General Pla or modify the topography or ground surface feature in a way the or ground surface relief features; including changes that subsurface sewage disposal systems. The Project also does greater than 2:1 or higher than 30-feet; therefore, risks associated considered negligible.	as having a n. The Proj at will subs will possib not propos	0 to 15 perce ect does not tantially alter ly impact the e to create of	ent slope, we propose to the topograme operation or fill slowers.	which alter aphy n of opes
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
17. Soilsa) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?				\boxtimes
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems				\boxtimes
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								Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
where sewers wastewater?	are	not	available	for	the	disposal	of				

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; General Plan Safety Element; Department of Conservation; Project Materials.

<u>Findings of Fact:</u> As expansive soils dry, the soil shrinks; when moisture is reintroduced into the soil, the soil swells. To reduce post-construction soil movement and provide uniform support for the buildings to be constructed at the subject site, over excavation and recompaction within the proposed building footprint areas should be performed to a minimum depth of five (5) feet blow existing grades or three (3) feet below bottom of the proposed footing, whichever is deeper. Any undocumented fill encountered during grading should be removed and replaced with engineered fill. Compliance with the City's General Plan Safety Element, construction of underground utilities will be required to interconnect to the extent available. According to the *City Sewer Density Zone Map* (Figure 4), of the City's Local Agency Management Plan (LAMP) and Figure 7, *Existing Sewer System* the Project is not located within a Sewer Density Zone but is located zone 38 (TR 2121). As such, sewer facilities are anticipated in the future; however, the timing of which is undetermined. Therefore, approval of an OWTS is required prior to the issuance of a building permit.

The construction site plan will utilize a portable toilet service in compliance with industry regulations until the construction of the permanent facilities and connection to the existing infrastructure. Design for all disposal systems shall comply with industry regulations, as well as the standards outlined in Title 7, Chapter 2 within California City Municipal Code. No septic systems are proposed. Less than significant impacts are anticipated.

<u>Mitigation:</u> No Mitigation Required <u>Monitoring:</u> No Monitoring Necessary

18. Erosion			\square
a) Change deposition, siltation, or erosion that may			
modify the channel of a river or stream or the bed of a lake?			
b) Result in any increase in water erosion either on or			\square
off site?		Ш	

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; General Plan Safety Element; Department of Conservation; Project Materials.

<u>Findings of Fact:</u> The project is located within the Mojave Desert Air Basin (MOAB), under the jurisdiction of the Eastern Kern Air Pollution Control District (EKAPCD). Air quality within this region is influenced by the regional climate as well as the temperature, wind, humidity, precipitation, and amount of sunshine. California City is in the high desert with an elevation range of 2,500 to 4,000 feet above sea level. Its climate is semi-arid, rainfall for the area is less than 6 inches annually, which provides for warm, dry weather in the summer and mild cooler weather in the winter.

The California City Erosion Hazards Map (Figure 6-3) within the General Plan displays most of the City, including the project site, is in an area with none to slight erosion hazards. As previously stated, the project site resides within the Eastern Kern Air Pollution Control District, therefore must comply with the District's Regulation IV, Rule 402. The purpose of this Rule is to prevent, reduce and mitigate

Potentially Less than Less Significant Significant Than I Impact with Significant Mitigation Impact Incorporated	No Impact
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ambient concentrations of anthropogenic fugitive dust emissions to an amount sufficient to attain and maintain the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). According to Regulation IV, Rule 402, the project shall implement one or more fugitive dust emission control strategies, to limit visible dust emissions (VDE) to no more than 20-percent opacity or meet the conditions for a stabilized surface. Some control strategies include applying dust suppressants, controlling vehicular speed, using water trucks, and implementing track-out avoidance measures. The implementation of the fugitive dust emission control strategies will ensure the reduction of ambient concentrations of fine particulate matter (PM_{2.25}) by reducing or mitigating anthropogenic fugitive dust emissions.

In addition to the Dust Control Plan, the project site is also required to implement a Stormwater Pollution Prevention Plan (SWPPP) during the construction of the project, to comply with Environmental Protection Agency (EPA) and the National Pollutant Discharge Elimination System (NPDES). The purpose of the SWPPP is to develop a strategy for construction projects to minimize sediment and other pollutants that may be expected to affect the quality of storm water discharges associated with project development. The development and implementation of the SWPPP during project construction will ensure that potential sources of pollution are identified and mitigated through the application of best management practices (BMPs), such as concrete washouts or secondary containment areas, further discussed in the Hydrology Section of this document.

Impacts of windborne and waterborne soil erosion at the project site will be controlled during project operation after adequate paving, landscaping, and other means of stabilization is incorporated. The proposed plan indicates that offsite run-on to the site is collected and conveyed through to retention basins in-between buildings, and underground retention facilities under the eastern parking lots, to avoid onsite flooding. The drainage condition of the project site is subject to the completion of percolation/infiltration studies conducted during the grading process. If infiltration is infeasible, the Regional Water Quality Control Board Guidebook requires compliance with secondary or tertiary treatment measures. Upon completion of the project, the site intends to have both hardscape and softscape surfaces including the main industrial building and Project site landscaping including irrigation, surrounding the buildings and project perimeter. Following the implementation of the fugitive dust emission control strategies and the SWPPP, as well as the compliance with the adopted procedures for grading, erosion at the project site is anticipated to be less than significant.

Compliance with the City's General Plan Safety Element, construction of underground utilities will be required to interconnect to the extent available. According to the City Sewer Density Zone Map (Figure 4), of the City's Local Agency Management Plan (LAMP) and Figure 7, Existing Sewer System the Project is not located within a Sewer Density Zone but is located zone 38 (TR 2121). As such, sewer facilities are anticipated in the future; however, the timing of which is undetermined. Therefore, approval of an OWTS is required prior to the issuance of a building permit.

The construction site plan will utilize a portable toilet service in compliance with industry regulations until the construction of the permanent facilities and connection to the existing infrastructure. Design for all disposal systems shall comply with industry regulations, as well as the standards outlined in Title 7, Chapter 2 within California City Municipal Code. No septic systems are proposed. Less than significant impacts are anticipated.

<u>Mitigation:</u> No Mitigation Required <u>Monitoring:</u> No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blowsand from Project either on or off site.a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				
Source: City of California City Municipal Code; City of California City Municipal City Municipal City City City City City City City City	•		Plan 2009-2	2028;
<u>Findings of Fact:</u> Impacts of windborne and waterborne is controlled during project operation after adequate paving stabilization is incorporated. Upon completion of the project, the and softscape surfaces including the industrial and manufact (consisting of decomposed granite with soil stabilizers) superimeter. Following the implementation of the fugitive dues SWPPP, as well as the compliance with the adopted procedusite is anticipated to be less than significant.	, landscap he site inte cturing uses urrounding st emission	ing, and of nds to have s building, a the building control stra	ther means both hardsond landsca gs and protegies and	s of cape ping oject the
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
20. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				\boxtimes
<u>Source:</u> City of California City Municipal Code; City of California Plan Safety Element; Project Materials.	ornia City F	inal General	Plan 2009-:	2028;
<u>Findings of Fact:</u> The approximately 2.25–acre project s undisturbed desert land, with scattered vegetation. The project District) within the City of California City. The site is not recogunique geologic feature. However, per the California City Ge resource or site or unique geologic feature are found during until the area has been thoroughly examined.	ct is in the l nized as a neral Plan,	M-1 (Light In unique paled if a unique	dustrial Zor ontological paleontolog	ning or a jical
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
GREENHOUSE GAS EMISSIONS Would the Project				
21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				\boxtimes
Source: City of California City Municipal Code; City of California City City City City City City City City	ornia City F	inal General	Plan 2009-:	2028;

Po	otentially	Less than	Less	No
Si	ignificant	Significant	Than	Impact
	Impact	with	Significant	
		Mitigation	Impact	
		Incorporated		

<u>Findings of Fact</u>: Greenhouse Gas (GHG) is a gaseous compound in the earth's atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. Common greenhouse gases in the earth's atmosphere include water vapor, carbon dioxide (CO2), methane (CH₄), nitrous oxide (NO_x), ozone, and to a lesser extent chlorofluorocarbons. Carbon dioxide is the main GHG thought to contribute to climate change. In response to growing concern for long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2021, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. In general, the Project will generate GHG emissions through Project-related area sources, energy usage, mobile sources, solid waste disposal, water usage, and wastewater treatment.

The proposed industrial and manufacturing facility will add a new land use, and as a result, an expected increase in operational greenhouse gas emissions is expected. The square-footage of the proposed industrial and manufacturing uses is anticipated to generate approximately 956.28 MMTCO_{2e} annually, which is substantially less that the 3,000 MMTCO_{2e} which is identified in the CARB Scoping Plan. The project will operate under the mandatory regulations found in the most recent Cal Green Building Standards Code for non-residential uses.

California's Global Warming Solutions Act of 2006 (AB32) requires California to reduce its GHG emissions to 1990 levels by 2020. California Air Resource Board (CARS) has identified measures to achieve this goal as set forth in the CARB Seeping Plan. The EKAPCD adopted the interim GHG

significance threshold for stationary/industrial sources on December 5, 2008 which applies to Projects where the EKAPCD is the lead agency. SB 32 adopted in 2021 requires the state to reduce statewide GHG emissions to 40% below 1990 levels by 2035, a reduction target that was first introduced in Executive Order B-10-15. The project will reduce its GHG emissions to the maximum extent feasible through energy conservation measures and implementation of the current California Green Building Standards Code in addition to the use of natural light for plant growth and water efficient irrigation for plans and landscape design. The project will not interfere with the state's implementation of AB 32 or SB 32. As previously indicated, the project would not exceed the air basin threshold, therefore the project's GHG emissions would not conflict with plans and policies adopted for reducing GHGs emissions. Less than significant impacts are expected.

<u>Mitigation:</u> No Mitigation Required <u>Monitoring:</u> No Monitoring Necessary

HAZARDS AND HAZARDOUS MATERIALS Would the Proje	ct		
22. Hazards and Hazardous Materials		\boxtimes	
a) Create a significant hazard to the public or the			
environment through the routine transport, use, or disposal			
of hazardous materials?			
b) Create a significant hazard to the public or the		\boxtimes	
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
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?			\boxtimes	
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			\boxtimes	
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.25 and, as a result, would it create a significant hazard to the public or the environment?				

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; General Plan Safety Element; Project Materials.

<u>Findings of Fact:</u> The project site is approximately 2.25-acres (gross) of vacant desert land and proposes to construct a 48,989 SF industrial and manufacturing uses. The project will not involve the use or storage of hazardous materials other than organic certified fertilizers and California approved natural pesticides and fungicides. These materials will be stored and applied according to manufacturer's instructions to mitigate the potential for incidental release of hazardous materials or explosive reactions.

The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxicity properties. The State of California defines hazardous materials as substances that are toxic, ignitable, or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, state, and local laws. State law requires that cannabis, and cannabis-related waste products are properly disposed of through a qualified vendor. California City Municipal Code mirrors the same requirements, as such, operates of cannabis cultivation facilities will be required to contract with a qualified disposal service to effectuate the necessary disposal in compliance with state and local laws.

In addition, other hazardous waste materials, requiring special handling and disposal, must comply with applicable Cal-EPA, Cal-OSCHA, and MSDS protocols³ to reduce their potential to damage public health and the environment. Manufacturer's specifications also dictate the proper use, handling, and disposal methods for the specific substances. Construction of the project is expected to involve the temporary management and use of potentially hazardous substances and petroleum products. The nature and quantities of these products would be limited to what is necessary to carry out construction of the project. Some of these materials would be transported to the site periodically by vehicle and would be stored in designated controlled areas on a short-term basis. When handled properly by trained individuals and consistent with the manufacturer's instructions and industry standards, the risk involved with handling these materials is considerably reduced.

To prevent a threat to the environment during construction, the management of potentially hazardous materials and other potential pollutant sources will be regulated through the implementation of control measures required in the Stormwater Pollution Prevention Plan (SWPPP) for the project. The SWPPP requires a list of potential pollutant sources and the identification of construction areas where additional control measures are necessary to prevent pollutants from being discharged. Best Management

³ California Environmental Protection Agency (Cal-EPA); California Occupational Safety and Health Agency (Cal-OSHA); Material Data Safety Sheet (MSDS)

Sign	entially nificant npact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
		Incorporated		

Practices (BMPs) are necessary for *Material Delivery and Storage; Material Use;* and *Spill Prevention and Control.* These measures outline the required physical improvements and procedures to prevent impacts of pollutants and hazardous materials to workers and the environment during construction. For example, all construction materials, including paints, solvents, and petroleum products, must be stored in controlled areas and according to the manufacturer's specifications. In addition, perimeter controls (fencing with wind screen), linear sediment barriers (gravel bags, fiber rolls, or silt fencing), and access restrictions (gates) would help prevent temporary impacts to the public and environment. Implementation is ensured through the filing of a Notice of Intent (NOI), with the State Regional Water Quality Control Board – Region 5F and the production of a SWPPP to be reviewed and approved by the City's Public Works Department. With such standard measures in place, less than significant impacts are anticipated during construction.

Implementation Measure S-7, within the California City's General Plan states that the City shall require commercial and industrial businesses to meet the procedures for the proper transport, use, storage and disposal of hazardous waste as required by the Kern County Waste Management Department, the California City Fire Department, and Kern County Department of Environmental Health Services. Additionally, the California City Fire Department shall require a detailed chemical inventory in accordance with the fire code to determine the hazards and classifications of the materials used in the proposed cannabis cultivation facility. Less than significant impacts related to the routine transport, use or disposal of hazardous materials are expected.

The project site is located within the M-1 (Light Industrial and Research) Zoning District of the City that is naturally segregated from residential neighborhoods or other densely populated land uses. As previously discussed, the project is not expected to handle any significant quantities of hazardous materials. Any other use of potentially hazardous substances, is expected to occur in small quantities and managed on-site with the proper containment and facilities, as required by the fire department and other applicable industry standards.

The Safety Element, within the California City General Plan, addresses safety within the City through goals, policies, and implementation measures that seek to reduce the potential for the loss of life, injuries and property damage associated with natural and human-induced hazards. California City is served by a single Fire Department and Police Department within their City boundaries. The California City Fire Department is located at 20890 Hacienda Boulevard, approximately five (5) driving miles southeast of the Project site. The California City Fire Station is staffed by three fulltime fire fighters on a 24-hour basis, including a captain, engineer, and fire fighter; however, the Fire Department is designed to be staffed by nine fire fighters. The California City Fire Station has two part-time, seven reserves, and five Fire Department Volunteer positions that City Council has authorized. The fire department is equipped with one wildland patrol unit, one wildland/interface engine, one water tender, and two full-sized fire engines. In addition to fire suppression, additional services the department provides includes Paramedic Advanced Life Support, fire prevention, public education, fire hydrant maintenance, hazardous materials response, nuisance abatement, flood response and aircraft crash and arson investigation. According to the National Fire Protection Association (NFPA), the recommended dispatch-to-arrival time is five (5) minutes, on 90-percent (%) of calls. 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. Police protection services within the City are provided by the City's Police Department, located at 2020 Hacienda Boulevard, approximately four (4) driving miles southeast of the project site.

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The Kern County Coroner's services are provided through the County by the Sheriff's Department and the court system and jails are operated and maintained by Kern County.

The project site proposes improvements to Willow Ave. (include a newly proposed curb-and-gutter) and accessing the project site from Willow Ave. Primary access intends to be located on the northerly portion of the property, adjacent and south of Willow Ave., which follows a general circulation pattern as an east-west major highway as shown on the City's General Plan Circulation Element. The site plan configuration of the proposed development includes fire truck accessible drive aisles and a two-way driveway to ensure adequate emergency response access on-site. The proposed design would be subject to a standard review process by the Fire Department to ensure that the site-specific emergency access, water pressure, and other pertinent criteria are met by the project. Less than significant impacts are expected.

Toxic cleaning compounds, sanitizing agents, solvents, and potentially flammable materials may also be involved within the proposed facilities. The use of these products would also be subject to the manufacturer's specifications, as well as local, state, and federal regulations that would help protect against accidental release, explosive reactions, injury, and contamination. The project operator would be required to provide the proper storage facilities and containers designed to protect and isolate these substances, therefore minimizing the threat to the public or the environment. Facility employees shall be trained on safety rules to prevent personal or public risk. Solid waste produced by the project will be stored in a designated staging area with enclosures and less than significant impacts are expected.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Necessary

23. Airports			\square	
a) Result in an inconsistency with an Airport Master				
Plan?				
b) Require review by the Airport Land Use			\square	
Commission?				
c) For a Project located within an airport land use plan			\square	
or, where such a plan has not been adopted, within two miles	Ш	Ш		
of a public airport or public use airport, would the Project				
result in a safety hazard for people residing or working in the				
Project area?				
d) For a Project within the vicinity of a private airstrip,			\square	
or heliport, would the Project result in a safety hazard for				
people residing or working in the Project area?				

<u>Source</u>: City of California City Municipal Code; City of California City Final General Plan 2009-2028; General Plan Safety Element; Caltrans Aeronautics Handbook, Project Materials.

<u>Findings of Fact</u>: The California City Municipal Airport, located north of the project property, spans over 200-acres within the City. The Kern County Airport Land Use Compatibility Plan maps five zones; related to noise and safety levels, for each airport under their jurisdiction. According to this Plan, the project site is not located within California City's Airport Influence Area. The Kern County Airport Land Use Commission shall restrict the height of buildings, structures, appurtenances, plants, and trees to not more than 35-feet above ground level (unless approved by the Federal Aviation Administration)

Additionally, the Federal Aviation Administration (FAA) may require review of structures in excess of 55-feet height, measured from the Mean Sea Level (MSL) of the Airport. However, the proposed use lobes not currently propose buildings or structures that will exceed this height restriction. Therefore, a less than significant impact will occur. The project is not subject to the Airport AIA as it is not located within AIA. Less than significant impacts are anticipated. The project is not located in the vicinity of a private airstrip. No impacts are anticipated. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 24. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where versidences are intermixed with wildlands? Source: City of California City Municipal Code; City of California City Final General Plan 2009-2028; Source: City of California City General Plan indicates that major wildland fires are uncommon within the City area due to the vegetation type, the sparseness of the vegetation and the lack of vivaliable ground fuel. According to Chapter 8, of the SHMP, the Project, and its surroundings, are coated outside of the Very High and High Fire Hazard Severity Zone (FHSZ) for Local Responsibility Areas. As mentioned previously, the California City Fire Department is located at 20890 Hacienda Boulevard, approximately five driving miles southeast of the project site. Additionally, the City has a mutual ida agreement with Kern County Fire Department, the East Kern Airport District Fire Department, and he Bureau of Land Management. Less than significant impacts related to wildland fire are expected. Mitigation: No Monitoring Necessary HYDROLOGY AND WATER QUALITY Would the Project 25. Water Quality Impacts a) Substantially after the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation o	Si	otentially ignificant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that	b) Violate any water quality standards or waste		П	\square	
	c) Substantially deplete groundwater supplies or				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			\boxtimes	
g) Otherwise substantially degrade water quality?			\boxtimes	
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

<u>Source</u>: City of California City Municipal Code; City of California City Final General Plan 2009-2028; General Plan Safety Element; Chapter 8 – State Hazard Mitigation Plan (SHMP), Project Materials.

<u>Findings of Fact:</u> The proposed project is located within the Fremont Hydrologic Unit of the South Lahontan Basin in the Lahontan Region 6V (https://www.waterboards.ca.gov/waterboards_map.html). Within Region 6V, the approved Water Quality Control Plan, prepared by SWRCB, provides guidelines for protecting the beneficial uses of state waters within the Region by preserving and protecting their water quality. The project site is located within the Fremont Hydrologic Unit. The receiving water is the Kohen Dry Lake. Beneficial uses of Kohen Lake includes municipal and domestic supply, agricultural supply, industrial process supply, industrial service supply, groundwater recharge, water contact recreation, noncontact water supply, warm freshwater habitat, Inland saline water habitat and wildlife habitat.

According to the California City 2009 Final Environmental Impact Report (SCH # 1992062069), the only named blue line stream is identified as Cache Creek, which runs through California City from the west towards the northeast, and eventually terminates just south of the Koehn Lakebed outside of the City boundary. Cache Creek lies approximately 6.5-miles south of the project property, and Koehn Lakebed is approximately 11-miles northeast of the project site. The nature and size of the proposed development prompts compliance requirements with the existing regulations pertaining to water quality standards and waste discharge requirements.

The proposed project will result in temporary and permanent disturbance in an area that nearly encompasses one acre in gross area. As a precautionary measure, the developer will comply with the State's most current Construction General Permit (CGP). Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction. The required plan will identify the locations and types of construction activities requiring Best Management Practices (BMPs) and other necessary compliance measures to prevent soil

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erosion and stormwater runoff pollution. The plan will also identify the limits of allowable construction-related disturbance to prevent any off-site exceedances or violations.

During construction, the project will also be required to comply with the Eastern Kern Air Pollution Control District (EKAPCD) Rule 402, which requires the project property to implement fugitive dust emission control strategies. Implementation of the control strategies primarily pertains to air quality, but also supports water quality protection through the requirement of soil stabilization measures to prevent sediment erosion and track-out. The concurrent implementation of the required SWPPP and fugitive dust emission control strategies will prevent the potential construction-related impacts to water quality at the site and its surroundings, therefore resulting in less than significant impacts.

The project will be designed with on-site stormwater detention facilities that, during the life of the project, will comply with the City's drainage requirements by preventing site discharge and transport of untreated runoff. The project will be required to comply with the most current State standards, as well as the standards outlined in the City of California City Urban Water Management Plan and the Water Quality Control Plan for Lahontan Region (Region 6V). Per the project-specific Final Hydrology Report, current drainage requirements for this project fall under the jurisdiction of the City of California City, which requires the entirety of the storm water from the 5-year, 5-day storm to be retained onsite. The site plan, grading design, storm drain design, and retention facilities of the project must be factored in the project-specific WQMP development and documentation. Runoff from throughout the impervious surfaces (buildings, hardscape, and pavement) of each drainage management area will be conveyed via surface and piped flows to either corresponding underground retention chambers or retention basins. Each of the retention basins and underground facilities will be sized to retain the incremental increase between the pre-development and post-development volume per City requirements.

As proposed, the stormwater retention and management strategy are expected to comply with local and regional requirements for protecting surface water quality and preventing waste discharge violations. Less than significant impacts are expected. According to the California City Water Master Plan, California City obtains its water from five groundwater wells and an imported surface water supply from the Antelope Valley-East Kern Water District (AVEK). As previously mentioned, the Project is located within the Fremont Valley Groundwater Basin (FVGB). Historic water levels of groundwater wells between 1955 and 1958 indicates that the FVGB is a closed groundwater basin (without subsurface outflow). Long term groundwater level data obtained from the USGS Ground Water Data water levels indicated the groundwater levels in the FVGB have declined significantly since 1955, probably due to the prolonged drought period from 1945 to 1964 and excessive groundwater extraction in the FVGB in the late 1950s, 1960s and 1970s. The most important storage system is the groundwater aquifer, which holds water at a depth of approximately 250 to 290-feet below ground surface.

According to the California City General Plan, the City primarily relies on underground water supplies. Groundwater wells in California City produced over 93-percent (%) of the water supply in 2000 to 2001. Per the Urban Water Management Plan, water source well #14 is the closest facility within the vicinity of the project site and is located on Lindbergh Boulevard, north of Redwood Avenue, which is less than 1.5-miles to northeasterly of the Project site. According to the General Plan, future water demands will be met by the construction of five new water wells and through additional groundwater purchases within the Antelope Valley-East Kern Water (AVEK) District.

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

The California City Municipal Code also outlines the importance of water conservation (California City Municipal Code Chapter 1, Article 4, Section 7-1.431). Within this code, the City states that water conservation is a goal of high importance to be consistent with State of California and City legal responsibilities to the utilization of water resources. All irrigation within the City complies with the State Model Water Efficiency Landscape Ordinance (MWELO) and City Municipal Code that implement water efficiency standards. Additional conservation efforts include the use of drought tolerant landscaping, and new, low- flowing plumbing fixtures. Water conserving fixture installations shall be subject to compliance inspection, prior to issuance of final occupancy permits, for the industrial facility. Given the use, and projected low water and wastewater demands, the Project not expected to interfere with groundwater recharge conditions. The project includes both underground retention facilities and retention basins, designed to collect and provide sufficient storage for the 5-year and 5-day storm event. This method of stormwater management will therefore facilitate groundwater recharge through infiltration. Infiltration opportunities are also provided in the form of BMPs and pervious cover areas in and landscaping design within sufficient densities that will mitigate excess evaporation and evapotranspiration. To support this conclusion, an infiltration report was prepared and yielded infiltration rates at 2-inches per hour. Since most soils, within the Project site, are a combination of Soil Types 2 and 3, the infiltration rates identified are within the maximum thresholds required by Table 4.0, contained within the City's Local Agency Management Program for Onsite Wastewater Treatment Systems (2018). Less than significant impacts are expected.

The proposed projected is in the M-1 (Light Industrial Zoning District); which by designation under the California City Zoning Map is allocated to support general and specialty industrial and manufacturing uses facilities, including cannabis cultivation and manufacturing facility. The general vicinity surrounding the Project area also includes undeveloped properties with relatively flat topography and scattered vegetation, like that found on the Project site. The local hydromorphology is influenced by the presence of intermittent surface drainages originating from the mountains to the west and carrying flows predominantly in a northeasterly direction toward the valley floor. In particular, the project setting, and most of the City's light industrial zone occur between the Cache Creek and Koehn Lakebed. Cache Creek is located approximately four miles upstream of the project, and Koehn Lakebed is approximately 11 miles northeast of the project site.

In this context, the project has a Zone X FEMA designation, defined as areas determined to be outside the 0.2-percent (%) annual chance floodplain. The current Zone X designation encompasses most of the City's undeveloped and developed properties within the vicinity of the Municipal Airport. Project implementation would involve permanent site improvements introducing impervious surfaces in the form of buildings, paving, and hardscape to the previously undeveloped (pervious) land. The size and scope of the Project dictates a low impact development site plan, which does not utilize the entire property to accommodate the proposed facilities and operations through the construction of buildings, parking lot, drive aisles, etc. As a result, opportunities to minimize imperviousness using landscaping, natural areas or other pervious surfaces are ample and are subsequently integrated into Project site plan. To prevent changes to local drainage conditions (patterns, quantities, or velocities) and adverse erosion and sedimentation impacts, the Project will implement a storm drain design with flood control facilities sized to handle the project-specific conditions.

The proposed grading and hydrology improvement plans will be subject to review and approval by the City and Kern County Floodplain Management Division to ensure that the proposed grading and drainage conditions are acceptable to the City standards. As a result, following implementation of an

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approved grading plan, the project is not anticipated to alter any local drainage course, stream, or wash in a manner that would result in erosion or siltation on- or off-site. Following the standard regulations and project design features, less than significant impacts are expected related to the existing drainage patterns and erosion or siltation conditions. The National Wetlands Inventory, from the USFWS, indicates that there is evidence of an intermittent riverine/riparian feature that is located east of the project site, which is also easterly from the future extension of Willow Ave., but is well off-site of the proposed Project. A riverine, as defined by the National Wetlands Inventory, includes all wetlands and deepwater habitats contained within a channel, except for: wetlands dominated by trees and shrubs, and habitats with water containing ocean derived salts of 0.5 ppt or greater. However, the intermittent riverine is not considered waters of the United State because it does not connect to another source of water and furthermore is not connected with the Project site.

The proposed project would introduce impervious surfaces (hardscape, asphalt, rooftops, etc.) to a presently undeveloped (pervious) ground condition. In particular, the Project anticipates developing over 50-percent (%) of the project site with impervious materials and coverage. This conversion would typically result in a site-specific increase in the rate and quantity of surface runoff. To manage this on-site condition, the project includes a proposed storm drain design (subject to approval by the City Engineer) with surface and piped conveyances draining into retention basins and underground retention structures. The retention basins and facilities will be required to incorporate a capacity to accept and infiltrate the worst-case increase in runoff volume for the 5-year and 5-day storm event.

Furthermore, the project involves street improvements including curb and gutter at the Willow Ave. frontage. This aspect of the Project will introduce engineered surface stability to the previously unimproved road shoulders by intercepting and properly conveying off-site flows toward the existing and future street improvements. Less than significant impacts are expected.

<u>Mitigation:</u> No Mitigation Required <u>Monitoring:</u> No Monitoring Necessary

26. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indica	ated below,	the appro	opriate Deg	gree of
Suitability has been checked.				
NA - Not Applicable ☐ U - Generally Unsuitable ☐			R - Restric	cted 🗌
a) Substantially alter the existing drainage pattern of			\boxtimes	
the site or area, including through the alteration of the course				
of a stream or river, or substantially increase the rate or				
amount of surface runoff in a manner that would result in				
flooding on- or off-site?				
b) Changes in absorption rates or the rate and			\boxtimes	
amount of surface runoff?				
c) Expose people or structures to a significant risk of			\boxtimes	
loss, injury or death involving flooding, including flooding as				
a result of the failure of a levee or dam (Dam Inundation				
Area)?				
d) Changes in the amount of surface water in any			\square	
water body?	Ш			

Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
	Incorporated	mpaot	

<u>Source</u>: City of California City Municipal Code; City of California City Final General Plan 2009-2028; General Plan Safety Element; Chapter 8 – State Hazard Mitigation Plan (SHMP), Chapter 7 – Hydrologic Soil Groups: USDA, Natural Resources Conservation Service (NRCS); Project Materials.

<u>Findings of Fact:</u> The Project includes stormwater capture, detention, and on-site treatment that will prevent any substantial increase in the rate, velocity, or quantity of runoff generated from the Project as compared to the existing undeveloped, and pervious, site condition. Runoff, from the Project, that exceeds the 5-year, 5-day storm runoff volume for post-development conditions will discharge from the site in a way that perpetuates the existing drainage condition, which flows off-site to the northeast. The project includes approximately less than half-acre of proposed structures, driveways, parking, and hardscape (impervious areas) and approximately a quarter-acre of proposed landscape or open space (pervious areas). Runoff will be conveyed primarily via surface flows through biofiltration BMPs and eventually to storm drain inlets with inlet filters. The runoff will subsequently be directed to the detention basins or carried via proposed piped flow to the corresponding underground infiltration structures located under the drive aisles. The City will require that BMPs be incorporated into a Final WQMP, to be reviewed and approved by the City.

Through this required compliance, the project will prevent impacts to the local receiving waters and avoid violations to the established water quality standards and waste discharge requirements. Less than significant impacts relative to the substantial degradation of water quality are expected.

The Federal Emergency Management Agency (FEMA) evaluates potential flood hazards for the City. The FEMA Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying those potential hazards and determining the need for and availability of federal flood insurance. According to FIRM panel 06029M-1920E, effective September 26, 2008, the entire project and its immediate surroundings are located within Zone X, identified as areas determined to be outside the 0.2% annual chance floodplain. As such, less than significant impacts are expected.

The project is not located near an existing levee or dam; therefore, no impacts are expected pertaining to this topic. The project is not located within a 5-year flood zone based on FEMA FIRM panel 06029M-1920E, effective September 26, 2008. Less than significant impacts are expected. The project site is not located near a body of water that would pose potential seiche or tsunami impacts. The project site is underlain by Hydrologic Soil Type "C", which is characterized for having a slow infiltration rate when thoroughly wet. Type "C" soils consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. With the relatively shallow gradients that characterize the vicinity, the erosive nature and mudflow potential is reduced. As stated previously, the proposed site plan includes retention facilities sized to contain the 5-year, 5-day storm runoff volume for post-development conditions. Only flows more than the project's retention requirements would be allowed to exit the project area, therefore, less than significant impacts are expected.

The project site is not located near a body of water that would pose potential seiche or tsunami impacts. The project site is underlain by Hydrologic Soil Type "C", which is characterized for having a slow infiltration rate when thoroughly wet. Type "C" soils consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. With the relatively shallow gradients that characterize the vicinity, the erosive nature and mudflow potential is reduced.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
As stated previously, the proposed site plan includes retention day storm runoff volume for post-development conditions. Only requirements would be allowed to exit the project area, there expected.	flows more	e than the pro	oject's rete	ntion
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
LAND USE/PLANNING Would the Project				
27. Land Usea) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?				
Source: City of California City Municipal Code; City of California	a City Final	General Plan	2009-2028	3
and Title 9: Chapter 29, and the M-1 (Light Industrial Zoning industrial and manufacturing uses; pursuant to the authorized of the Project is consistent with the planned land use zoning and I surrounding property conditions. Mitigation: No Mitigation Required	uses set fo	rth in the M-1	zone. As	such,
Monitoring: No Monitoring Necessary				
28. Planning a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?				\boxtimes
c) Be compatible with existing and planned surrounding land uses?				\boxtimes
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?				
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				
Source: City of California City Municipal Code; City of California Findings of Fact: The Project proposes an industrial and manuthe underlying M-1 (Light Industrial Zoning District). The sur commercial and manufacturing; except for properties located	ifacturing u	ses, which is zones are a	consistent combinatio	with

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SPR 20-32

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing residential community. The Project is designed to reduce impacts upon adjacent sensitive receptors, to the extent they exist within the residentially zoned properties located to the east, by complying with the minimum 200-foot setback between cannabis cultivation buildings and existing residential zones. The Project is situated more than 1,700 linear feet to the west of the nearest residential zoning classification, which in this case is R-1. As such, impacts to the surrounding zoning patterns are negligible. Furthermore, the Project is consistent with the existing and surrounding land uses as it implements the designated land use of commercial. The surrounding land use patterns are compatible with the proposed Project. There are no established community patterns in the project vicinity that would be divided by the proposed project. Therefore, no impacts relative to the division of an established community is expected. As discussed previously, the M-1(Light Industrial Zoning District), in which the project resides, is designated for service industrial and manufacturing uses and neighborhood commercial facilities and land uses, which do not have potential for detrimental impacts on surrounding properties. The 2.25 gross-acre project one (48,989 square foot) cannabis industrial and manufacturing uses which is permitted within M-1 (Light Industrial Zoning District) zone, according to California City Municipal Code Title 5 and 9 and is not located within a uniquely establishment community or area of interest. No impacts are anticipated to land use or planning zoning or land use standards.

<u>Mitigation:</u> No Mitigation Required <u>Monitoring:</u> No Monitoring Necessary

MINERAL RESOURCES Would the Project			
29. Mineral Resources			\square
 a) Result in the loss of availability of a known mineral 	Ш		
resource that would be of value to the region or the residents			
of the State?			
b) Result in the loss of availability of a locally			\square
important mineral resource recovery site delineated on a	Ш		
local general plan, specific plan or other land use plan?			
c) Be an incompatible land use located adjacent to a			\square
State classified or designated area or existing surface mine?			
d) Expose people or property to hazards from			\square
proposed, existing, or abandoned quarries or mines?	Ш		

<u>Source</u>: City of California City Municipal Code; City of California City Final General Plan 2009-2028; General Plan Open Space and Conservation Element; Chapter 5; Figure 5-3: Mojave Desert Designated Areas Map; Project Materials.

Findings of Fact: According to Chapter 5, of the California City General Plan, the Kern County Mineral Resources GIS mapping resources, there are no mineral resources within the City's General Planning Area. In the eastern portion of the Mojave Specific Plan, it contains areas with mineral resources consisting of several gravel pits. In the western portion of the North Edwards Specific Plan is a mineral extraction owned by Rio Tinto (Borax) Mine that is the world's largest sodium borate deposit. This includes the world's largest open pit borax mining operation (more than 600 feet deep) near the community of Boron. According to the California Geological Study (CGS) Mineral Land Classifications, no areas or sites of mineral resource and/or SMARA study areas exist on, or within the vicinity, of the Project site. The property is not listed as an active or historical mineral resources mine. In addition, the Project site is not located within an active or potential area of aggregate extraction pursuant to Map

Potential Significal Impact		Less Than Significant Impact	No Impact
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Sheet 52, which was updated in 2018 providing guidance on aggregate sustainability areas within the state. The nature of the project does not involve the extraction of mineral deposits. Construction of the proposed cultivation and processing facility would rely on existing local and regional aggregate resources from permitted facilities within the region. The project is not expected to result in a considerable extraction and/or loss of known mineral resources that are considered important to the region or residents of California. Additionally, there are no specific known mineral resource deposits or facilities on or near the project. No impacts are expected related to the loss of availability of known mineral resources. As previously discussed, there are no mineral resources within the City of California City. The closest mineral resource to California City is located in the City of Mojave, approximately 27 miles southwest of the project site. As determined in the previous discussion, the project site is located within an area that is not designated, has not been evaluated or studied, and is not historically known to contain mineral and/or aggregate deposits of value. This zone designation applies to areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Overall, the project site is not recognized as a mineral resource recovery site delineated in the City of California City General Plan or the resource maps prepared pursuant to SMARA. No impacts are expected.

<u>Mitigation:</u> No Mitigation Required

Monitoring: No Monitoring Necessary

NOISE Would the Project result in	1				
Definitions for Noise Acceptabi	lity Ratings				
Where indicated below, the appro	priate Noise Acceptability Ra	ting(s) has	been check	ed.	
NA - Not Applicable	A - Generally Acceptable		B - Condition	nally Acce	eptable
C - Generally Unacceptable	D - Land Use Discouraged			-	
30. Airport Noise				\square	
a) For a Project located with	hin an airport land use plan				
or, where such a plan has not been	n adopted, within two miles				
of a public airport or public use	airport would the Project				
expose people residing or worki	ng in the Project area to				
excessive noise levels?	-				
NA □ A ⊠ B □ C	□ D □				
b) For a Project within the	vicinity of a private airstrip,			\square	
would the Project expose people	that reside or work in the				
Project area to excessive noise le	vels?				
NA	\sqcap D \sqcap				

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City Airport Master Plan and Airport Land Use Compatibility Plan.

<u>Findings of Fact:</u> The project site shall comply with the property development standards outlined in the California City Municipal Code for facilities located within the M-1 (Light Industrial Zoning District) (Municipal Code Title 21), and cannabis cultivation and manufacturing facility within the City (Municipal Code Article 28). The project is not located within the AIA of the California Municipal Airport; therefore, impact is anticipated to the airport operations. Therefore, less than significant impacts are anticipated.

Mitigation: No Mitigation Required

Source: City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Noise Element.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Noise Element. Findings of Fact: The Project is not located near (or within the vicinity) of any railroad or rail spur. As such, no impact is anticipated to occur. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 32. Highway Noise Na	Monitoring: No Monitoring Necessary				
California City General Plan Noise Element. Findings of Fact: The Project is not located near (or within the vicinity) of any railroad or rail spur. As such, no impact is anticipated to occur. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 32. Highway Noise NA					
such, no impact is anticipated to occur. Mitigation: No Molitigation Required Monitoring: No Monitoring Necessary 32. Highway Noise NA	· · · · · · · · · · · · · · · · ·	rnia City Fii	nal General I	Plan 2009-2	2028;
Monitoring: No Monitoring Necessary 32. Highway Noise	•	e vicinity) o	f any railroad	d or rail spu	ır. As
32. Highway Noise NA	Mitigation: No Mitigation Required				
NA	Monitoring: No Monitoring Necessary				
California City General Plan Noise Element. Findings of Fact: The property, is not located near, or within the vicinity, of a major highway. The City's Planning Area is particularly bounded by the State Highway 58, along its southern boundary and State Highway 14 as well along its western boundary. These highways are not located close enough to impact future patrons or employees of the Project. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 33. Other Noise NA				\boxtimes	
Planning Area is particularly bounded by the State Highway 58, along its southern boundary and State Highway 14 as well along its western boundary. These highways are not located close enough to impact future patrons or employees of the Project. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 33. Other Noise NA		rnia City Fi	nal General I	Plan 2009-2	2028;
Monitoring: No Monitoring Necessary 33. Other Noise NA	Planning Area is particularly bounded by the State Highway State Highway 14 as well along its western boundary. These	y 58, along	its southern	n boundary	/ and
33. Other Noise NA A B C D Source: City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Noise Element. Findings of Fact: The property, is not located near (or within the vicinity) of another major source of noise. The City's Planning Area is particularly bounded by the State Highway 58, along its southern boundary and State Highway 14 as well along its western boundary. These highways are not located close enough to impact future patrons or employees of the Project. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the	Mitigation: No Mitigation Required				
Source: City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Noise Element. Findings of Fact: The property, is not located near (or within the vicinity) of another major source of noise. The City's Planning Area is particularly bounded by the State Highway 58, along its southern boundary and State Highway 14 as well along its western boundary. These highways are not located close enough to impact future patrons or employees of the Project. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the	Monitoring: No Monitoring Necessary				
California City General Plan Noise Element. Findings of Fact: The property, is not located near (or within the vicinity) of another major source of noise. The City's Planning Area is particularly bounded by the State Highway 58, along its southern boundary and State Highway 14 as well along its western boundary. These highways are not located close enough to impact future patrons or employees of the Project. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the					\boxtimes
noise. The City's Planning Area is particularly bounded by the State Highway 58, along its southern boundary and State Highway 14 as well along its western boundary. These highways are not located close enough to impact future patrons or employees of the Project. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary 34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the	· · · · · · · · · · · · · · · · · · ·	rnia City Fi	nal General I	Plan 2009-2	2028;
Monitoring: No Monitoring Necessary 34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the	noise. The City's Planning Area is particularly bounded by the boundary and State Highway 14 as well along its western bo	e State Higoundary. The	hway 58, ald	ong its sou	thern
34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the	Mitigation: No Mitigation Required				
a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the	Monitoring: No Monitoring Necessary				
Project?	a) A substantial permanent increase in ambient noise				
b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?		\boxtimes		\boxtimes

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Noise Element; FHWA Noise Barrier Design Handbook.

<u>Findings of Fact:</u> Noise is defined as unwanted sound that disrupts normal activities or that diminishes the quality of the environment. It is usually caused by human activity that adds to the existing acoustic setting of a locale. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The human ear does not respond uniformly to sounds at all frequencies, being less sensitive to low and high frequencies than to medium frequencies that correspond with human speech. In response to this, the A- weighted noise level or scale has been developed to correspond better with peoples' subjective judgment of sound levels. This A-weighted sound level is called the "noise level" referenced in units of dB(A).

Land uses determined to be "sensitive" to noise as defined by the Kern County General Plan (KCGP) include residential areas, schools, hospitals, parks, and recreational areas, senior centers, and churches. The KCGP Noise Element sets a sixty 60-decibel dB(A) limit on exterior noise levels from stationary sources (i.e., non-transportation sources) at sensitive receptors. With the exception of periodic noise release from the California City Airport, the ambient noise level can be anticipated to occur below the maximum threshold established by City Ordinance. The Noise Control Ordinance in the Kern County Code of Ordinances (Section 8.36.020 et seq.) prohibits a variety of nuisance noises between the hours of 9 PM and 6 AM on weekdays and 9 PM and 8 AM on weekends. The future marijuana-related facilities would adhere to the provisions of the Kern County Noise Ordinance under both proposed project alternatives. In evaluating human response to noise, acoustical analysis compensates for the response of people to varying frequency or pitch components of sound. The human ear is most sensitive to sounds in the middle frequency range used for human speech and is less sensitive to lower and higher-pitched sounds. The "A" weighted scale, abbreviated dB(A). The noise exposure information developed during the preparation of the Noise Element does not include all conceivable sources of industrial, commercial or agricultural noise within the City, but rather focuses on the existing sources of noise which have been identified by the City as being significant.

Section 19.04.252 in Kern County Zoning Ordinance defines exterior noise levels as "the noise level near the exterior of a structure usually within 50 feet of the structure. Kern County has implemented standards for sensitive areas for new projects, where in those sensitive areas outdoor noise levels are to be mitigated to below or 65 dB(Lin) and similarly 45 dB(A) or below in interior residential or inside other sensitive interior spaces.

The City of California City has the authority to establish land use noise standards and corresponding restrictions under the City's Noise Ordinance. A range of noise standards apply to different receiving land uses based on sensitivity and compatibility. In general, land uses with a higher sensitivity to noise (residential, schools, libraries, churches, hospitals, nursing homes and recreation) are assigned lower ambient noise thresholds than land uses deemed less sensitive

Potentially Significan Impact	t Significant with Mitigation	Less Than Significant Impact	No Impact
	Incorporated		

(industrial and commercial). According to the Government Code, noise exposure contours should be developed in terms of the Day-Night Average Level (Ldn) or Community Noise Equivalent Level (CNEL) for transportation-related noise sources. These descriptors represent the weighted energy noise level for a 24-hour day after inclusion of a 30dB penalty for noise levels occurring at night between the houses of 10:00 p.m. and 7:00a.m. The CNEL descriptor includes a penalty of about 4.8 dB for noise levels occurring during the evening hours 7:00p.m. and 10:00 p.m. The CNEL explanation was developed for the quantification of aircraft noise, and its use is required when preparing noise exposure maps for airports within the State of California.

The Noise Element of the City's General Plan identifies vehicular traffic as the principal source of noise in the community. The General Plan Area is particularly bounded by the State Highway 58, along its southern boundary and State highway 14 as well along its western boundary. The front of the project area is located adjacent to Willow Ave. and approximately 1,300-feet from the California City Municipal Airport to the northwest. The project property is currently vacant and is located near the airport, vacant commercial lands, industrial and manufacturing uses to the west and northwest. The Project proposes to construct a 48,989 square-foot industrial and manufacturing facility. The anticipated noise impacts, from such an industrial and manufacturing use, will not exceed the evaluated noise generation factors established within the commercial land use.

Section 19.80.010. S (1) within Kern County Zoning Ordinances restricts noise generated by commercial or industrial uses within 500-feet of a residential use or residential zone district. The Project will not generate noise that exceeds an average 65 dB/Ldn between the hours of 7 AM and 10 PM and shall not generate noise that exceeds 65 dB/Ldn, or which would result in an increase of 5 dB(A) or more from ambient sound levels, both are superior, between the hours of 30 PM and 7 AM. Commercial or industrial facilities that are located within the heavy industrial (M-3) zones are exempt from these noise generation limitations.

As discussed previously, the surrounding zones are a combination of residential, commercial, and manufacturing zones with the residential zoning located to the west which is inclusive of an existing residential community. The Project is designed to reduce impacts upon adjacent sensitive receptors, within these residential neighborhoods, by complying with the minimum 200-foot setback between cannabis cultivation buildings and existing residential zones.

The construction activities of the Project are expected to generate short-term noise increases compared to the existing levels. A temporary incremental increase in noise levels along local roadways is expected to occur during the transport of workers and equipment to and from the site. Noise increases will also be generated by the actual on-site construction activities, which based on location and context, will occur within 500-feet of existing residential zoning and occupied units. As such, it is important to acknowledge and disclose the maximum noise levels generated from all possible stationary construction sources.

Below is a table that identifies the accepted stationary noise level impacts that result from construction related activities:

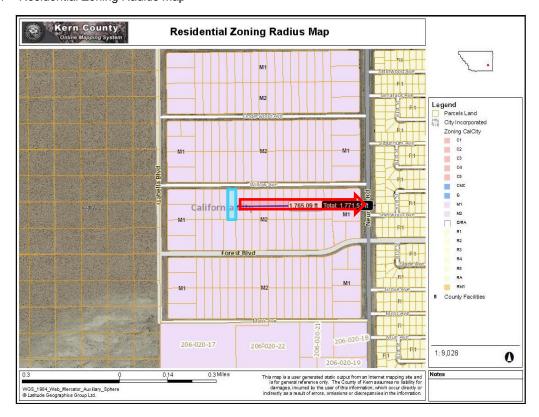
Table 1.1 - Construction Noise

Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	
-	Mitigation	Impact	
	Incorporated	•	

Construction Equipment	Estimated Usage Factor	Noise Level at 50 Feet (dBA, Lmax)
Air Compressor	40%	80
Backhoe	40%	80
Cement and Mortar Mixers	40%	85
Compactor	20%	80
Concrete/Industrial Saw	20%	90
Cranes	16%	85
Crushing/Proc. Equipment	20%	87
Dumpers/Tenders	40%	76
Excavator	40%	85
Forklift	50%	85
Graders	40%	85
Haul Trucks	40%	76
Jackhammer	20%	85
Loader	40%	80
Paver	50%	85
Pumps	100%	82
Roller	20%	85
Rough Terrain Forklift	50%	85
Rubber Tired Loader	40%	80
Scrapers	40%	85
Skid Steer Loaders	40%	80

Based upon this, which is generated from the FHWA Construction Noise Model User's Guide (2006), the loudest source of construction noise is 80 dBA, L_{max} . The shortest distance from the project's construction activity to the residential zone is 1,765.09 linear feet, per Figure 2.1 below, which is more than enough distance to disperse any significant level of sound generated from equipment referenced in the table above.

Table 2.1 - Residential Zoning Radius Map



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

The noise levels, measured at the residential property line at 1,765-feet, results in a sound dissipation pursuant to the *inverse square law*; for which it can be shown that for each doubling of distance from a point source, the sound pressure level decreases by approximately 211.8 dB(A). Notwithstanding the ambient noise level currently being generated from this segment of Neuralia Road, the sound attenuation from the point source emitter is calculated by the formula Lp(R2) = Lp(R1) - 20·Log₁₀(R2/R1). This results in a less than significant annenuated sound pressure ((dB(A)) of effectively zero as generated from the Project site, while measured at the property line of the adjacent residential zone. City ordinance limits the maximum noise level, in residential zones, to a maximum of 65 dBA, at the property line and a maximum interior noise level of 45 dBA.

Any new construction required for a future cannabis facility would generally occur during daytime hours, typically from 6 AM to 6 PM; however, the Kern County Noise Control Ordinance (Title 8 of the Kern County Code of Ordinances) limits all construction activities to take place between 6 AM and 9 PM, Monday through Friday, and between 8 AM and 9 PM on Saturdays and Sundays. If construction work is performed between dusk and 9 PM or dawn and sunrise (approximately 6 AM), construction crews would use minimal illumination to perform the work safely. California City Noise Ordinance Section 5-1.406 interior noise standards for Residential zones states that between the times of 10:00 p.m. to 7:00 a.m., the allowable interior noise level at 45 dB(A) and 55 dB(A) between 7:00 a.m. and 10:00 p.m.

During construction, the Project is also expected to follow common industry standards that will help limit noise level increases. For example, all construction equipment, fixed or mobile, should be equipped with properly operating and maintained mufflers and the engines should be equipped with shrouds. Approved haul routes shall be used to minimize exposure of sensitive receptors to potential adverse levels from hauling operations. Truck haul routes are anticipated to include service from Willow Ave., in a westerly direction, then traveling north along Willow Ave. and then accessing the site through Willow Ave. All construction equipment shall be in proper working order and maintained to reduce backfires.

During the life of the Project, all industrial and manufacturing operations will be conducted in the interior of enclosed structures, facilities, and buildings, as mandated by the local zoning ordinance. All cultivation and processing operations, including materials management, will occur indoors and within the fenced limits. Outdoor activities will be limited. These include vehicular access and circulation in the Project's parking lot and drive aisles; access to the trash enclosures for waste management (disposal and pick- up); access to the outdoor utilities for maintenance purposes (e.g., chillers, septic or sewer systems, storm drain system components). While the Project would result in an increase in noise levels compared to the existing undeveloped condition, the nature and intensity of operations that would occur in the proposed structures are not expected to result in the generation of noise levels that would surpass the community noise and land use compatibility standards. The Project is expected to result in an incremental increase in traffic-related noise levels on the local roadways and less than significant impacts are expected.

Vibration is defined as the mechanical motion of earth or ground, building, or other type of structure, induced by the operation of any mechanical device or equipment located upon or attached to. Vibration generally results in an oscillatory motion in terms of the displacement, velocity, or acceleration of the ground-or structure(s) that causes a normal person to be aware of the vibration by means such as, but not limited to, sensation by touch or visual observation moving objects.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	incorporated		

ground- or structure(s) that causes a normal person to be aware of the vibration by means such as, but not limited to, sensation by touch or visual observation of moving objects.

Groundborne vibration, also referred to as earth borne vibration, can be described as perceptible rumbling, movement, shaking or rattling of structures and items within a structure. Groundborne vibration can generate a heightened disturbance in residential areas. These vibrations can disturb residential structures and household items while creating difficulty for residential activities such as reading or other tasks. Although, groundborne vibration is sometimes perceptible in an outdoor environment, it is not a problem as it is when this form of disturbance is experienced inside a building. Groundborne vibration can be measured in terms of amplitude and frequency or vibration decibels (VdB). Trains, buses, large trucks, and construction activities that include pile driving, blasting, earth moving, and heavy vehicle operation commonly cause these vibrations. Other factors that influence the disturbance of groundborne vibration include distance to source, foundation materials, soil and surface types.

The construction activities of the Project are expected to generate a short-term noise increases compared to the existing levels. Two types of noise impacts are anticipated during future construction activities. First, the transport of workers and equipment to the site would incrementally increase noise levels along the local roadways leading to and from the site.

The Project is surrounded by vacant land and is separated from the nearest existing residential uses by a minimum distance of approximately 1,700-feet directly to the west. The existing source of groundborne vibration is attributed to the anticipated circulation of large vehicles and trucks along Willow Ave. and Isabella Blvd. Construction of the Project is expected to involve the temporary use of vehicles and equipment that would result in short-term groundborne vibration increases within the permitted construction hours established by the City. During the life of the Project, all routine operations will occur within the proposed structure and during the permitted hours of operation, as mandated by the county ordinance and conditioned by the City. The routine operation of vehicles accessing the Project would cause an incremental increase in groundborne vibration, but not in levels that would be deemed inconsistent with the existing industrial setting or excessive in nature, such that would impact residential uses. Less than significant impacts related to excessive groundborne vibration noise levels are expected. The primary permanent noise sources will be vehicles traveling to and from the site and grounds maintenance equipment. The vehicle mix will be comparable with existing vehicles on surrounding roads. The proposed project is not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Noise generated by vendors, visitors and employees is expected to be consistent with noise levels at any light industrial development and will not exceed county standards. Projectrelated vehicles will be consistent with vehicles already using area roadways.

The Project property and most of its surroundings are undeveloped. Therefore, this setting does not represent an existing source of ambient noise. The Project site is not located adjacent to or within proximity to any residential land uses or other sensitive receptors. However, the project is located near an existing airport deemed to be a primary noise generator. Noise resulting from the Project operations is anticipated to be largely contained in the proposed structures, while noise resulting from traffic noise caused by the Project is not expected to substantially increase the current ambient levels in a way that would impact sensitive receptors. Less than significant impacts related to permanent increase in ambient noise levels are expected.

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

Two types of noise impacts should be considered during the construction phase. First, the transport of workers, equipment, and building materials to and from the construction site will incrementally increase noise levels along the roadways leading to and from the site. Second, the noise generated by the actual on-site construction activities should be considered. The increase, although temporary in nature, could be audible to noise receptors located along the roadways utilized for this purpose. High noise levels would also result from all construction activities, whether associated with specific facilities on specific sites, or with the extension pipelines to and from these sites.

Most of development in the City has occurred within the central core. An area comprising approximately twelve sections of land (7,680 acres) in the southwest portion of the land area within the City's corporate limits. The remaining development in the City has occurred in the northeastern portion; an area located about twelve miles northeast of the central core along Twenty Mule Team Parkway and Randsburg-Mojave Road. The project is located approximately 20-miles west of Twenty Mule Team Parkway and approximately 14-miles from Randsburg-Mojave Road. The City's General Plan Land Use Element includes a summary of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

The proposed cultivation and processing site will produce a temporary and intermittent increase in ambient noise levels during construction. During Project site preparation, grading and construction, the contractors will be expected to utilize properly maintained construction equipment consistent with the manufacturer's standards. Construction activities are required to take place within the designated hours established by standards of California City. Less than significant impacts related to temporary or periodic ambient noise levels are expected.

Mitigation:

- **NOI-1** On-site noise generating construction and demolition activities shall be restricted to the hours of 7:00 a.m. to 8:00 p.m. Exceptions require that a permit be obtained beforehand from the Permits and Licenses Committee of the City.
- **NOI-2** The construction contractor shall ensure that all powered construction equipment shall be equipped with appropriate mufflers. The construction contractor shall ensure that all equipment is properly maintained to prevent additional noise due to worn or improperly maintained parts. The construction contractor shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than metal-tracked equipment), wherever possible.
- **NOI-3** The applicant shall install a temporary noise control barrier, sound curtain, or other noise control method acceptable to the Planning Manager along the western property line. If a barrier is selected, the barrier shall be at least 16 feet high to block the line-of-sight to adjacent noise-sensitive land uses from equipment operating near the property line. The noise control barrier or sound curtain shall be engineered to reduce construction-related noise by at least 27 decibels for ground-level receptors adjacent to construction activity. The noise control barrier or sound curtain shall be engineered according to applicable codes and shall remain in place until windows are installed on the proposed building.
- **NOI-** The construction contractor shall establish a noise disturbance coordinator. The noise disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise

Potentially	Less than	Less	No
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complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable corrective measures such that the complaint is resolved. Notices sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the noise disturbance coordinator.

<u>Monitoring:</u> Mitigation measures shall be implemented through compliance with the permit review and issuance process.

POPULATION AND HOUSING Would the Project			
 a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? 			
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?			
 c) Displace substantial numbers of people, neces- sitating the construction of replacement housing elsewhere? 		\boxtimes	
d) Affect a City Redevelopment Project Area?		\boxtimes	
e) Cumulatively exceed official regional or local population Projections?		\boxtimes	
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			\boxtimes

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Housing Element.

<u>Findings of Fact:</u> The California City planning area is comprised of 10,200 acres (203.44 square miles). This represents an increase of 11,200 acres resulting from the 1991 Municipal Reorganization #91-1 that comprised a 21,000-acre annexation and 4,800-acre detachment. The total 203.44 square miles planning area also represents the official City limits of California City. California City completed the 2002 Annexation, Detachment, Sphere of Influence Amendment (the City has Jurisdictional Boundaries and Coterminous Sphere of Influence), Redevelopment Area Expansion General Plan Update (Including the Housing Element), and Automotive Test Course Project. This action did not impact the availability of parcels for housing. It detached some environmentally sensitive areas and annexed some land suitable for economic development.

Based upon the 2009-2028 General Plan, the total of all single and multiple-family residential land designations represents 25 percent (33,500 acres) of the California City planning area. The residential land use designations of the General Plan and related zoning classifications show approximately 21,474 available (vacant) residential lots in the Central Core. The current population of California City is 13,972 as of July 1, 2017.

The proposed facility consists of a 48,989 SF of commercial cannabis cultivation and related, but ancillary cannabis processing and manufacturing. The Project is compatible with operations and uses permitted in the M-1 (Light Industrial Zoning District) with approval of a site plan review. The facility is estimated to staff approximately 10-12 employees with multiple shifts. The proposed Project may encourage

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relocation for employment. However, the number of employees is expected to come from existing residents primarily.

The Project does not have a residential component. Improvements to roads and other infrastructure associated with the Project would not induce substantial growth to the area. Less than significant impacts are expected.

The entire property is currently vacant land designated by the City General Plan and zoning for commercial and industrial activity and would not displace any existing housing or require replacement housing. No impacts are anticipated.

<u>Mitigation:</u> No Mitigation Required <u>Monitoring:</u> No Monitoring Necessary

PUBLIC SERVICES Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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:

36. Fire Services

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Safety Element.

Findings of Fact:

Fire services are provided to the project area by the California City Fire Department (CCFD). The fire department operates out of a single location, located at 20890 Hacienda Blvd, California City, CA 93505, approximately 5-miles from the project site. The station has four paid fire fighters on duty per day. The CCFD maintains a fleet of two structure engines (one front-line and one reserve), one brush engine, one brush patrol, one squad/off- road rescue, and two staff SUV's. The CCFD maintains mutual aid and automatic aid agreement with Kern County Fire and Edwards Air Force Base Fire, resulting in the ability of three engines being dispatched; a standard duty response that ensures a minimum number of firefighters arrive at scene per National standards. Mutual aid is an agreement among emergency responders to lend assistance across jurisdictions provided resources are available and is not to the detriment of their own service area. The project proposes the development of the 2.25-acre site. The facility will contain space for office use, storage, and cultivation areas. At buildout, the facility will have an approximate building ground floor area (GFA) of approximately a 48,989 square foot facility; under a Class B Occupancy; which does not create a substantial increase in the need for additional fire suppression and planning services.

Development of the project increases demand on fire services, however based on the site proximity to the City's existing fire station, the proposed project could be adequately served without the expansion of a new fire facility and adequate response times would be met. Additionally, the project would be required to implement all applicable and current California Fire Code Standards. This would include installation of fire hydrants as well as sprinkler systems inside the buildings. Furthermore, the project will be reviewed by City and Fire officials to ensure adequate fire service and safety because of project implementation. The project will also be required to comply with the City's Development Impact Fees (DIF) to assist with the funding of public facilities and services, including fire, therefore, less than significant impacts are expected.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
37. Police Services				\boxtimes

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Safety Element.

Police services are provided to the project area by the California City Police Department (CCPD). The police department operates out of a single location and is located at 2115 Hacienda Blvd, approximately 5-miles from the project site. Per the Police Department website, the CCPD has 13 sworn officers and 6 support staff, totaling 19 positions. Based on the 2021 Census, California City has a population of 13,707 persons, resulting in an officer to resident ratio of 0.95 per 1,000 population. At buildout, the facility will have an approximate building ground floor area (GFA) of approximately a 48,989 square foot facility; under a Class "B" and "F-1" Occupancies, associated with the Office and Cultivation uses, respectively.

A suite of safety and security measures will be incorporated into the project. A more detailed, comprehensive security plan is required by the City during the regulatory permit phase. This will include specific locations and areas of coverage by security cameras; location of audible interior and exterior alarms; location of exterior lighting; name and contact information of Security Company monitoring the site and any additional information required by the City.

Although the project may require additional demand for police services, the demand is not expected to hinder the City's ability to provide police protection services and adequate response times would be met. Furthermore, the project will be reviewed by City and Police officials to ensure adequate fire service and safety because of project implementation. The project will also be required to comply with the City's Development Impact Fees (DIF) to assist with the funding of public facilities and services, including police, therefore, less than significant impacts are expected.

<u>Mitigation:</u> No Mitigation Required<u>Monitoring:</u> No Monitoring Necessary

38. Schools

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Safety Element.

Findings of Fact: The proposed project falls under the Mojave Unified School District (MUSD). Development of the project would not create a direct demand for school service. At buildout, the facility will have an approximate building ground floor area (GFA) of approximately a 48,989 square foot facility; under a Class "B" and "F-1" Occupancies, associated with the Office and Cultivation uses, respectively. Employment generated by the project would not be expected to draw a substantial number of new residents that would generate school age children requiring public education or substantially alter school facilities or the demand for public education and no new facilities would need to be constructed. Additionally, any future development will be required to pay Development Impact Fees (DIF) to the Mojave Unified School District, developer impact fees to assist in offsetting impacts to school facilities. At the time of writing, current development fees are \$3.79 a square foot for residential and \$0.61 per square foot for commercial/industrial projects (Level I Developer Fee

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Study for Mojave Unified School District, 2018). Less than significant impacts to school services are expected. As discussed below in Section XV(a) and XV(b), the proposed project would not create substantial additional demand for public park facilities, nor result in the need to modify existing or construct new park facilities. No impacts are expected to city parks.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Necessary

39. Libraries

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Safety Element.

<u>Findings of Fact:</u> Library services are provided by the Kern County Library system with the nearest branch located in the City at 9507 California City Boulevard. The Kern County Library provides a full range of services and resources to over 850,000 people in every city and unincorporated area of Kern County through a network operated at Kern County Library Headquarters. The Kern County Library system includes 24 branches and 2 book mobiles available to serve the County population. Development of the project would not create a direct demand for school service. At buildout, the facility will have an approximate building ground floor area (GFA) of approximately a 48,989 square foot facility; under a Class B Occupancy. Employment generated by the project would not be expected to draw a substantial number of new residents that would generate school age children requiring library services or substantially alter existing library branch facilities or the demand for new facilities would need to be constructed.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Necessary

40. Health Services

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Safety Element.

Findings of Fact: According to the City Fire Chief, there are multiple choices for hospital care to serve City residents. These choices depend upon the severity and type of medical treatment required. In addition, hospital related care also depends on bed availability and the patients' preference, if not emergent. Since California City spans approximately 201 square miles, there are a number of hospitals that a patient could be transferred to for minor issues such as less critical conditions, stabilizing patience, and minor surgeries. These minor incidences are typically served by Adventist Health-Tehachapi Valley in Tehachapi, which is located approximately 20-miles from the City's western edge. Furthermore, Ridgecrest Regional Hospital is located approximately 9-miles from the east edge of the city and even Barstow Community Hospital; which is located approximately 50-miles from the south west edge of town also provides non-trauma related care. If trauma level care is necessary, patients are transported to the Antelope Valley Hospital in Lancaster, which is located approximately 8-miles from the south edge of the city. While the City does not have any Mutual Aid Agreements in terms of Hospitals in the area; City fire does have Mutual aid for Fire with Kern County and Edwards AFB as requested by the California City Fire Chief.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
Mitigation: No Mitigation Required						
Monitoring: No Monitoring Necessary						
RECREATION						
41. Parks and Recreation a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? 						
b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?						
c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?						
Source: City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Open Space Element. Findings of Fact: As discussed herein, the proposed project would not create substantial additional demand for public park facilities, nor result in the need to modify existing or construct new park facilities. No impacts are expected to park. As previously discussed, the Project proposes to construct a 48,989 square foot commercial cannabis cultivation and ancillary manufacturing uses. Properties immediately to the north, east, south, and west of the project are in a vacant state, with the California City Municipal Airport further to the northwest, with similar conditions to those found on-site. Existing residential dwelling units are located southeast of the Project site, and approximately 10-12 employees will be generated by the Project, the addition of which is not anticipated to cause a substantial increase to the current existing neighborhood community, regional or pocket parks. Therefore, no impacts are expected relative to use or deterioration of existing parks. The construction of the proposed cultivation and processing facility within a light industrial zoned area will not substantially degrade any existing or planned recreational facility. In fact, the City will require the Project proponent to construct a Class I Bike Trail adjacent to the curb-line of Willow Ave. which is required pursuant to the City's Bike Plan Element of the General Plan. No construction or expansion of other recreational facilities is required for Project implementation and no impacts are anticipated. Mitigation: No Mitigation Required Monitoring: No Monitoring Necessary						
42. Recreational Trails						
Source: City of California City Municipal Code; City of California City General Plan Open Space Element. Findings of Fact: The City's Municipal Code has adopted the Overlay Zones (EOZ). California City Municipal Code Sect	Farm Anima	al Overlay an	d the Eque	strian		

permits the riding of equines along equestrian trails and roadways, if they do not cause any traffic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impediment. Development of the project will require the development of a Class I Bike trail along the easterly right-of-way (adjacent to the shoulder of northbound travel way of Isabella Blvd.). The Project will not negatively affect the General Plan goals of providing safe and convenient access to equestrian trails and roadway use.

Mitigation: The Project shall construct a Class I bikeway/trail in conformance with City standards.

<u>Monitoring:</u> The City Community Development and Public Works Departments shall review the trail plans and inspect construction of the trail to ensure compliance.

TRANSPORTATION/TRAFFIC Would the Project			
43. Circulation		\boxtimes	
 a) Conflict with a program, plan, ordinance, or policy 			
addressing the circulation system, including transit, roadway,			
bicycle and pedestrian facilities?			
b) Would the project conflict or be inconsistent with		\square	
CEQA Guidelines section 15064.3, subdivision (b)?			
c) Substantially increase hazards due to a geometric		\square	
design feature (e.g., sharp curves or dangerous	Ш		
intersections) or incompatible uses (e.g., farm equipment)?			
d) Alter waterborne, rail or air traffic?		\square	
e) Result in inadequate emergency access?		\boxtimes	

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Open Space Element.

Transportation and Traffic Discussion:

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

Each county in California is required to develop a Congestion Management Program (CMP) that analyzes at the links between land use, transportation, and air quality. The Kern County Council of Governments (KERNCOG) is the County's Congestion Management Agency. The KERNCOG prepares and periodically updates the County's CMP to meet federal Congestion Management System guidelines and state CMP legislation. The most recent CMP is included within KERNCOG's Long Range Transportation Plan (LRTP), which was completed in April 2012. According to Appendix A of the LRTP, in the 2011 Kern County Congestion Management Program, Highway 14 and Highway 58 are the only roads in proximity to the Project site listed as part of the CMP System of Highways and Roadways. These roads are not directly adjacent to the Project site. Thus, the Project will not conflict with a CMP due to the distance between the Project site and these covered roadways and the trips have been accounted for in the GP. The GP identifies that sidewalks, bike lanes, off-street trails and golf cart routes are especially important along major roadways in the community. Within Kern County, existing public transportation services include public transit, Amtrak, and other private carriers such as Greyhound. Local and regional public transit is available within and between sixteen Kern County communities. In 2009–2010, public transit services carried over 7.84 million passengers in Kern County. Transit services include intercity, demand-responsive, and fixed-route operations.; the Project will not produce a need for increases in transit services or require the substantial alteration of existing facilities and/or services. The Project will not conflict with any program, plan, ordinance, or policy addressing the circulation

Incorporated

system, including transit, roadway, bicycle and pedestrian facilities. Therefore, the Project has no impact.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? Senate Bill 743 (SB 743) was passed by the California State Legislature and signed into law by Governor Brown in 2013. SB 743 required the Office of Planning and Research and the California Natural Resources Agency to develop alternative methods of measuring transportation impacts under the California Environmental Quality Act (CEQA). In December 2018, the California Natural Resources Agency finalized updates to the CEQA Guidelines, which included SB 743. Section 15064.3 of the 2019 State CEQA Guidelines provide that transportation impacts of projects are, in general, best measured by evaluating the project's vehicle miles traveled (VMT). Automobile delay (often called Level of Service) will no longer be an environmental impact under CEQA. Automobile delay can, however, still be used by agencies to determine local operational impacts. The provisions of this section are not mandatory until July 1, 2020; however, local agencies may choose to opt in before that date. At the time of preparation of this report, the City has not updated their procedures to analyze VMT; thus, this Project is not currently subject to section 15064.3 of the 2019 CEQA Guidelines. The Project has no impact.

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

The proposed Project does not propose any design features that would increase traffic hazards, as the Project is consistent with the City's General Plan Circulation Element. Additional surrounding land uses include vacant land to the south, east, and west, with small-to-medium sized industrial buildings to the north. Thus, the Project is not introducing a substantially different land use to the area and will be compatible with adjacent uses. In addition, the Project does not include an implementing project, and thus involves no construction or operation or physical impact to the Project site. As such, the Project will not increase hazards due to a design feature or incompatible use. Therefore, the Project has no impact.

d) Result in inadequate emergency access?

The proposed Project will provide adequate access to emergency response vehicles, as required by the City of California City and in accordance with the Fire and Police Department review and requirements. Site plan review would include in-depth analysis of emergency access to the site to ensure proper access to facilities. As mentioned previously, the proposed site plan provides vehicular access on Willow Ave. The design details of vehicular driveways will be reviewed and approved by the Fire Department and the City. The Project is anticipated to provide proper premises identification with legible site name, address numbers, and clear signage indicating the site access points. Measures that protect life and safety include operational fire hydrants and extinguishers to be placed in conspicuous areas consistent with the NPFA. Off-site Project improvements will involve paving on Willow Ave. within the required rights-of-way and according to the City's designated street standards.

<u>Mitigation:</u> No Mitigation Required<u>Monitoring:</u> No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Tribal Cultural Resources				
a) Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 2574 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:				
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,				
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.				
<u>Source:</u> City of California City Municipal Code; City of Califor California City General Plan Open Space Element.	rnia City Fir	nal General I	Plan 2009-2	2028;
Findings of Fact: As previously discussed in the Cultural R there are five recorded historic archaeological sites within the General Plan. The archaeological sites are not found within the resource survey was completed by the California Archaeological Information Center for California City's General Plan. The that no cultural resources were found on the project site or without a Resources: Sections 8-9). The historical, cultural, a cultural Resources: Sections 8-9). The historical, cultural, a cultimed within the California City General Plan indicate that the listing in the California Register of Historical Resources or in are anticipated with project implementation. As previously disting the California City General Plan did not indicate the presence and archaeological resources on or near the project site. Additional that the City had no Native American Sacred Sites within timplementation is not expected to have a substantial adverse resource. Less than significant impacts are anticipated. Mitigation: No Mitigation Required	e City, according to the project of cultural responds and archaete project site a local regroup of historic reconally, the on the City's	ording to the area. Addition tory Souther ource survey ty to the site cological resterister. Therefore land survey esources, curcellifornia Ciboundary. The	e California onally, a curn San Joa was conclude (discussed ources sured or eligible ore, no implys prepare ltural resouty General nerefore, pr	City Itural aquin uded ed in eveys e for bacts d for rces, Plan oject
				
Monitoring: No Monitoring Nooceary				
Monitoring: No Monitoring Necessary 45. Bike Trails		1 1		\boxtimes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<u>Findings of Fact:</u> The property, in addition to the surrounding property, were previously analyzed in both the City's General Plan EIR and as part of the KernCOG 2018 Regional Transportation Plan (RTP) and the Project will not increase the need for bike trails, as a function of its proposed use; however, in compliance with the RTP and the City's Bikeways Master Plan, a Class I Bike Trail will be required along Willow Ave. This bike trail will be incorporated into the future dedicated R/W and constructed concurrent with the road improvements for Willow Ave. In addition, the Project will be required to pay for the balance of park land impacts not offset by the construction of the bike trail. In addition, the City's fees will address the incremental need that results from this Project upon recreational trails, bikeways, or service paths.

<u>Mitigation:</u> No Mitigation Required Monitoring: No Monitoring Necessary

UTILITY AND SERVICE SYSTEMS Would the Project		
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?		
b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?		

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City Stormwater Masterplan, dated 2002.

Findings of Fact: The California City Water Department does not provide sewer services to the city and the project site. Therefore, onsite wastewater treatment systems (OTWS) will be required to control and manage gray water, solids, and resulting effluent from the Project site operations. The Wastewater Operations Division provides maintenance of all wastewater collection and transportation and oversees the treatment for the City in addition to monitoring and implementation of wastewater regulations. Sanitary sewers are cleaned regularly, and their condition is monitored on a regular basis. According to the California City Urban Water Management Plan Update 2017, California City owns and operates 1.5 million gallons per day (MGD) extended aeration activated sludge tertiary treatment facility (WWTP) and all domestic sewer collection systems within the City limits. The existing California City Wastewater Treatment Facility, located at 10835 Nelson Drive, is designed to treat an average flow of 1.5 MGD and peak flow of 3.0 MGD, where in 2015, the influent flow was 0.8 MGD.

The project is proposing 48,989 square foot retain Contractor Storage Yard facility. Wastewater is expected to be minimal as the project would only require up to 12-15 standard/regular employee, in approximately 3-shifts. The project is not expected to exceed wastewater treatment requirements of the State Regional Water Quality Control Board (SRWQCB) (Fremont Valley Sub-basin). In addition, City and other local and governmental agency review will ensure compliance with all current and applicable wastewater treatment requirements. Less than significant impacts are expected.

California City Water Department provides domestic water service in the project vicinity, as a six (6)-inch water main line is currently in place within the public R/W of Willow Ave. (See Figure III-1, of the City's Storm Water Masterplan. The City provides approximately 4,410 active service water connections to its incorporated area (203 square miles). The City maintains approximately 313 miles

<u> </u>	ificant pact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of water main lines ranging in size from 4 to 21 inches in diameter, and a 20-inch transmission line connects the City wells to the reservoirs located in the foothills. As stated in the prior discussion, the California City Wastewater Treatment Facility, which is designed to treat an average flow of 1.5 million gallons per day, and peak flow of 3.0 MD. The approximately 2.25-acre project site is currently vacant and undeveloped, with scattered vegetation. Existing facilities such as water and electricity currently run along Willow Ave. The proposed Project will connect to an existing 6-inch water main line, which is currently available in Willow Ave and served by the City. The wastewater from the proposed project is expected to be minimal and accommodated given the size and nature of the project. The Project will require sub-surface or onsite waste disposal systems (OTWS) as there are no sewer facilities located within this portion of Willow Ave. Construction of OTWS will comply with the requirements of the State Regional Water Control Board, Kern County Department of Environmental Health, and the City Public Works Department. OTWS are required to comply with the Fremont Valley Integrated Regional Water Management Group (IRWMG), consisting of California City, Mojave Public Utility District (MPUD), and the Antelope Valley East Kern Water Agency (AVEK). The review by these groups will ensure wastewater capacity and compliance. Additionally, OTWS installation and connection fees in place at the time of development or connection would be collected by California City. Therefore, less than significant impacts are expected. Groundwater is the primary source of domestic water supply in California City. According to the Urban Water Management Plan, California City currently uses six groundwater wells and surface water purchased from the Antelope Valley East Kern Water Agency (AVEK) for its groundwater supply. The project property lies within the Fremont Valley Groundwater Sub-basin, within the Lahontan Region (Region 6). The project site is managed by the Fremont Valley Groundwater Basin Integrated Regional Water Management Group (IRWMG), which consists of California City, Mojave Public Utility District (MPUD), and the Antelope Valley East Kern Water Agency (AVEK). As stated in prior discussions, the groundwater wells in California City produced over 93-percent (%) of the water supply in 2000 to 2001. Per the Water Master Plan, Well No. 15 is the closest well to the project site, south of California City Blvd., approximately 1.5 miles northwest of the Project site. According to the California City General Plan, future water demands for the City will be met by the construction of new water wells and through additional purchase of AVEK water. According to the 2015 Urban Water Management Plan (UWMP) updated in 2017, the addition of two new wells will assist in the City's goal in meeting future water demands from 2020 through 2040. These wells include: Well No. 10 in 2018 and Well No. 11 in 2019. As stated in the UWMP, it is projected that in 2040 the City will be using 82.3 percent of the current water production capacity. It is noted that 82.3 percent capacity utilization in 2040 is conservative and that for the foreseeable future, the City has excess production capacity that will handle system demands year around and during worst case summer demand months. As required by the policies of the General Plan, the City will continue to cooperate with IRWMG and other agencies/jurisdictions in implementing a groundwater replenishment and ensuring the viability of the Fremont Valley Sub-basin. The proposed development will be expected to follow water conservation guidelines to mitigate impacts to public water supplies. Examples of these water conservation methods include water conserving plumbing fixtures, drought tolerant landscaping, and drip irrigation systems. The project proposes to connect to the existing water line located in Willow Ave. Additional domestic water improvements necessary to serve this development will be identified by IRWMG and approved by the City of California City. Less than significant impacts to water supply are expected.

<u>Mitigation:</u> No Mitigation Required <u>Monitoring:</u> No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				\boxtimes
b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?				
Source: City of California City Municipal Code; City of California City General Plan Land Use Element, Final-15415-l	•		Plan 2009-2	2028;
Findings of Fact: The City of California City operates one was Nelson Drive, approximately 4.75-miles east of the project site. mains and delivered to the 1 MGD sanitary facility. The existing domestic wastewater to approximately 5 percent of the City's percent (%) is served by onsite septic systems. The existing Facility is designed to treat an average flow of 1.5 MGD and average influent flow is 0.8 MGD. The proposed project is dapproval from both the City and Kern County, as outlined in the City, and the 2017 Urban Water Management Plan (UWMP). Zone #38. As of 2018, This zone is was at 2.7% total use, accurately according to the City of Capacity is adequate to accommodate the Project's of facilities. The operation and construction of these facilities will and the State Regional Water Quality Control Board. Less treatment are expected.	All City seving wastewath sewer system of California dipeak flow designed to the 2002 Warmond The Project ording to Take din the last operational in t	vage is collected to the collecter while the collecter of 3.0 MGD connect to 0 ter Master Plate is located in the 2 (page 8 to 2.5-years, to the requirement of the collecter of	ted into severated into severated into collection of the following severated in the following severated in the existing severated in the following severated in the severated in the existing severated in the sev	wage ected g 70-ment f, the gain ornia ensity INAL mate ewer City,
Mitigation: No Mitigation Required				
Monitoring: No Monitoring Necessary				
48. Solid Waste a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?				\boxtimes
b) Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (City Integrated Waste Management Plan)?				\boxtimes
Source: City of California City Municipal Code; City of California City General Plan Safety Element.	rnia City Fi	nal General I	Plan 2009-2	2028;
Findings of Fact: Solid waste disposal and recycling servi provided by Waste Management (WM). However, Waste Management (WM), However, Waste Management from the manufacture As such, the City is currently undergoing a procurement for a solid waste generated from the cannabis cultivation process.	anagement ring, testing olid waste co	does not prog, and packa ontract to spe	ovide removersible ging procest cifically ma	/al of sses. nage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the future regulations resulting from these procurements. Solid waste generated by the project would consist of standard household/office waste. Unused plant material will be composted and reintroduced into soil composite. Commercial waste and recycling collected from the proposed Project will be hauled to the CA City Recycling and Transfer Station (15-AA-0401). Waste from this transfer station is then sent to a permitted landfill or recycling facility within Kern County. These include Bena, Boron, Mojave-Rosamond, Ridgecrest, Shafter-Wasco, Taft, and Tehachapi Landfills. Cal Recycle data indicates that these landfills have 3 to 90-percent (%) of their remaining estimated capacity, with the Mojave-Rosamond Sanitary Landfill having the lowest remaining capacity, 3-percent (%), and the Boron Sanitary Landfill with approximately 90-percent (%) remaining capacity. Additionally, solid waste generated by a medical marijuana facility would be minimal and would comply with all cannabis waste regulations. Less than significant impacts to solid waste are expected. Solid waste disposal and recycling services for the City of California City are provided by Waste Management (WM). Solid waste generated by the project would consist of standard household/office waste. Unused plant material will be composted and reintroduced into soil composite. Commercial waste and recycling collected from the proposed Project will be hauled to the CA City Recycling and Transfer Station (15-AA-0401). Waste from this transfer station is then sent to a permitted landfill or recycling facility within Kern County. These include Bena, Boron, Mojave-Rosamond, Ridgecrest, Shafter-Wasco, Taft, and Tehachapi Landfills. Cal Recycle data indicates that these landfills have 3 to 90-percent (%) of their remaining estimated capacity, with the Mojave-Rosamond Sanitary Landfill having the lowest remaining capacity, 3-percent (%), and the Boron Sanitary Landfill with approximately 90-percent (%) remaining capacity. Additionally, solid waste generated by a medical marijuana facility would be minimal and would comply with all cannabis waste regulations. Less than significant impacts to solid waste are expected. The City of California City contracts with Waste Management to serve the solid waste disposal needs of the city, including the project. The project will comply with all applicable solid waste statutes and guidelines. No impacts are expected relative to solid waste statues and regulations.

<u>Mitigation:</u> No Mitigation RequiredMonitoring: No Monitoring Necessary

Utilities

Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?		\boxtimes	
b) Natural gas?		\boxtimes	\boxtimes
c) Communications systems?		\boxtimes	\boxtimes
d) Storm water drainage?		\boxtimes	\boxtimes
e) Street lighting?		\boxtimes	\boxtimes
f) Maintenance of public facilities, including roads?		\boxtimes	\boxtimes
g) Other governmental services?		\boxtimes	\boxtimes

<u>Source:</u> City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Safety Element.

<u>Findings of Fact:</u> The Project will not produce an impact upon existing or planned city or district utility services. The addition of a 48,989 SF industrial and manufacturing facility will not increase the need for utility services or create the need to substantial retrofit existing utility infrastructure. No impact is anticipated from the proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Electricity: The property will be served by Southern California Edison (SCE) which has an obligation to serve and provides electrical service to several properties along Willow Ave. As such, no impact is anticipated.
- b) Natural Gas: Recently, the City has expanded natural gas service to the north and eastern planning areas. The property will not likely require natural gas service, but service is available if needed. As such, no impact is anticipated.
- c) Communications: The Project will not require telecommunications service. As such, no impact is anticipated.
- d) Storm water drainage: The Project is served by the City public works department. No expansion of service is anticipated. As such, no impact is anticipated.
- e) Street Lighting: The Project is served by the City public works department. No expansion of service is anticipated. As such, no impact is anticipated.
- f) Maintenance of public facilities; including roads: The Project will be required to dedicate and construct the necessary roadway improvements, along the property frontage of Willow Ave. The City Public Works Department will accept a dedication of the ultimate improvements prior to the commencement of Project operations. Maintenance of the road will be provided by a public entity, the City. As such, no impact is anticipated.
- g) Other government services: The operations of the future Project will comply with the City's Cannabis Program and all provisions of the City Municipal Code.

<u>Mitigation:</u> No Mitigation Required Monitoring: No Monitoring Necessary

WILDFIRE. If located in or near state responsibility areas class	ssified as ve	ery high haza	rd severity	zone,
would the project:				
a) Substantially impair an adopted emergency response			\boxtimes	
plan or emergency evacuation plan?				
b) Due to slope, prevailing winds, and other factors,			\bowtie	
exacerbate pollutant concentrations from a wildlife or				
uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of				
associated infrastructure (such as roads, fuel breaks,				Ш
emergency water sources, power lines or other utilities) that				
may exacerbate fire risk or that may result in temporary or				
ongoing impacts to the environment?				
d) Expose people or structures to significant risks,				
including downslope or downstream flooding or landslides,				Ш
as a result of runoff, post-fire slope instability, or drainage				
changes?				
•				

<u>Source</u>: City of California City Municipal Code; City of California City Final General Plan 2009-2028; California City General Plan Safety Element. California Department of Forestry and Fire Protection: State Responsibility Areas for Fire Protection.

Findings of Fact:

a) The Project will not result in an impact to an adopted emergency response plan or emergency evacuation plan due to the infill nature of the Project. The anticipated structures will comply

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
with county and local fire codes, including the development of the project is not located on a parcel of land that is of factors that will exacerbate wildfire risks. The proper scrub brush and mostly decomposed granite, having be and water erosion. c) The Project is located on an in-fill parcel, with existing designated as high fire. The construction of public in impact upon wildfire risks. d) The Project will not expose people or structures to flooding or landslides from post-fire instability. As presented as high fire. As such, no impacts can or will	constrained orty is spars been compared accompared accompared accompared accompared accompared the risks of eviously means a state reserved.	by slopes or sely vegetate cted for deca ess and is no e improveme f downslope entioned, the	subject to ed with lowed through of within an ents will have or downstern	other -lying wind area ve no ream which
MANDATORY FINDINGS OF SIGNIFICANCE 47. 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?				
Source: City of California City Municipal Code; City of California City General Plan. Findings of Fact: As concluded in the Biological and Cultura the proposed project expansion would result in no impacts or less to these resources. The project is compatible with the City of designation and its surroundings. The project will not signific region's environment, or substantially reduce the habitat of a population to drop below self-sustaining levels, threaten to e reduce the number, or restrict the range of a rare of endangere examples of the major periods of California history or prehismitigation is expected.	al Resource ss than sign f California cantly degra wildlife spe eliminate a ed plant or	s sections of ificant impact City General ade the over ecies, cause plant or anianimal or elimaters.	f this docurts with mitigal Plan land all quality of a fish or with mal comminate imposite.	ment, jation duse of the ildlife unity, ortant
48. Does the Project have impacts which 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, other current Projects and probable future Projects)?				
Source: Staff review, Project Application Materials Findings of Fact The project is in a partially developed setting uses. Cultivation of commercial cannabis is allowed within the I	-		-	

Potentially	Less than	Less	No
Significant	Significant	Than	Impac
Impact	with Mitigation Incorporated	Significant Impact	

cannabis cultivation and manufacturing permit from the City of California City, and must follow all applicable state and local laws and regulations pertaining to the industrial and manufacturing cultivation permit business and activities, including the duty of obtaining any required state licenses. The facility would be compatible with the existing and future land uses within the M-1 zone. Based upon the information and mitigation measures provided within this Initial Study and implementation of the proposed cultivation and processing facility is not expected to result in impacts that, when considered in relation to other past, current, or probable future projects, would be cumulatively considerable. Less than significant impacts are expected.

49.	Does the Project have environmental effects that will		\square
	cause substantial adverse effects on human beings,	Ш	
	either directly or indirectly?		

Source: Staff review, Project application

<u>Findings of Fact</u>: As discussed in the various sections throughout this Initial Study, the proposed project would not include a land use that could result in substantial adverse effects on human beings. The City of California City has established regulations pertaining to commercial cannabis facilities to ensure these businesses do not conflict with the City's General Plan, its surrounding uses, or become detrimental to the public's health, safety, and welfare. The City's review process of cannabis facilities and facility operations will ensure that the regulations are fully implemented. Based upon the findings provided in this document, and mitigation measures and standard conditions incorporated into the project, less than significant impacts are expected.

V. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- City of California City General Plan Environmental Impact Report (http://www.californiacity-ca.gov/CC/index.php/planning-publications)
- KernCOG 2018 Regional Transportation Plan (https://www.kerncog.org/category/docs/rtp/)

Location Where Earlier Analyses, if used, are available for review:

Location: City of California City 250 Hacienda Boulevard California City, CA 93505-2293 (760) 373-8661

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 2583 and 2583.05; References: California Government Code Section 65088.4; Public Resources Code Sections 2580(c), 2580.1, 2580.3, 2582.1, 2583, 2583.05, 2583.3, 2593, 2594, 2595 and 21151; Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors (1990) 222 Cal.App.3d 1337; Eureka

Sign	entially nificant npact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 121 Cal.App.4th at 159; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 52 Cal.App.4th 656.

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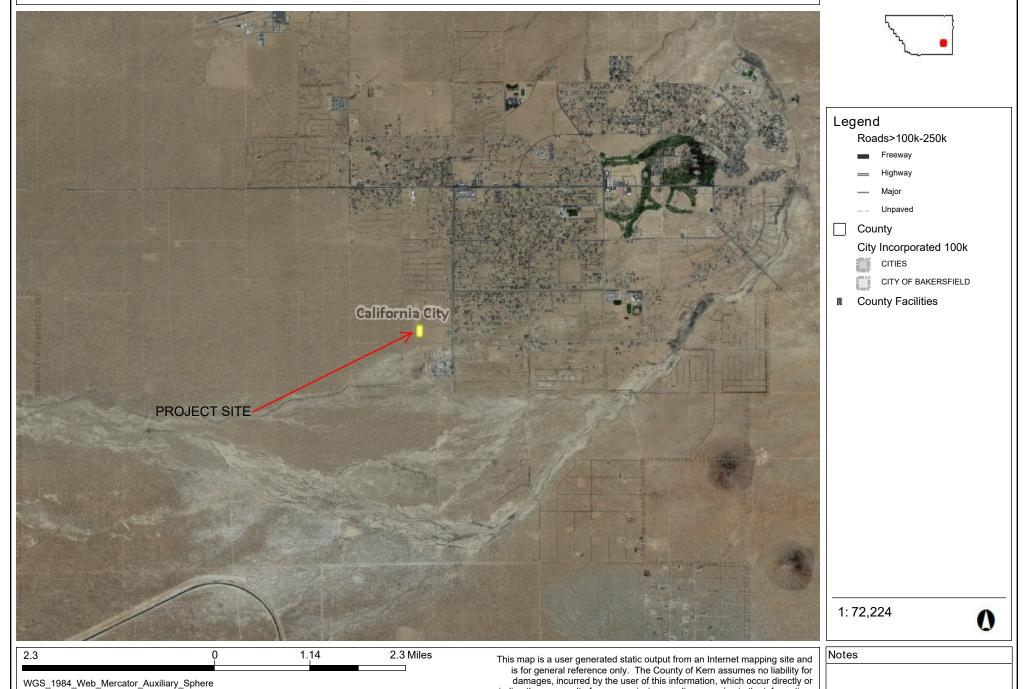
APPENDIX A **Project Environmental Exhibits**

(APN: 206-041-07 & 206-041-44)



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Vicinity Map (SPR 20-32 - Canterbury)



indirectly as a result of errors, omissions or discrepancies in the information.



Aerial Mapping (APN: 206-041-07; -44)



Legend

Parcels Land

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206-070-25	206-041-42	206-041-40	206-041-39	206-041-43		206-041-44	206-041-35	206-041-34	206-041-33	206-041-32	206-041-31	206-041-30	206-041-29	206-041-28	206-041-27	206-041-26	206-041-25	206-0	
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Cal City CSD Mapping (APN: 206-041-07; -44)





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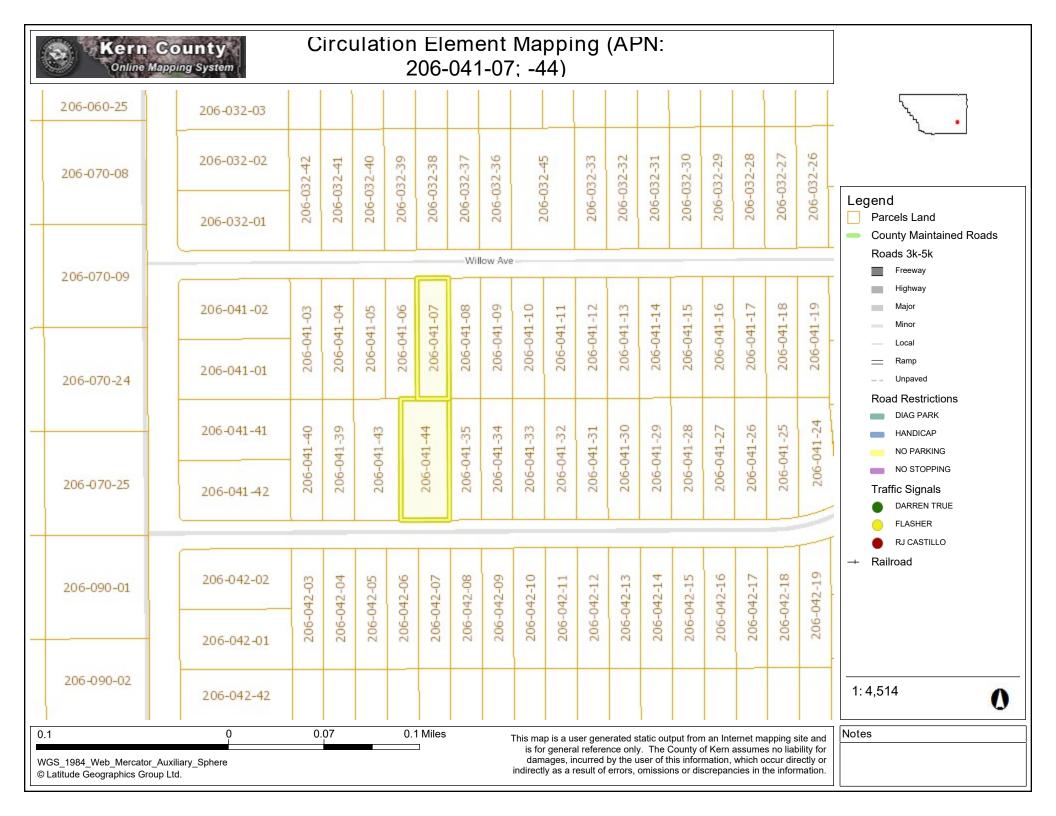


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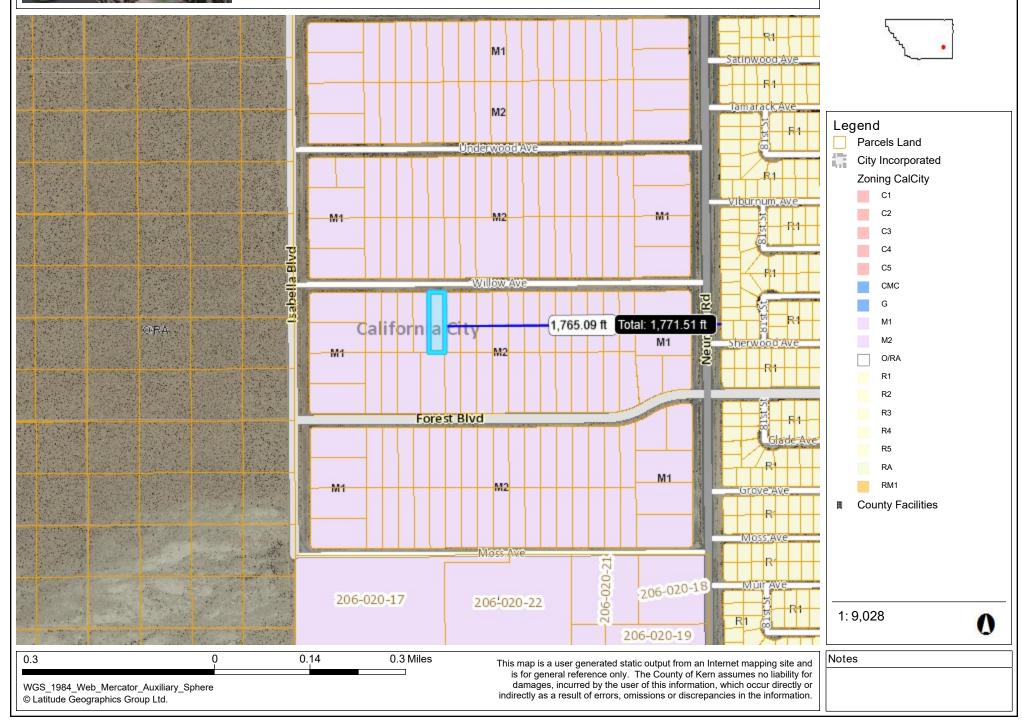


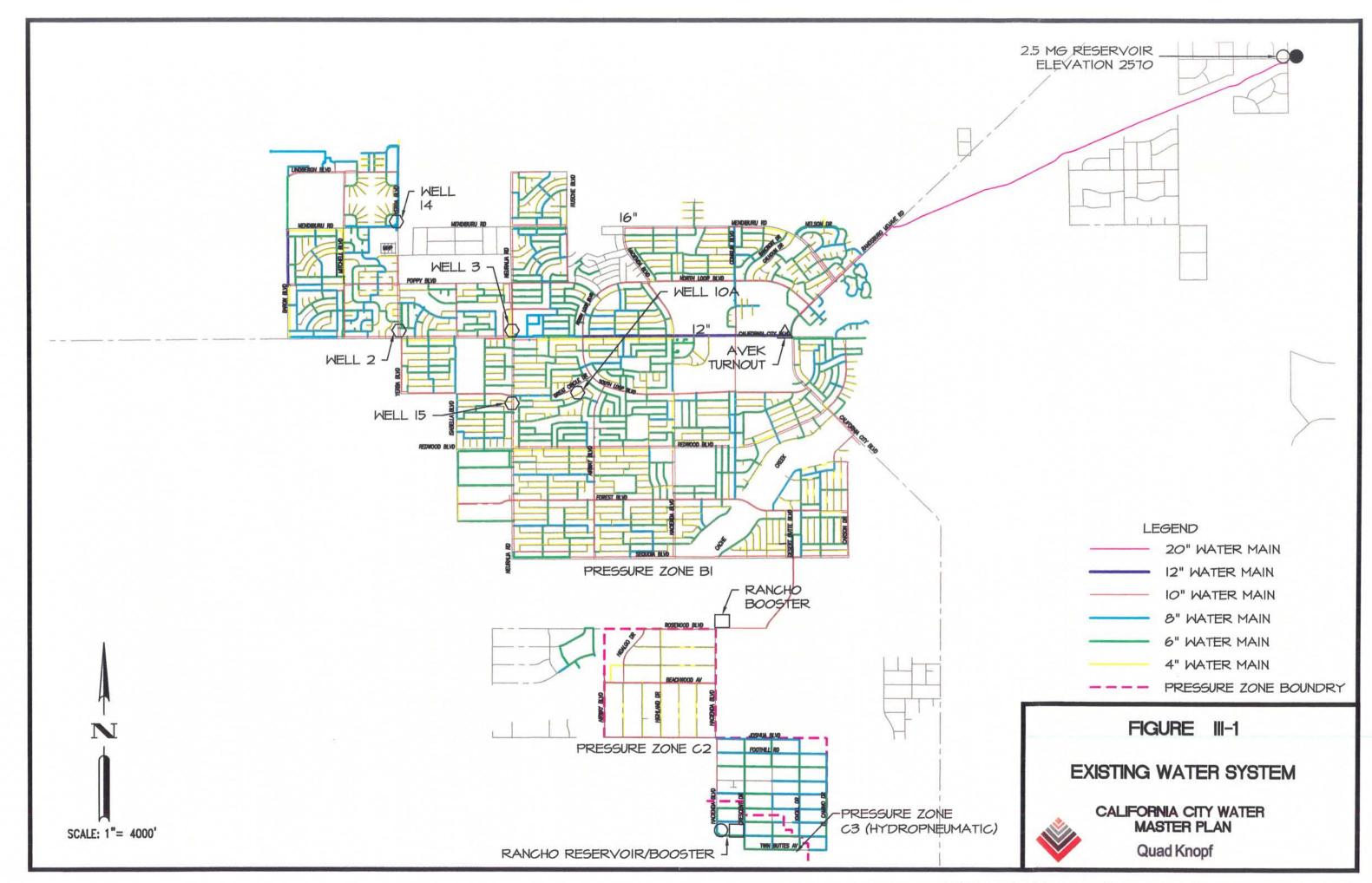
East Kern Co. APCD Mapping (APN: 206-041-07; -44)





Residential Zoning Radius Map





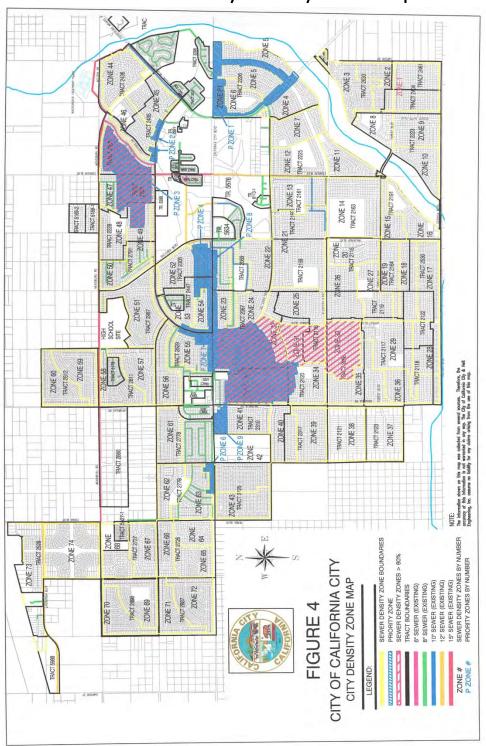


FIGURE 4: City Density Zone Map

Figure 4 Page 74

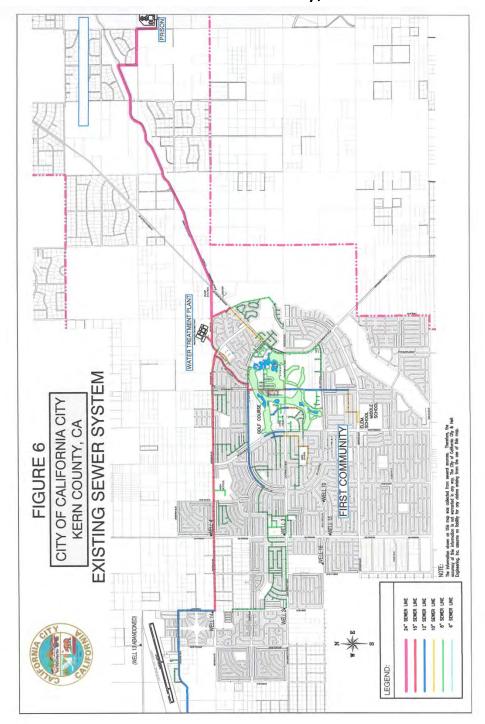


FIGURE 6: California City, Sewer Plan

Figure 6 Page 75

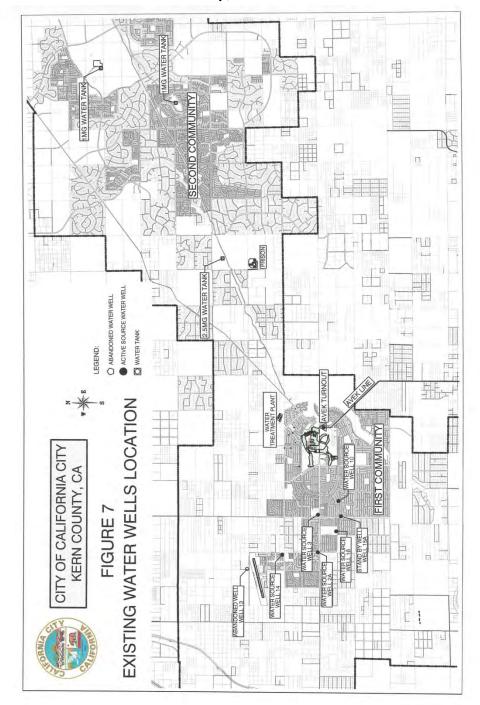
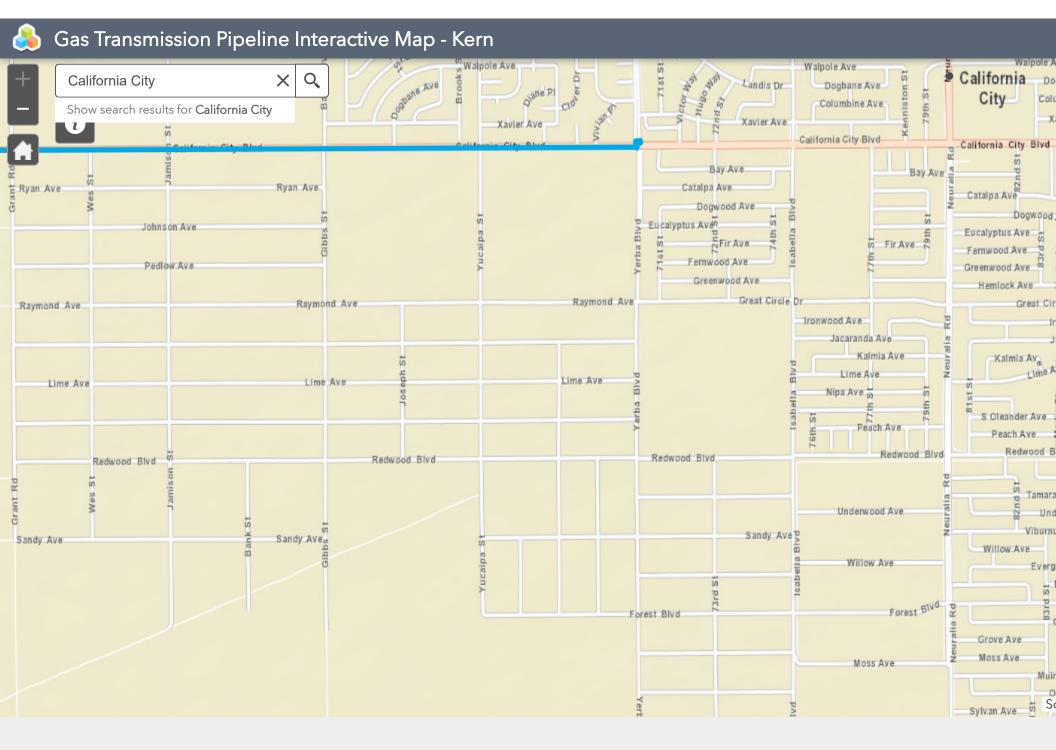
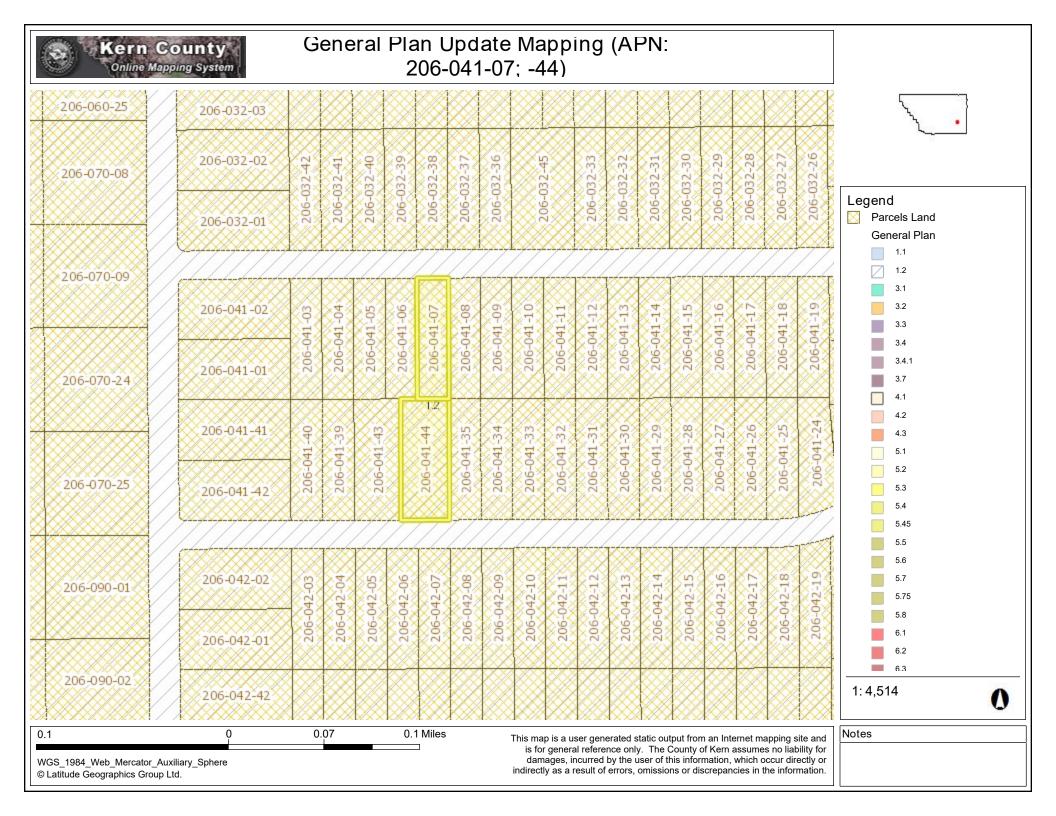


FIGURE 7: California City, Groundwater Wells Location Plan

Figure 7 Page 76

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	206-090-01	206-042-02	-042-03	206-042-04	206-042-05	206-042-06	206-042-07	206-042-08	206-042-09	206-042-10	206-042-11	206-042-12	206-042-13	206-042-14	206-042-15	6-042-16	6-042-17	206-042-18	206-042-19	
		206-042-01	506-	506	506	206	206-	500	206-	506	506	206	506	206	206	206	, , , , ,	506	206	
	206-090-02	206-042-42																		1: 4,514
0.1 Miles This map is a user generated static output from an Internet mapping site and is for general reference only. The County of Kern assumes no liability for damages, incurred by the user of this information, which occur directly or indirectly as a result of errors, omissions or discrepancies in the information.											Notes									



U.S. Fish and Wildlife Service

National Wetlands Inventory

National Wetlands Inventory Mapping - Cal



April 22, 2021

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Pond

Freshwater Forested/Shrub Wetland

Lake

Other

Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





Board Programs Drinking Water Water Quality Water Rights Notices Water Boards Search



(Page last updated 4/17/18)

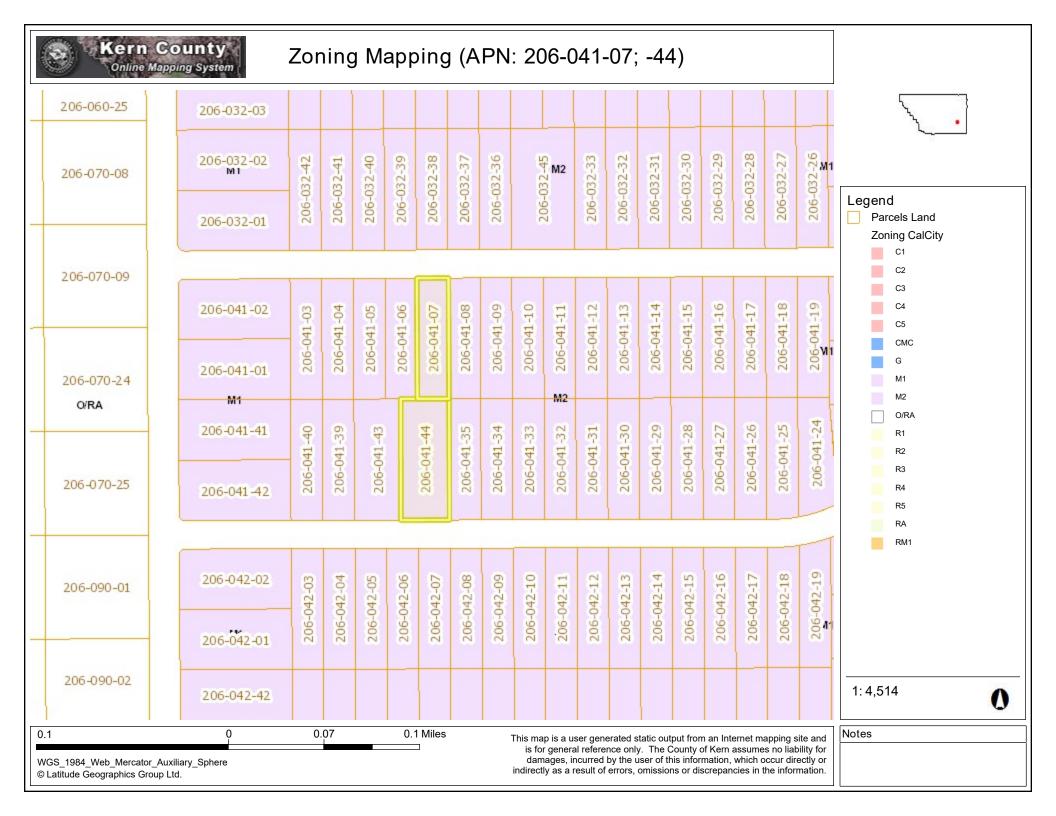






1: 4,514 35.105 | -117.990

4



APPENDIX B SITE PLAN

(APN: 206-041-07 & 206-041-44)

MARIJUANA CULTIVATION GREENHOUSE FACILITIES

APN: 206-041-44 AND 206-041-07-California City Ca.93505-C.U.P. XX-XX L.D.P.XX-XX

ABBREVIATIONS

AD	DKEVIATIO				
&	AND	FLASH'G	FLASHING	PARTN.	PARTITION
L	ANGLE	FLUOR.	FLUORESCENT	PNL.	PANEL
@	AT	FND.	FOUNDATION	PL.	PLATE
C.L.	CENTER LINE	F.O.C.	FACE OF CONCRETE	PLAM.	PLASTIC LAMINATE
	DIAMETER OF ROUND	F.O.F.	FACE OF FINISH	PLAS.	PLASTER
Ф #	POUND OR NUMBER	F.O.M.	FACE OF MASONRY	PLYWD.	PLYWOOD
(E)	EXISTING	F.O.S.	FACE OF STUD	PR.	PAIR
(P)	RELOCATED	F.O.W.	FACE OF WALL	PSF	POUNDS PER SQ.FT./FOOT
(N)	NEW	FPRF.	FIREPROOF	PSI	POUNDS PER SQUARE INCH
()		F.S.	FLOOR SINK	PVC	POLY VINYL CHLORIDE
A/C	AIR CONDITIONING	FT.	FEET OR FOOT		1 GET VIIVE GETEGRADE
ACT.	ACOUSTIC CEILING TILE	FTG.	FOOTING	Q.T.	QUARRY TILE
A.D.	AREA DRAIN	FURR.	FURRING		
ADJ.	ADJUSTABLE	FUT.	FUTURE	R	RISER
A.F.F.	ABOVE FINISH FLOOR			R.D.	ROOF DRAIN
AGGR.	AGGREGATE	GA.	GUAGE	REF.	REFERENCE
AL.	ALUMINUM	GALV.	GALVANIZED	REFR.	REFRIGERATOR
APPRO)	K. APPROXIMATE	GL.	GLASS	REV.	REVISION
ARCH.	ARCHITECTURAL	GR.	GRADE	RGTR.	REGISTER
ASB.	ASBESTOS	GSM	GALVANIZED SHEET METAL	REINF.	REINFORCED
ASPH.	ASPHALT	GYP.	GYPSUM	REQ'D.	REQUIRED
		GYP.BD.	GYPSUM BOARD	RESIL.	RESILIENT
BD.	BOARD			RM.	ROOM
BITUM.	BITUMINOUS	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
BLDG.	BUILDING	H.C.	HOLLOW CORE	R.O.W.	RIGHT OF WAY
BLKG.	BLOCKING	HCP	HANDICAP	R/RAD.	RADIUS
BM.	BEAM	HDWD.	HARDWOOD	RWD.	REDWOOD
BOT.	ВОТТОМ	HDWE.	HARDWARE	R.W.L.	RAIN WATER LEADER
BTWN	BETWEEN	HDR.	HEADER		
BUR	BUILT UP ROOF	HGT.	HEIGHT	S	SOUTH
		HTG.	HEATING	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SCHED.	
C/B	CATCH BASIN	HORIZ.	HORIZONTAL	S.D.	SOAP DISPENSER
CEM.	CEMENT	HR.	HOUR	SECT.	SECTION
CER.	CERAMIC		HEATING, VENT., AIR COND.	SH.	SHELF
C/J	CEILING JOIST		-, ,	SHR.	SHOWER
C.I.	CAST IRON	I.D.	INSIDE DIAMETER	SHT.	SHEET
CLG.	CEILING	IN	INCH/INCHES	SIM.	SIMILAR
CLKG.	CAULKING	INFO.	INFORMATION	SL.	SLOPE
CLOS.	CLOSET	INSUL.	INSULATION	SPEC.	SPECIFICATION
CLR.	CLEAR	INT.	INTERIOR	SQ.FT.	SQUARE FEET/FOOT
CMU	CONCRETE MASONRY UNIT			SQ.	SQUARE
C/O	CLEAN OUT	JAN.	JANITOR	S.ST.	STAINLESS STEEL
C.O.	CASED OPENING	JT.	JOINT	STD.	STANDARD
COL.	COLUMN			STL.	STEEL
CONC.	CONCRETE	KIT.	KITCHEN	STOR.	STORAGE
CONN.	CONNECTION				STRUCTURAL
CONSTR	R. CONSTRUCTION	L	LENGTH	SYM.	SYMMETRICAL
CONT.	CONTINUOUS	LAM.	LAMINATE	Т	
CTSK.	COUNTERSUNK	LAV.	LAVATORY		TEMPERED
CNTR.	COUNTER	LB (S)	POUND,POUNDS	T.B.S.	TO BE SPECIFIED
CTR.	CENTER	LF	LINEAR FEET/FOOT	TRD.	TREAD
CUYD	CUBIC YARD	LT.	LIGHT	T.B.	TOP OF BEAM
				T.C.	TOP OF CURB
DBL.	DOUBLE	MANF.	MANUFACTURE	TEL.	TELEPHONE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	TER.	TERRAZZO
DEMO	DEMOLITION	M.C.	MEDICINE CABINET	T.&G.	TONGUE & GROOVE
DIA.	DIAMETER	MECH.	MECHANICAL	THK.	THICK
DIM.	DIMENSION	MEMB.	MEMBRANE		TOP OF JOIST
DISP.	DISPENSER	MFGR.	MANUFACTURER	T.O.P.	TOP OF PARAPET
DIST.	DISTANCE	MH	MANHOLE	T.P.	TOP OF PAVEMENT
DN.	DOWN	MIN.	MINIMUM	T.P.D.	TOILET PAPER DISPENSER
D.O.	DOOR OPENING	MIR.	MIRROR	T.S.	TUBE STEEL
DR.	DOOR	MISC.	MISCELLANEOUS	T.V.	TELEVISION
DWR.	DRAWER	M.O.	MASONRY OPENING	T.W.	TOP OF WALL
D.S.	DOWNSPOUT	MTD.	MOUNTED	TYP.	TYPICAL
DTL.	DETAIL	MTL.	METAL		
DWG.	DRAWING	MUL.	MULLION	UNF.	UNFINISHED
				U.L.	UNDERWRITERS LABORATORY
EXIST.	EXISTING	N	NORTH	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH	(N)	NEW		
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
ELEV.	ELEVATION	NO.	NUMBER	VEST.	VESTIBULE
ELEC.	ELECTRICAL	NOM.	NOMINAL	VTR.	VENT THRU ROOF
E.P.	ELECTRICAL PANEL	N.T.S.	NOT TO SCALE	W.	
EQ.	EQUAL			W/	WEST
EQUIP.	EQUIPMENT	O/A.	OVERALL		WITH
EXST.	EXISTING	OBS.	OBSCURE	W.C.	WATER CLOSET
EXP.	EXPANSION	O.C.	ON CENTER	WÐ.	WOOD
EXT.	EXTERIOR	O.D.	OUTER DIAMETER		WIDE FLANGE
		OFCI	OWNER FURNISHED	W/O	WITHOUT
F.F.	FLOOR FINISH	-	CONTRACTOR INSTALLED	WP.	WATERPROOF
F.H.	FIRE HYDRANT	OFOI	OWNER FURNISHED	WR	WATER RESISTENT
FIN	FINISH		OWNER INSTALLED	WSCT	WAINSCOT

OWNER INSTALLED

OFFICE

OPENING

OPPOSITE

LEGAL DESCRIPTION

APN: 206-041-44(PARCEL 1) AND 206-041-07 (PARCEL 2) TENTATIVE PARCEL MAP:XXXXXX ADDRESSES: NA. NORTHWEST INTERSECTION CORNER OF FOREST BLVD., WILLOW AVE. AND NUERALIA ROAD C.U.P. XX-XX L.D.P. XX-XX BASE AND MERIDIAN (PARCEL 1) SE 1/4,SW 1/4,NE 1/4,OF **SECTION 34** RESERVATION OF RECORD 2.24 A.C.(PARCEL 1 AND 2) ZONED AS M-I MANUFACTURING INDUSTRIAL(LIGHT) CALIFORNIA CITY, CALIFORNIA COUNTY OF KERN STATE OF CALIFORNIA

PROJECT DESCRIPTION

NEW CONSTRUCTION OF FIVE PRE ENGINEERED (ONE STORY EACH) LT. METAL FRAME GREEN HOUSES ALL UTILIZED FOR CANNABIS CULTIVATION FIVE GREEN HOUSES PLACED ACROSS 2 PARCELS TOTAL GROSS BUILDING AREA IS 48,989 SQUARE FEET

PROJECT SCOPE OF WORK

NEW CONSTRUCTION OF FIVE 1 STORY PRE ENGINEERED GREENHOUSE BUILDINGS WHICH WILL BE UTILIZED AS MEDICAL CULTIVATION FACILITIES FOR AN EMERGING MARIJUANA MEDICINAL INDUSTRY WHICH ALL PROCEDURES WITHIN THIS ORGANIC FACILITY WILL BE INSURED AND GOVERNED BY ALL CODE ENFORCEMENT OF THE CITY OF CALIFORNIA CITY. THESE (5) FIVE FACILITIES DESIGNED WITH THE LATEST 2019 APPLICABLE CALIFORNIA BUILDING CODES ALL 5 BUILDINGS PLACED ACROSS 2 PARCELS TOTAL GROSS BUILDING AREA IS 48,989 SQUARE FEET

PROJECT DATA

ADDRESSES:XXXX -XXXX .XXXXXXX XXXXXXX MERIDIAN BASELINE (PARCEL 1) SE 1/4,SW 1/4,NE1/4 OF SECTION 34 MERIDIAN BASELINE (PARCEL 2) SE 1/4,SW 1/4,NE 1/4 OF SECTION 34 ZONING: MI (LIGHT MANUFACTURING) (E) SITE AREA (GROSS)(COMBINED PARCEL) 97,983 SQ. FT. (2.25 AC.) NET SITE AREA (AFTER DEDICATION) L.L.A. 95,954 SQ. FT. (2.20 AC.) APN:206-041-44

58,794 SQ.FT. (1.35 AC.) (BLDG. A) PARCEL 1 39.189 SQ. FT. (0.90 AC.) (BLDG.B) PARCEL 2

BUILDING CODES: 2019 CBC.CEC.CMC.CPC.CFC.CALIFORNIA ENERGY CODE.CGBSC STREET DEDICATION 2,029 SQ. FT. (0.047 ACRES)

PARCEL '1' (BUILDING A.B.C) PARCEL AREA: 30,000 SQ. FT. (GROSS) LOADING/UNLOADING OFF OF MAIN DRIVEWAY **BIKE PARKING** PROPOSED BUILDING AREAS:

BUILDING A 11,700 SQ. FT. GROSS BUILDING B 11,700 SQ. FT. GROSS BUILDING C 6,600 SQ. FT. GROSS **BUILDING HEIGHT:** 14'-0" (EAVE) 24'-0" (RIDGE) (1 STORY) PROPOSED OCCUPANCY: B (OFFICE0 257 SQ. FT. (1 FLOOR) F-1 CULTIVATION ONLY

PARCEL '2' (BUILDING 'B') PARCEL AREA: LOADING/UNLOADING: **BIKE PARKING** PROPOSED BUILDING AREAS:

BUILDING HEIGHT PROPOSED OCCUPANCY

(L.L.A.) LOT LINE ADJUSTMENT **COVERAGE SUMMARY**

APN:206-041-07

BLDG. B BLDG. C BLDG. D BLDG. E LANDSCAPE **DRIVEWAY FLATWORK**

DEDICATION

BUILDING D 10,200 SQ. FT.

16,800 SQ. FT. (GROSS)

OFF OF MAIN DRIVEWAY

BUILDING E 6,600 SQ. FT. 14'-0" (EAVE) 24'-0" (RIDGE) (1 STORY) B (OFFICE) 257 SQ. FT.(1 FLOOR) F-1 CULTIVATION ONLY

11,700 SQ. FT. (12.4%) 11,700 SQ. FT. (12.4%) 6,600 SQ. FT. (0.70%) 10,200 SQ. FT. (12.1%) 6,600 SQ.FT. (0.72%) 13,707 SQ. FT. (14.2%) 30,793 SQ. FT. (32.0%) 3,365 SQ. FT. (03.5)

813 SQ. FT. (.01%) WILLOW AVE. ENTRANCE 1,216 SQ. FT. (.02%) FOREST BLVD. ENTRANCE

SHEET INDEX:

ARCHITECTURAL

A100-TITLE PAGE A100.10-SITE PLAN A100.20-CALGREEN NOTES. A100.30-CALGREEN NOTES.2 A100.40-CALGREEN NOTES.3 A100.50-CALGREEN NOTES.4 A100.60-CALGREEN NOTES.5 A100.70-CBC SECTION 1704 A101-ADA HANDICAP COMPLIANCE. A101.10-ADA HANDICAP COMPLIANCE.2 A102-CULTIVATION FLOOR PLANS BUILDING A & B A102.10-BUILDINGS A & B NOTES AND SCHEDULES A102.20-FLOOR PLAN BUILDING C A102.30-FLOOR PLAN BUILDING D A102.40-BUILDING D NOTES AND SCHEDULES A102.50-FLOOR PLAN BUILDING E A103-ELEVATIONS BUILDINGS A & B A103.10-ELEVATIONS BUILDINGS C A103.20-ELEVATIONS BUILDING D A103.30-ELEVATIONS BUILDING E A104-ROOF PLANS BUILDINGS A & B A104.10-ROOF PLAN BUILDING C A104.20-ROOF PLAN BUILDING D A104.30-ROOF PLAN BUILDING E A105-SECURITY PLANS BUILDINGS A & B

L-1-LANDSCAPE PLAN PARCEL 1 & 2 **ENERGY STUDIES**

C-1- TENTATIVE PARCEL MAP 20276 C-2,3,4-CONCEPTUAL GRADING AND DRAINAGE PLAN

PARKING COVERAGE ANALYSIS

PARKING COVERAGE PARCEL 1-(21 PARKING SPACES)

REQUIRED TOTAL (QTY.) OFFICE: 257 SQ. FT. (1/250 SQ. FT.) 1 SPACE CULTIVATION: (>20,000) 13 SPACES 13 SPACES 27,335 SQ. FT. (2000 SQ. FT.) 14 SPACES 14 SPACES 27,592 SQ. FT WHICH INCLUDES 1 HANDICAP UNLOADING AND PARKING SPACES

PARCEL 2-(8 PARKING SPACES)

	AREA	FACTOR	REQUIRED	TOTAL (QTY.)
OFFICE:	257 SQ. FT.	(1/300 SQ. FT.)	1 SPACE	1 SPACÈS
CULTIVATION: (>20,000)	15,635 SQ. FT.	(2000 SQ. FT.)	7 SPACES	7 SPACES
TOTAL:	15,892 SQ. FT.		8 SPACES	8 SPACES
WHICH INCLUDES 1 HAND	OICAP UNLOADING	G AND PARKING SP	PACES	

Flame Extinguishers:

Flame Spread Rating

Provide NFPA/UL Approved Minimum Size 2A10BC,Locate To Allow 75 Feet Maximum Travel Distance To An Extinguisher At Building Interior Spaces;One Per 6000 Sq. Ft.; Mounted 48" A.F.F. Max. To Handle On Extinguisher (Locate As Near As To Doors As Possible), Not In Middle Of Walls; Provide 2A:10BC In Mechanical/Electrical Rooms And In Attic Storage Rooms; Final Locations Subject To Fire Dept. Approval. Portable Fire Extinguishers To Be Type 2-A;10-B;C.

Permit Information:

Fire Sprinkler And Fire Alarm Separate Sign Separate Storage Shelving And Rack Separate Retaining Wall Or Fence Separate Grading Work Separate Demolition Separate Electrical, Mechanical And Or Plumbing Work Separate Carbon Dioxide Enrichment Separate

A105.10-SECURITY PLAN BUILDING C A105.20-SECURITY PLAN BUILDING D A105.30-SECURITY PLAN BUILDING E

OUTDOOR LIGHTING PHOTOMETRIC PLAN

General Notes

FIXT.

FLR.

FIXTURE

FLOOR

1-Contractor Shall Verify All Dimensions And Conditions At The Job Site Before Proceeding With Any Work. 2-Any Errors, Omissions Or Conflicts Found In The Various Parts Of The Construction Documents Shall Be Brought To The Attention Of The Engineer And The Owner Before Proceeding With Any Work.

3-Written Dimensions Always Take Precedence Over Scaled Dimensions. 4-All Dimensions Always Shown In Plan, Are To Face Of Exterior Stud And To Face Of Interior Stud U.O.N. 5-Details Shown Are Typical. Similar Details Apply On Similar

6-All Dimensions, When Shown In Section Or Elevations Are To Top Of Structural Members Or Top Of Concrete Slab U.O.N. 7-Contractor To Verify The Building Locations And Floor Elevations Before Proceeding With The Work. 8-Verify All Architectural Details With The Civil, Structural,

Mechanical And Electrical Drawings Before The Ordering Or Installation Of Any Item Of Work. 9-Larger Scale Detailing Shall Take Precedence Over Smaller Scale-Listed On The Construction Assemblies Sheet.

SYMBOLS

A-8 SHEET WHERE DETAIL

INTERIOR

REFERENCE NOTE

IDENTIFICATION

3 EXTERIOR ELEVATION

4 A-3 2 ELEVATION

WAINSCOT

Flame Spread Rating For Interior Finishes DETAIL IDENTIFICATION

D#

SYMBOL

DOOR SYMBOL

2 REVISION CLOUD

DATUM

POINT

DATUM

POINT

WEATHER RESISTENT BARRIEF

WELDED WIRE FABRIC

Table 803.9 Corridors Class B Exit Enclosures Class B Table 803.9 Class Descriptions

Class A Flame Spread 0-25 Smoke Developed: 0-450 Class B Flame Spread 26-75 Smoke Developed: 0-450 Class C Flame Spread 76-200 Smoke Developed: 0-450 Notes Per Table 803.9

1-Class C Interior Materials Shall Be Permitted For Wainscotting Or Panelling Of Not More Than 1,000 Sq. Ft. Of Applied Surface Area In The Grade Lobby Where Applied Directly To A Non Combustable Base Or Over Furring Strips Applied To A Non Combustable Base And Fireblocked

> As Required By Section 803.11.1. 2-In Other Than Group I-2 Occupancies In Buildings Less Than Three Stories Above Grade Plane Of Other Than Group I-3. Class B Interior Finish For Non Sprinklered Buildings And Class C Interior Finish For Sprinklered Buildings Shall Be Permitted In Interior Exit Stairways And Ramps. 3-Class C Interior Finish Materials Shall Be Permitted In Administrative Spaces. 4-Class C Interior Finish Materials Shall Be Permitted In Rooms With A Capacity Of Persons Or

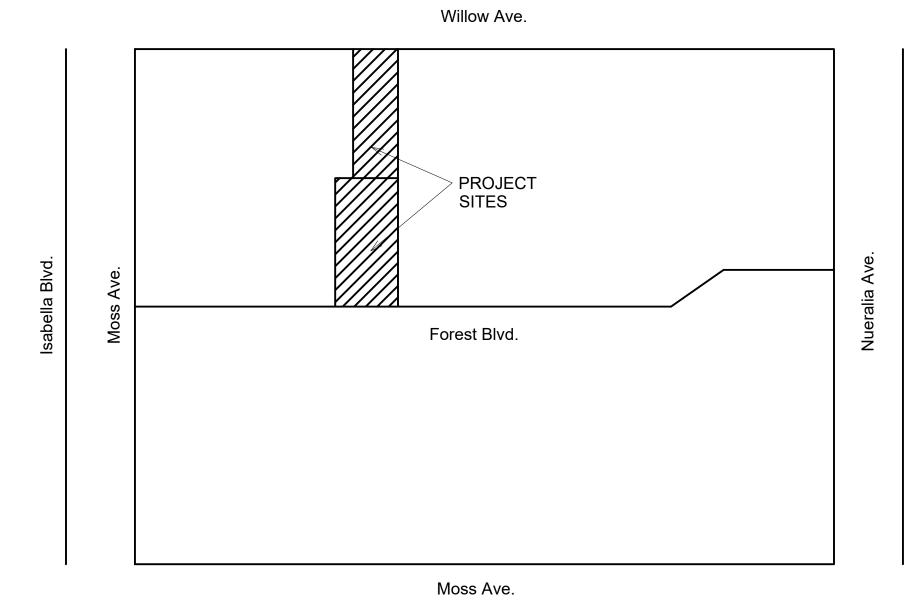
The Ventilation Air Distribution System Shall Be Provided With Means To Adjust The System To Achieve At Least The Minimum Ventilation Airflow Rate As Required By The CMC Section 403. Ventilation Systems Shall Be Balanced By An Approved Method Such Balancing Shall Verify That The Ventilation System Is Capable Of Supplying And Exhausting The Airflow rates Required By CMC Sections 403.2. Such Air Balance Reports May Be Requested By The Inspection During The Annual Inspections To Ensure Ongoing Compliance With City Requirements, And When Issues Or Concerns

Regarding Odors Are Brought To The Attention Of

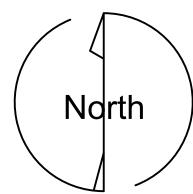
Summary Of The Ventilation And Filtration

Cannabis Business Shall Implement Adequate Ventilation System And Odor Control Filtration Measures To Prevent Odors From Inside The Cannabis Facility From Being Detected Outside The Cannabis Facility. A Licensed Professional Engineer Shall Certify That The System Is Capable Of Preventing Odors From The Inside Of The Cannabis Facility From Being Detected Outside Thee Cannabis Facility .The Design Of The Ventilation And Filtration System Shall Be Based On Industry Specific Best Control Technologies And Best Management Practices To Effectively Mitigate Cannabis Odors. The System Shall Use A Range Of Odor Mitigation Practices To Control Odor Emitting Activities, Sources, And Locations

Per AMC 17.



VICINITY MAP



Drawn By:NI

Project Number: CCC-01 Date:7.16.2020

Checked By

Scale:As Noted

Revision

ZYNI Zhan 8232 Rose

Exp. 6/30-2021

REFERENCE NOTES

1 (E) CENTER LINE OF RIGHT OF WAY

2 (E) PROPERTY LINE (ORIGINAL)

PROPOSED LOT LINE

4 PROPOSED PROPERTY LOT LINE AFTER DEDICATION

5 L.L.A. PROPERTY LINE

7 — FIRE LANE

6 - STORM WATER RETENTION BASIN/POOL

8 STREET DEDICATION AREA (2,029 SQ. FT.)

9 FIRE HYDRANT

7'-0" SECURITY FENCE W/RAZOR BARBED WIRE PROVIDE 12' OUTWARD WIRE ARM AT TOP.

11 ELECTRIC GENERATOR 1200 AMPS

12 LOADING/UNLOADING (12'-0" X 20'-0")

13 CANNABIS TRASH ENCLOSURE

14 BIKE PARKING

15 LANDSCAPE AREA

16 CONCRETE PAVED SIDEWALK

17 — 60" WIDE ADA TRUNCATED RAMP

18 60" WIDE ADA UNLOADING ZONE

19 ADA PARKING
20 PRIMARY ENTRANCE

21 MEANS OF EGRESS

FIRE DEPARTMENT KEY BOX (KNOX BOX)

23 SECURITY GATE

24 TYPICAL 9'-0" WIDE X 20'-0" DEEP VEHICLE PARKING SPACE

25 NEW PUBLIC HIGH TRAFFIC STREET (SEE CIVIL PLANS)

26 3/4" GRAVEL DRIVEWAYS (SEE CIVIL PLANS)

27 60% NEW PUBLIC STREET DEVELOPMENT (BY DEVELOPER)
28 PUBLIC WALKWAY (DEDICATION)

 $\langle \overline{29} \rangle$ — 6" CONCRETE CURB

20 P.I.V.(FIRE DEPT.)

31 — 6" DIA.,4'-6" TALL BOLLARDS

32 3,000 GAL. SEPTIC TANK

33 A 36" PAINTED HANDICAP PARKING SYMBOL

Willow Ave.

SITES
Forest Blvd.

Moss Ave.

Vicinity Map

North

cifications,Ideas,Designs & Arrangements Represented Thereby Are & Shall Remain The Exclusive Property Of ZYNI Engir Been Prepared & Developed Without The Written Consent Of ZYNI Engineering Inc. Visual Contact Shall Constitute Conclu

Checked By

Δ100 10

Scale:As Note

ZYNI Er Zhang Y Zhang

Revision

Site Plan

1TIES 3505

CANTEBURY

Project Number:CCC-01

Date:7.16.2020

Drawn By:NI

A100.10

Section 5.101.1. SCOPE

The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS

The Following Terms Are Defined In Chapter 2 (And Are Included Here For Reference)

CUTOFF LUMINAIRES: Luminaires whose light distribution is such that the candela per 100 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 Percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following:

1-Zero emission vehicle (ZEV),including neighborhood electric vehicles (NEV),partial zero emission vehicle (PZEV),advanced technology PZEV (AT ZEV) or CNG fueled (original equiment manufacturer only) regulated under Health and Safety Code Section 43800 and CCR,Title 13,Sections 1961and 1962.

2-High-efficiency vehicles,regulated by U.S. EPA,bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Dept.Of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV).A motor vehicle that meets the definition of "low speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1,2000,and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customer and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV.Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND.Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local Ordinance.Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs)Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1-Soil loss BMPs that should be considered for implementation as appropriate for each project include,but

- not limited to,the following:
 a. Scheduling construction activity during dry weather when possible.
- b. Preservation of natural features, vegetation, soil, and buffers around surface waters.c. Drainage swales or lined ditches to control stormwater flow.
- d. Mulching or hydroseeding to stablize disturbed soils.
- e. Erosion control to protect slopes.
- f. Protection of storm drain inlets (gravel bags or catch basin inserts).
- g. Perimeter sediment control (Perimeter silt fence, fiber rolls).
- h. Sediment trap or sediment basin to retain sediment on site.
- i. Stabilized construction exits.
- j. Wind erosion control.
- k. Other soil loss BMPs acceptable to the enforcing agency.

2-Good housekeeping BMPs to manage construction equipment,material,non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include,but are not limited to the following:

- a. Dewatering activities.
- b. Material handling and waste management.
- c. Building materials stockpile management.
- d. Management of washout areas (concrete,paints,stucco,etc.) e. Control of vehicle/equipment fueling to contractors staging area.
- f. Vehicle and equipment cleaning performed off site.
- g. Spill prevention and control.
- h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stromwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note:Projects that are (1) disturb one acre or more of land,or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requiremnts detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Distributance Activities issued by the State Water Resources Control Board or the Lahntan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasie runoff reduction through on site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conservation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the curent applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater.Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING.For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect persuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle Parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2;or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1.Short Term Bicycle Parking.

If the new project or an addition or alteration is anticipated to generate visited traffic, provide permanently anchored bicycle racks within 200 feet of the visitors entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long -Term Bicycle ParkingFor new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces.Provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2.,5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

- 1. Covered, lockable enclosures with permanently anchored racks for bicycles:
- 2. Lockable bicycle rooms with permanently anchored racks; or
- 3. Lockable permanently anchored bicycle lockers.

Note: Additionl information on recommended bicycle accomodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle Parking,[DSA-SS] For public schools and community colleges,comply with Sections 5.106.4.2.1, and 5.106.4.2.

5.106.4.2.1 Student Bicycle ParkingProvide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.

5.106.4.2.2. Staff Bicycle ParkingProvide permanent, secure bicycle parking conveniently accessed with a minmum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

- 1. Covered, lockable enclosures with permanently anchored racks for bicycles;
- 2. Lockable bicycle rooms with permanently anchored racks; or
- 3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES.In New projects or additions or alterations that add 10 or more vehicul parking spaces, provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2-Parking

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
75-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1-PARKING STALL MARKINGPaint,in the paint used for stall striping,the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:CLEAN AIR/VAN POOL/EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 ELECTRIC VEHICLE (EV) CHARGING [N] No Charging Spaces

5.106.5.3.1 SINGLE CHARGING SPACE REQUIREMENTS [N]No Charging Spaces

5.106.5.3.2 MULTIPLE CHARGING SPACE REQUIREMENTS [N]No Charging Spaces

5.106.5.3.3 EV CHARGING SPACE CALCULATIONS [N]Table 5.106.5.3.3 No Charging Spaces

Table 5.106.5.3.3

	9 -
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
200 And 0ver	6% of Total

Total Number Of Parking Spaces Number Of Required Spaces

1. Calculate for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4.[N] Identification.The service panel or subpanel(s) circuit directory shall idnetify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The Raceway termination location shall be permanently and visibly marked as "EV CAPABLE"

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

5.106.8 LIGHT POLLUTION REDUCTION [N]. Outdoor lighting systems shall be designed and installed to comply with the following:

- 1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code: and
- 2. Backlight (B) ratings as defined in IES TM-15-11 (Shown in Table A-1 in Chapter 8);
- 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and

4. Allowable BUG ratings not exceeding those shown in Table 5.106.8,[N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

- 1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
- 2. Emergency lighting.
- 3. Building facade meeting the requiremnts in Table 140.7-B of the California Energy Code,Part 6. 4. Custom lighting features as allowed by the local enforcing agency,as permitted by Section 101.8
- Alternate materials, designs and methods of construction.

Note: [N]

Allowable Rating

- 1. See also California Buiding Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
- 2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1 California Energy Code Tables 130.2-A and 130.2-B.
- 3. Refer to the California Building Code for requirements for additions and alterations.

TABLE 5.106.6 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS

	Zone LZ0	Zone LZ	Zone LZ2	Zone LZ3	Zone LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line		B2	В3	B4	B4
Luminaire back hemisphere is less than 0.5 MH from property line	e N/A	В0	В0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	e N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING (G)					
Luminaire greater than 2 M from property line	H N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 Mh from property line		G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 Mh from property line	e N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

Engineering Inc. g Yuan Ni P.E. Garvey Ave. #206 nead California 91770



No. C68149
Exp. 6-30-2021
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PROFESSIONAL

No. C68149

Exp. 6-30-2021

CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505

CANTEBURY MANAGEMENT L

Project Number:CCC-01
Date:7.16.2020

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Scale:As Noted

Drawn By:NI

4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

5.106.10 GRADING AND PAVINGConstruction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- 2. Water collection and disposal systems.
- 3. French drains.
- 4. Water retention gardens.
- 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface Parking Areas Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photvoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.1 in Appendix A5, are not included in the total area calculations.

5.106.12.2 LANDSCAPE AREAS. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20 percent of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.105.12.3 HARDSCAPE AREAS.Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area with 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG] California Energy Code [DSA-SS]For the purpose of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope.The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The Following items are defined in Chapter 2 (and are included here for reference)

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An Adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Persuant to Health and Safety Codee Section 17922.12 "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthy processing, manufacturing or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenence practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatolgical parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO),[HCD]. The California model ordinance (California Code Of Regulations, Title 23, Division 2, Chapter 2.7), Regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective MWELO.

POTABLE WATER.Water that is drinkable and meets the U.S. Environmental Ptoection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER,[HCD]/Water that is satisfactory for drinking,culniary,and domestic purposes,and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Justisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purpose of CAL GREEN, a dedicated meter may be considered a submeter.

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department Of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS.Seperate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2

5.303.1.1 Buildings In Excess Of 50,000 Square Feet. Seperate submeters shall be installed as follows:

- 1. For each individual leased, rented or other tenant space within the buliding projected to consume more than 100 gal/day,(380L/day),including,but not limited to,spaces used for laundry or cleaners,restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
- 2. Where seperate submeters for individul building tenants are unfeasible, for water supplied to the following
- a. Makeup water for cooling towers where flow through is greater than 500 gpm (30L/s)
- b. Makeup water for evaporative coolers greater than 6 gpm (0.04L/s). c. Steam and hot water boilers with energy input more than 500,000 Btuh (147 kW).
- **5.303.1.2 EXCESS CONSUMPTION** A seperate submeter or metering device shall be provided for any tenant

within a new building or within an addition that is projected to consume more than 1000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and

urinals) and fittings (faucets and showerheads) shall comply with the following: 5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, averge flush volume of two reduced fishes and one full flush.

5.303.3.2 Urinals.

5.303.3.2.1 Wall Mounted Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor Mounted Urinals. The eeffective flush volume of floor mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads, [BSC-CG]

5.303.3.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gals. per minute at 80 psi.

Showerheads shall be certified to the performance criteria of the U.S. EPA Watersense Specification for

5.303.3.3.2 Multiple Showerheads Serving One Shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheds and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi,or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand held shower shall be considered a showerhead.

5.303.3.4 Faucets And Fountains.

5.303.3.4.1 Nonresidential Lavatory Faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen Faucets Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi.Kitchen faucets may temporarily increase the flow above the maximum rate, but not exceed 2.2 gallons per minute at 60 psi,and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash Fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering Faucets Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering Faucets For Wash FountainsMetering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas or alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGSPlumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department Of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.

2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS For public schools and community colleges, landscape projects as described in Sections 5.304..1. and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2. Title 23, California Code Of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA)

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in APPENDIX D of MWELO.

5.304.6.1. Newly Constructed Landscape. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated Landscapes Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commisssioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5,402.1 DEFINITIONS.The following terms are defined in Chapter 2 (and are included here for reference).

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owners project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTIONProvide a weather resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturers installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 SPRINKLERSDesign and maintain landscape irrigation sysstems to prevent spray on structures.

5.407.2.2 ENTRIES AND OPENINGS. Design exterior entries and/or openings subject to foot traffic or wind driven rain to prevent water intrusion into building as follows:

5.407.2.2.1 Exterior Door Protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

- 1. An installed awning at least 4 feet in depth.
- 2. The door is protected by a roof overhang at least 4 feet in depth.
- 3. The door is recessed at least 4 feet.
- 4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

5.408.1 CONSTRUCTION WASTE MANAGEMENTRecyle and/or salvage for reuse a minimum of 65% of the non hazarddous construction and demolition waste in accordance with Section 5.408.1.1. 5.408.1.3:or meet a local construction and demolition waste management ordinance, whichever is more stringent.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING

5.408.1.1 Construction Waste Management Plan.Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

- 1. Identifies the construction and demolition waste materials to be deliverd from disposal by efficient usage,recycling,reuse on the project or salvage for future use or sale.
- 2. Determines if construction and demoliton waste materials will be sorted on site (source seperated) or bulk mixed (single stream). 3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
- 4. Specifies tht the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilizee a waste management company that can provide

verifiable documentaion that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions To Section 5.408.1.1 and 5.408.1.2:

- 1. Excavated soil and land clearing debris.
- 2. Alternate wate reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance of calculated in consideration of local recyclin facilities and
- markets. 5.408.1.3 Waste Stream Reduction Alternative. The combined weight of new construction disposal that

does not exceed two punds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency. **5.408.1.4 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates

compliance with Sections 5.408.1.1 through 5.408.1.3. The waste management plan shall be updated s necessary and shall be accesible during construction for examination by the enforcing agency.

Notes:

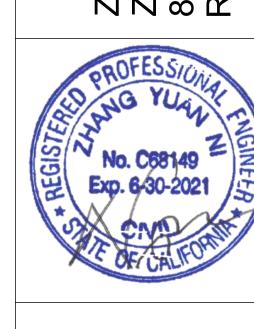
1. Sample forms found in "A Guide To The California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/home/CalGreen.aspx may be used to assist in documenting compliance with the waste management plan.

2 Mixed construction and demolition debris processors can be located at the California Department Of Resources Recycling And Recovery (CalRecycle).

5.408.2 Universal Waste [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations shall require verification that Universal Waste Items such as flourescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule lnk at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/ OEAR-A_REGS_UWR_FinalText.pdf.

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CULTIVATION FACILITIES CITY, CALIFORNIA 93505 CANTEBURY MANAGEMENT L CANTEBURY (CALIFORNIA (

Project Number: CCC-01 Date:7.16.2020

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Exception: Reuse, either on or off site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural ComMissioner and follow its direction for recycling or disposal of the material. 2. For a map of know pest and /or disease quarantine zones, consult with the California Department Of

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

Food And Agriculture. (www.cdfa.ca.gov)

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified by the depositing, storage and collection of non hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdiction that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the orgamic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12 month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception. Additions within a tenent space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample Ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resource Code, Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document of the CalRecycles web site.

5.410.2 COMMISSIONING.[N] NEW BUILDINGS 10,000 Suare Feet And Over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owners or owner representatives project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-Occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120-8 for commissioning requirements.

Commissioning requirements shall include:

- 1. Owners or Owner representatives project requirements.
- 2. Basis of design.
- 3. Commissioning measures shown in the construction documents.
- 4. Commissioning Plan.
- 5. Functional performance testing. 6. Documentation and Training.
- 7. Commissioning report.

Exceptions:

- Unconditioned warehouses of any size.
- 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
- 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
- 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditional shall mean a building, area, or room which does not provide heating or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel, AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissiong personnel.AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.

2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code.

5.410.2.1 Owners or Owner Representatives Requirements (OPR) [N]. The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

- 1. Environmental and sustainability goals.
- 2. Building sustainable goals.
- 3. Indoor environmental quality requirements. 4. Project program, including facility functions and hours of operation, and need for after hours operation.
- 5. Equipment and systems expectations.
- 6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis Of Design (BOD) [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis Of Design document shall cover the following systems:

- 1. Renewable energy systems
- 2. Landscape irrigation systems.
- 3. Water reuse system.

5.410.2.3 Commissioning Plan [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The Commissioning plan shall include the following:

- 1. General project information.
- 2. Commissioning goals.
- 3. Systems to be commissioned. Plans to test systems and components shall include:
- a. An explanation of the original design intent.
- b. Equipment and systems to be tested, including the extent of tests. c. Functtions to be tested.
- d. Conditions under which the test shall be performed
- e. Measurable criteria for acceptable performance. 4. Commissioning team information.
- 5. Commissioning process activities, schedules and responsabilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional Performance Testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system to system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested the testing methods utilized and include any readings and adjustments made.

5.410.2.5.1 Systems Manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

- 1. Site information, including facility description, history and current requirements.
- 2. Site contact information.
- 3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance equirements, site events log.
- 4. Major systems. 5. Site equipment inventory and maintenance notes.
- 6. A copy of verifications required by the enforcing agency or this code.
- 7. Other resources and documentation if applicable.

5.410.2.5.2 Systems Operations Training. [N] A progarm for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

- 1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it
- 2. Review and demonstretion of servicing/preventive maintenance.
- 3. Review of the information in the Systems Manual.
- 4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning Report. [N] A report of commissining process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 Testing And Adjusting. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5,120.6,130.4,and 140.9 (b)(3) for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan or procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum as applicable to the project:

- 1. Renewable energy systems.
- 2. Landscape irrigation systems.
- 3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturers specifications and applicable standards on each system.

5.410.4.3.1 HVAC Balancing. In addition to testing and adjusting, before a new space conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting.After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation And Maintenance (O&M) Manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guarantees/warranties for each sytem. O&M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections And Reports. include a copy of all inspection verifications and reporst required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous,irritating,and/or harmful to the comfort and well being of a buildings installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA)>The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1BTU/HOUR.British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Faranheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32 Deg. Faranheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuos sound exposure level for evening hours (7 pm to 10pm) in addition to the 10 dB nightime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard. structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I Joists, or finger jointed lumber, all as specified in California Code Of Regulations (CCR), Title 17, Section 93120.1 (a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The weighted equivalent continuos sound exposure level for a 24 hour period with a 10 dB adjustment added to sound levels occuring during nightime hours (10 pm to 7 am).

DECIBEL.(dB).A measure on a logarithimic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive type vehicle for on road use, such as passenger automobiles, buses,trucks,vans,neighborhood electric vehicles,electric motorcycles,and the like,primarily powered by an electric motor that draws current from a rechargable storage battery fuel cell photovoltaive array or other source of electric current. Plug in hybrid electric vehicles (PHEV) are considered electric vehicle. For purposes of the California Electrical Code, off road self propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL(Leq). The level on a staedy noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY.An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade seperations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade seperations at intersections.

GLOBAL WARMING POTENTIAL VALUE (GWP). The radiative forcing impact of one mass based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time.Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE).A 100 year GWP Value published by the intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC,1995); or its fourth Assessment A-3 Report (AR4) (IPCC 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT, A compound used as a heat transfer fluid or gas that is: (a) a chlorofuorocarbon, a hydrochlorofluorocarbon,a perfluorocarbon,or any compound or blend of compounds,with a GWP value equal to or greater than 150,or (B) any ozone depleting substance as defined in Title 40 of the Code Of Federal Regulations, Part 82, sec. 82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GRIP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code Of Federal Regulations, Part 82, sec. 82.3 (as amended March 10, 2009)

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture per weight of compound added, expressed to hundreths of a gram (g O3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundreths of a gram of ozone formed per gram of product.(excluding container and packaging).

PSIG.Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozne formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET.For the purposes of Section 5.508.2,a supermrket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section

Note: Where specific regulations are cited from different agencies such as SCAQMD,ARB,etc.,the VOC definition included in that specific regulations is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

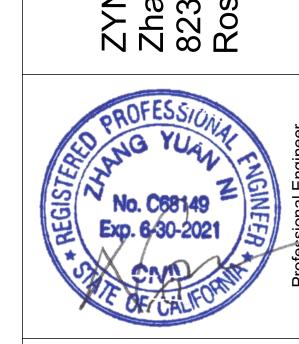
5.503.1 FIREPLACESInstall only a direct-vent sealed combustion gas or sealed wood burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6. Subchapter 7. Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC sytem shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation.if the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1999.Replace all filters immediately prior to occupancy,or,if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering Of Duct Openings And Protection Of Mechanical Equipment During Construction At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.



CULTIVATION FACILITIES CITY, CALIFORNIA 93505 CANTEBURY (CALIFORNIA)

Date:7.16.2020

Checked By

Scale: As Noted

Drawn By:NI

CANTEBURY MANAGEMENT L

Project Number: CCC-01

A100.40

5.504.4.1 Adhesives, Sealants And Caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds. of California Code Of Regulations, Title 17, commencing with Section 94507.

TABLE 5.504.4.1-ADHESIVE VOC LIMIT

Less Water and Less Exempt Compunds In Grams per	Liter
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTEN SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1169, WWW.arb.ca.gov/DRDB/SC/CURHTML/R1168.pdf

TABLE 5.504.4.2-SEALANT VOC LIMIT.

Less Water And Less Exempt Compounds In Grams Per Liter **CURRENT VOC LIMIT** SEALANTS **ARCHITECTURAL** MARINE DECK NONMEMBRANE ROOF 300 **ROADWAY** 450 SINGLE PLY ROOF MEMBRANE OTHER **SEALANT PRIMERS ARCHITECTURAL** NONPOROUS POROUS 775 MODIFIED BITUMINOUS MARINE DECK OTHER NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints And Coatings Architectural paints and coatings shall comply with VOC limits In Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do no meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Non Flat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21,4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High gloss VOC limit In Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints And Coatings Aerosol paints and coatings shall meet the PWMIR Limits for ROC In Section 94522(a)(3) and other requirements, Including prohibitions on use of certain toxic compounds and ozone depleting sudstances, in Sections 94522 (c)(2) and (d) (2) of California Code Of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3-VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS.
GRAMS OF LITER OF COATING.LESS WATER & LESS EXEMPT COMPOUNDS

CURRENT VOC LIMIT

COATING CATEGORY

NONFLAT COATINGS NONFLAT HIGH GLOSS COATINGS SPECIALTY COATINGS ALUMINUM ROOF COATINGS BASEMENT SPECIALTY COATINGS 400 BITH MINOR BOOF COATINGS	
SPECIALTY COATINGS ALUMINUM ROOF COATINGS 400 BASEMENT SPECIALTY COATINGS 400	
ALUMINUM ROOF COATINGS 400 BASEMENT SPECIALTY COATINGS 400	
BASEMENT SPECIALTY COATINGS 400	
DITUMBIQUE DOOF COATINGS	
BITUMINOUS ROOF COATINGS 50	
BITUMINOUS ROOF PRIMERS 350	
BOND BREAKERS 350	
CONCRETE CURING COMPOUNDS 350	
CONCRETE/MASONRY SEALERS 100	
DRIVEWAY SEALERS 50	
DRY FOG COATINGS 150	
FAUX FINISHING COATINGS 350	
FIRE RESISTIVE COATINGS 350	
FLOOR COATINGS 100	
FORM-RELEASE COMPOUNDS 250	
GRAPHIC ARTS COATINGS (SIGN PAINTS) 500	
HIGH TEMPERATURE COATINGS 420	
INDUSTRIAL MAINTENANCE COATINGS 250	
LOW SOLIDS COATINGS 120	
MAGNESITE CEMENT COATINGS 450	
MASTIC TEXTURE COATINGS 100	
METALLIC PIGMENTED COATINGS 500	
MULTICOLOR COATINGS 250	
PRETREATMENT WASH PRIMERS 420	
PRIMERS,SEALERS & UNDERCOATERS 100	
REACTIVE PENETRATING SEALERS 350	
RECYCLED COATINGS 250	
ROOF COATINGS 50	
RUST PREVENTIVE COATINGS 250	
SHELLACS:	
CLEAR 730	
OPAQUE 550	
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100	
STAINS 250	
STONE CONSOLIDANTS 450	
SWIMMING POOL COATINGS 340	
TRAFFIC MARKING COATINGS 100	
TUB &TILE REFINISH COATINGS 420	
WATERPROOFING MEMBRANES 250	
WOOD COATINGS 275	
WOOD PRESERVATIVES 350	
ZINC RICH PRIMERS 340	

1. GRAMS OF VOC PER LITER OF COATINGS, INCLUDING WATER & EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to the following:

Manufacturers product specification.
 Field verification of on-site product containers.

5.504.4.4 Carpet Systems. All carpet installed In the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institutes Green Label Plus Program.

2. Compliant with VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).

3. NSF/ANSI 140 at the Gold Level or higher.

4. Scientific Certifications Systems Sustainabe Choice; or

5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS)
Criteria listed in CHPS High Performance Product Database.

5.504.4.4.1 Carpet Cushion.Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

5.504.4.4.2 Carpet Adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite Wood Products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the Interior or exterior of the buildings shall meet the requirements for formaldehyde as specified In ARBs Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.

Chain of custody certifications.
 Product labeled and invoiced as meeting the Composite Wood Products regulation(see CCR, Title 17, Section 93120, et seq.).

4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, The Australian AS/NZS 2269 or European 636 3S standards.

5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5-FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION
PRODUCT CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE 0.05
HARDWOOD PLYWOOD COMPOSITE CORE 0.05
PARTICLE BOARD 0.09
MEDIUM DENSITY FIBERBOARD 0.11
THIN MEDIUM DENSITY FIBERBOARD 0.13

1.VALUES IN THE TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD.AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333.FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient Flooring SystemsFor 80 percent of floor area recieving resilient flooring,installed resilient flooring shall meet at least one of the following:

Certified under the Resilient Floor Covering Institue (RFCI) Floorscore program;
 Compliant with the VOC-emission limits and testing requiremnts specified in the California

Department Of Public Healths 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, Feruary 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria

and listed in the CHPS High Performance Product Database; or 4. Products certified under UL GREENGUARD Gold (formerly the Green Guard Childrens & Schools Program).

5.504.5.3 Filters.In mechanically ventilated buildings provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13.MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling.Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited bt other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, Campus Of The California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL.Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2. Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls), For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY.For mechanically or naturally ventilated spaces in building, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO2) MONITERING. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT.

5.507.4 ACOUSTICAL CONTROLEmploy building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM e 413,Or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM e 1332,using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS]. For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior Noise Transmission, Prescriptive Method. Wall and roof ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1.Within the 65 CNEL noise contour of an airport.

Exceptions:

1. L or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) Plan.

2. L or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L noise contour of a freeway or expressway,railroad,industrial source or fixed guideway source as determined by the Noise Element of the General Plan.

5.507.4.2. Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the Interior.

5.507.4.2.1 Documentation of Compliance. An accoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior Sound Transmission.Wall and floor ceiling assemblies seperating tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office Of Noise Control: www.toolbase.org/PDF/Case Studies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QAULITY

5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONSInstallations of HVAC,refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs)Install HVAC,refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons.Install HVAC,refrigeration and fire suppression equipment that do not contain Halons.

5.508.1.2 Supermarket Refrigerant Leak Reduction. New commercial refrigeration sytems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high global warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: refrigeration systems containing low global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section.Low-GWP refrigerants are nanozone depleting refrigerants that include ammonia,carbon dioxide (CO2) and potentially other refrigerants,

ering Inc. Vi P.E. Ave. #206

ZYNI Engineering II Zhang Yuan Ni P.E 8232 Garvey Ave. #



IRY CULTIVATION FACILITIES NIA CITY, CALIFORNIA 93505

Project Number:CCC-01

Date:7.16.2020

Drawn By:NI
Checked By

A100.50

2020 CALGREEN NONRESIDENTIAL CODE P.5

5.508.2.1 Refrigerant Piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerent systems except as noted below.

5.508.2.1.1 Threaded Pipe.Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper Pipe. Copper tubing with an OD less than 1/4 inch may be used in sytems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One forth Inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared Tubing Connections Double flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single Flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerents and tightened in accordance with manufacturers recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.1 Valves. Valves and fittings shall comply with the California Mechanical Code and as Follows:

5.508.2.2.1 Pressure Relief ValvesFor vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure Detection. A pressure guage, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access ValvesOnly Scharder access valves with a brass or steel body are permitted for use.

5.508.2.2.1 Valve Caps For systems with a refrigerent charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2 Seal Caps If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.1 Chain Tethers.Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated Service Cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion resistent material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3. Coil Coating.Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerent Recievers. Refrigerent recievers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerent in the reciever.

5.508.2.5 Pressure Testing. The system shall be pressure tested during installtion prior to evacuation and charging.

5.508.2.5.1. Minimum Pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks.Check the system for leaks ,repair any leaks,and retest for pressure using the same guage.

5.508.2.5.3 Allowable Pressure Change. The system shall stand, unaltered , for 24 hours with no more than a +/- one pound pressure charge from 300 psig.measured with the same guage.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First VacuumPull a system vacuum down to at least 1000 microns (+/-50 microns), and hold for 30 minutes.

5.508.2.6.2. Second Vaccum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third VacuumPull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24 hour period.

Revision

'NI Engineering Inc. lang Yuan Ni P.E. 32 Garvey Ave. #206 semead California 9177

No. C68149
Exp. 6-30-2021

Professional Engineer

3algreen Notes.5

CALIFORNIA CITY, CALIFORNIA 93505
CALIFORNIA CITY, CALIFORNIA 93505
CANTEBURY
MANAGEMENT L.L.C.

Project Number:CCC-01
Date:7.16.2020

Orawn By:NI

A100.60

CBC Section 1704.2 Special Inspections and tests: Where application is made to the building official for construction as specified in Sections 105 or 1.8.4., as applicable, the owner, other than the contractor, shall employ one or more approved agencies to provide special inspections and tests during construction on the types of work specified in section 1705 and identify the approved agencies to the building official. These special inspections and tests are in addition to the inspections by the building official .These special inspections and tests are in addition to the inspections by the building official that are identified in section 110.

[OSHPD2] An inspection agency having accreditation to the international standards organization (ISO) accreditation standard 17020 shall be deemed to comply with the requirements for an approved inspection agency.

1-Special inspections and tests are not required for construction of a minor nature or as warranted by conditions in the jurisdiction as approved by the building official.

housing as defined in health and safety code section 19971.

- 2-Does not apply on this project. 3-Unless otherwise required by th building official, special Inspections And Tests Are Not Required For portions of structures designed and constructed in accordance with the cold formed steel light frame construction provisions of section 2211.7 or the conventional light frame construction provisions of section 2308. The Contractor is permitted to employ the approved agencies where the contractor is also the owner. [HCD 1] The provisions of health and safety code division 13,part 6 and the california code of regulations,title 25, division 1,chapter 3,commencing with section 3000,shall apply to the construction and inspection of factory built
- 1704.2.1 Special inspector qualifications: Prior to the start of the construction, the approved agencies shall provide written documentation to the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. Experience or special training shall be considered relevant where the documented experience or training is related in complexity to the same type of special inspection or testing activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other sections of this code.

The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as special inspectors for the work

1704.2.2 Access for special inspection: The construction or work for which special inspection or testing is required shall remain accessible and exposed for special inspection or testing purposes until completion of the required special inspections or tests.

1704.2.3 Statement of special inspections: The applicant shall submit a statement of special inspections in accordance with section 107.1, chapter 1, division 2, as a condition for permit issuance. This statement shall be in accordance with section 1704.3

Exception: A Statement of special inspections is not required for portions of structures designed and constructed in accordance with the cold formed steel light frame construction provisions of section 2211.7 or the conventional light frame construction provisions of section 2308.

1704.2.4 Report requirement :An approved agencies shall keep records of special inspections and tests. The approved agency shall submit reports of special inspections and tests to the building official and to the registered design professional in responsible charge.Reports shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents, Discrepencies shall be brought to the immediate attention of the contractor for correction. If They are not corrected, the discrepencies shall be brought to the attention of the building official and the registered design professional in responsible charge prior to the completeion of that phase of that work. A final report documenting required special inspections and tests, shall be submitted at a point in time agreed upon prior to start of the work by the owner or the owners authorized agent to the building official.

1704.2.5 Special inspection of fabricated items: Where fabrication of structural, loadbearing or lateral load bearing resisting members or assemblies is being conducted on the premises of a fabricators shop, special inspections of the fabricated items shall be performed during fabrication.

1-Special inspections during fabrication are not required where the fabricator maintains approved detailed fabrication and quality control procedures that provide a basis for the control of the workmanship and the fabricators ability to conform to approved construction documents and this code. Approval shall be based upon review of fabrication and quality control procedures and periodic inspection of fabrication practices by the building official. 2-Special inspections are not required where the fabricator is registered and approved in accordance with section 1704.2.5.1

1704.2.5.1 Fabricator approval:Special inspections during fabrication are not required where the work is done on the premises of a fabricator registered and approved to perform such work without special inspection. Approval shall be based upon review of the fabricators written procedural and quality control manuals and periodic auditing of fabrication practices by an approved agency. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the owner or owners authorized agent for submittal to the building official as specified in section 1704.5 stating that the work was performed in accordance with the approved construction documents.

1704.3 Statement of special inspections

- Where special inspections or tests are required by section 1705, the registered design professional in responsible charge shall prepare a statement of special inspections in accordance with section 1704.3 for submittal by the applicant in accordance with section 1704.2.3
- Exception: The statement of special inspections is permitted to be prepared by a qualified person approved by the building official for construction not designed by a registered design professional.

1704.3.1 Content of statement of special inspections: The statement of special inspections shall identified the following: 1-The materials, systems, components and work required to have special inspections or tests by the building official or by the registered design professional responsible for each portion of the work.

- 2-The type and extent of each inspection.
- 3-The type and extent of each test.
- 4-Additional requirements for special inspections or test for seismic or wind resistance as specified in sections 1705.11, 1705.12,and 1705.13
- 5-For each type of special inspection as to whether it will be continuous special inspection, periodic special inspection or performed in accordance with the notation used in the reference standard where the inspections are defined.
- 1704.3.2 Seismic requirements in the statement of special inspections: Where section 17-5.12 or 1705.13 specifies special inspections or tests for seismic resistence, the statement of special inspections shall identify the designated seismic systems and seismic force resisting systems that are subject to the special inspections or tests.

1704.3.3 Wind requirements in the statement of special inspections: Where section 1705.11 specifies special inspection for wind resistence, the statement of special inspections shall identify the main wind force resisting systems and wind resisting components that are subject to special inspections.

1704.4 Contractor responsibility: Each contractor responsible for the construction of a main wind or seismic force resisting system, designated seismic system or a wind or seismic force resisting component listed in the statement of special inpsections shall submit a written statement of responsibility to the building official and the owner or the owners authorized agent prior to the commencement of work on the system or component. The contractors statement of responsibility shall contain acknowledgment of awareness of the special requirements contained in the statement of special inspections.

1704.5 Submittals to the building official:In addition to the submittal of reports of special inspections and tests in accordance with section 1704.2.4, reports and certificates shall be submitted by the owner or owners authorized agent to the building official for each of the following:

- 1-Certificates of compliance for the fabrication of structural, load bearing or lateral load resisting members or assemblies on the premises of a registered abd approved fabricator in accordance with section 1704.2.5.1. 2-Certificates of compliance for the seismic qualification of non structural components, supports and attachments in accordance with section 1704.13.2
- 3-Certificates of compliance for designated seismic systems in accordance with section 1705.13.3
- 4-Reports of preconstruction tests for shotcrete in accordance with section 1908.5
- 5-Certificates of compliance for open web steel joists and joist girders in accordance with section 2207.5.
- 6-Reports of material properties verifying compliance with the requirements of AWS D1.4 for weldability as specified in section 26.6.4 of ACI 318 for reinforcing bars in concrete complying with a standard other than ASTM A706 that are to be welded and

7-Reports of mill tests in accordance with section 20.2.5 of ACI 318 for reinforcing bars

complying with ASTM A615 and used to resist earthquake induced flexural or axial forces in the special moment frames, special structural walls or coupling beams connecting special structural walls of seismic force resisting systems in structures assigned to seismic design category B,C,D,E, or F.

1704.6 Structural observations: Where required by the provisions of section 1704.6.1 or 1704.6.2,the owner or the owners authorized agent shall employ a registered design professional to perform structural observations. Structural observation does not include or waive the responsibility for the inspections in section 110 or the special inspections in section 1705 or other sections of this code.

Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations.

At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observers knowledge, have not been resolved.

1704.6.1 Structural observations for seismic resistance

Structural observations shall be provided for those structures assigned to seismic design category D,E, or F where

- one or more of the following conditions exist:
- 1-The structure is classified as risk category 3 or 4.
- 2-The height of the structure is greater than 75 feet(22860 mm) above the base as defined in ASCE 7. 3-The structure is assigned to seismic design category E, is classified as risk category 1 or 2, and is greater than two stories above grade plane.
- 4-When so designated by the registered design professional responsible for the structural design. 5-When such observation is specifically required by the building official.

- 1704.6.2 Structural observations for wind requirements: Structural observations shall be provided for those structures sited where Vasd as determined in accordance with section 1609.3.1 exceeds 110 mph (49m/sec), where one or more of the following conditions exist:
- 1-The structure is classified as risk categorie 3 or 4.
- 2-The building height is greater than 75 feet (22860 mm).
- 3-When so designated by the registered design professional responsible for the structural design. 4-When such observation is specifically required by the building official.

Table 601 And Table 602 Fire Resistance Rating Requirements For Building Elements And For Exterior Wall Based On Fire Seperation Distance

			Type 2-B
Structural Frame			0 Hr.
Bearing Wall	Exterior Interior		0 Hr. 0 Hr.
		X<5	Occupancy:F-1:2 Hr.
Bearing Wall Non Bearing Walls	Exterior	5 < X<10	Occupancy:F-1:2 Hr.
And Fire Partitions		10 < X<30	0 Hr.
		X>30	0 Hr.
Non Bearing Walls And Partitions	Interior		0 Hr.
Floor Construction			0 Hr.

For Allowable Area Of Openings

Roof Construction

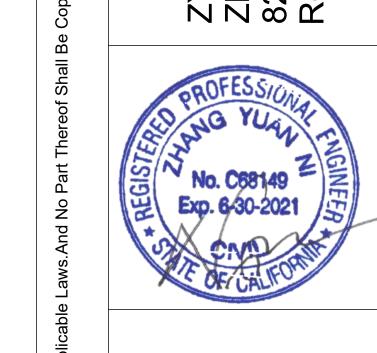
Table 705.8 Maximum Area Of Exterior Wall Openings

Classification	Fire Separation Distance (Feet)									
Of Opening	10 To Less Than 15	15 To Less Than 20	20 To Less Than 25							
Unprotected, Fire Sprinkled	45%	75%	No Limit							
	West Side Of Building No Opening		North,East,And South Side Of Building							

Permit Information

Fire Sprinkler And Fire Alarm
Signage
Storage Shelving And Rack
Retaing Wall Or Fence
Grading Work
Demolition
Mechanical,Electrical,Plumbing Work

Separate Permit Separate Permit Separate Permit Separate Permit **Separate Permit** Separate Permit **Separate Permit**



CALIFORNIA CITY, CALIFORNIA 93505

CANTEBURY MANAGEMENT L

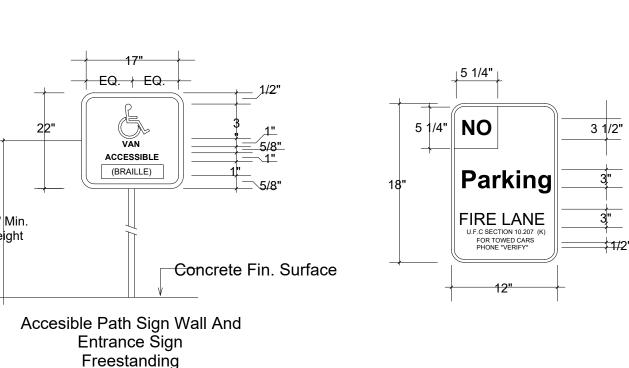
Project Number: CCC-0

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Van/Car Accessible

Not To Scale

Reflectionized Porcelain Enameled St'l Sign W/Beaded Letters Or Equal Bolted RO 21/2" T.S. Powder Coated Post → EQ. → EQ. → W/(2) 3/8" Dia. Bolts-Sign To Display International Symbo Of Accessibility And Have Directional Arrow Indicating The Accesible Path Of Travel (BRAILLE) Similar For Wall Mount Signs Concrete Fin. Surface Accesible Path Accessible Path Sign Sign Wall And Freestanding Entrance Sign



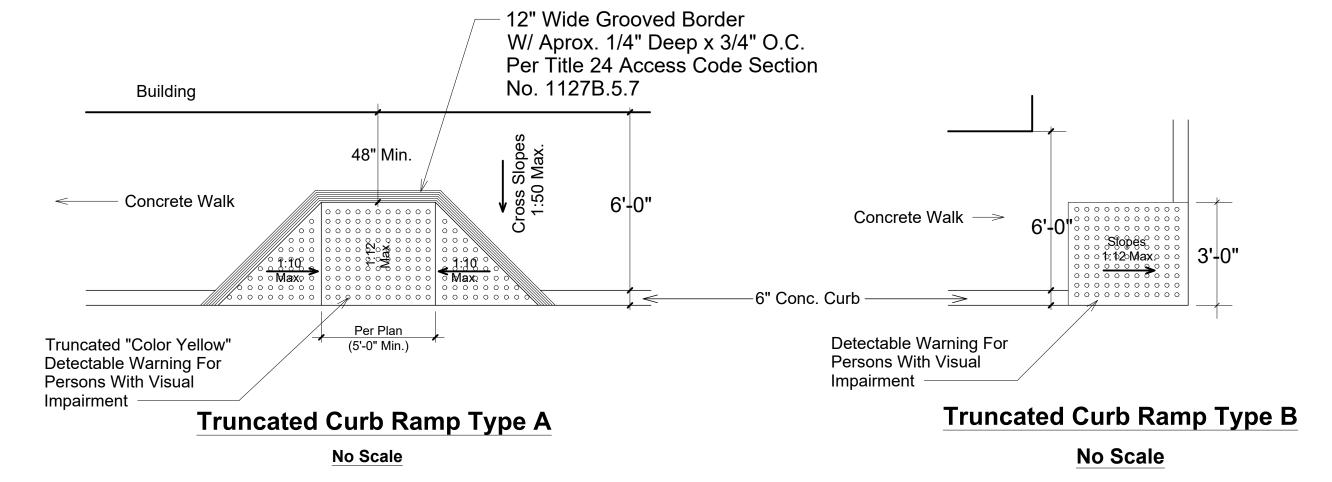
Each Parking Space Reserved For The Handicapped Shall Be Identified By:

(A) A Permanently Affixed Reflectorized Sign Constructed Of Porcelain On Steel, Beaded Text, Or Equal Displaying The International Symbol Of Accessibility. This Sign Shall Not Be SmallerThan (70) Inches In Area And Shall Be Centered At The Interior End Of The Parking Space At A Minimum Height Of Eighty (72) Inches From The Bottom OF The Sign To The Parking Space, Finished Grade Or Centered On The Wall At The Interior End Of The Parking Space At A Minimum Height Of Thirty-Six (36) Inches From The Parking Space Finished Grade,
Ground Or Sidewalk, A Sign Shall Be Posted, In A Conspicuos Place, At Each Entrance To The Off Street Parking Facility, Not Less Than 17 Inches By 22 nches (431.8mm x 558.8 mm In Size With Lettering Not Less Than One (1) Inch (25.4mm) In Height, Which Clearly And Conspicuosly States The Following:

"Unauthorized Vehicles Not Displaying Distinguishing Placards Or License Plates Issued For Physically Handicapped Persons May Be Towed Away aT Owners Expense. Towed Vehicle May be Reclaimed At

A.D.A. Parking Accessibility Notes:

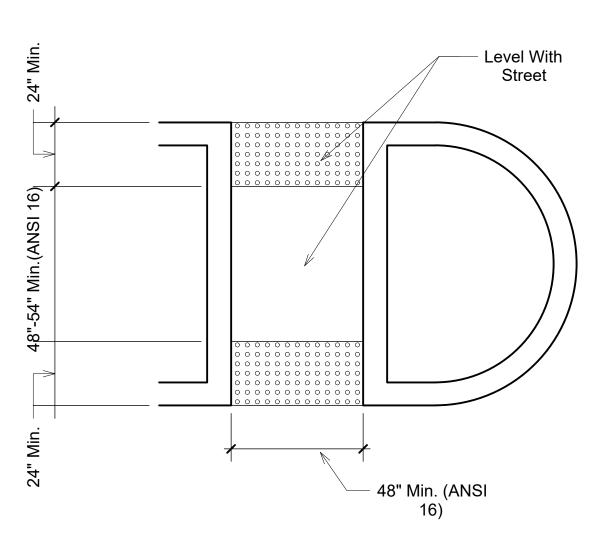
1-Accessible Parking Spaces Complying With Section 11B-502 Parking Spaces Serving A Particular Building Or Facility Shall Be Located On The Shortest Accessible Route Of Travel From Adjacent Parking To An Accessible Entrance. As Near As Practical To An Accessible Entrance. (CBC Section 11B-208.3.1) 2-Access Aisles Shall Be Marked With A Blue Painted Borderline Around Their Perimete. The Area Within The Blue Borderlines Shall Be Marked With Hatch Lines A Maximum Of 36 Inches On CenterIn A Color Contrasting With That Of The Aisle Surface., Preferably Blue Or White. The Words "NO PARKING" Shall Be Painted On The Surface With Each Access Aisle In White Letters A Minimum Of 12 Inches In Height And Located To Be Visible From The Adjacent Vehicular Way.(CBC Section 11B-502.3.3) 3-Access Aisles Shall Not Overlap The Vehicular Way. Access Aisles Shall Be Permitted To Be Placed On Either Side Of The Parking Space Except For Van Parking Spaces Which Shall Have Access Aisles Located On The Passenger Side Of the Parking Spaces. (CBC Section 11B-502.3.4)



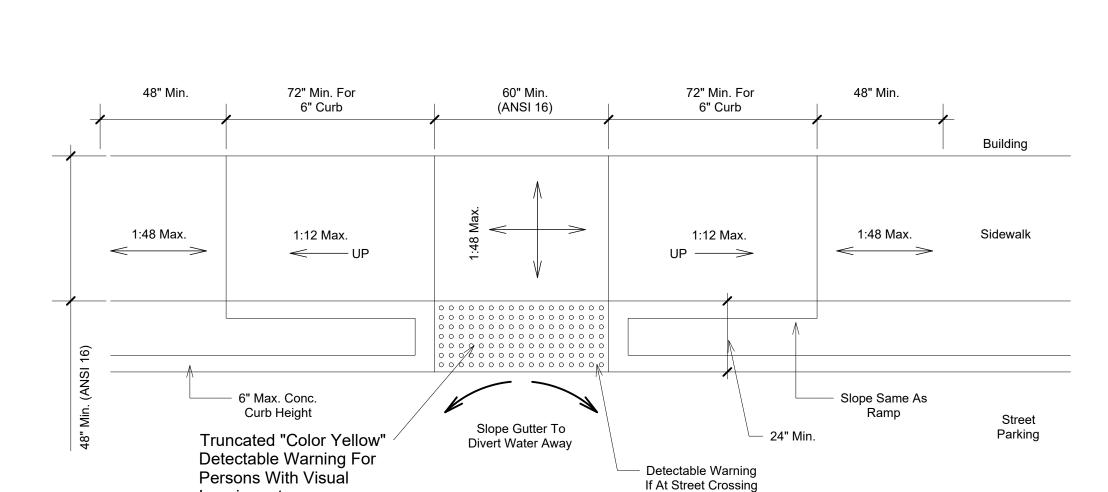
Curb Ramps Notes:

1-Curb Ramps Shall Be Constructed At Each Corner Of Street Intersections And Where A Pedestrian Way Crosses A Curb. The Preferred And Recommended 2-Location For Curb Ramps Is In The Center Of The Cross Walk Of Each Street Corner. Where It Is Neccesary To Locate A Curb Ramp In The Center Of The Curb Return And The Street Surfaces Are Marked To Identify Pedestrian Crosswalks, The Lower End Of The Curb Ramp Shall Terminate Within Such Crosswalk Areas. 5% Max. Slope In The Direction Of Travel, 2% Max. Cross Slope (CBC 11B-403.3) & CBC Section 11B-403.5)

A Turning Space 48 Inches Min. By 48 Inches Minimum Shall Be Provided At The Bottom Of The Curb Ramp. The Slope Of The Turning Space In All Directions Shall Be 1:48 Max. (2.083%) CBC Section 11B-406.3.2 2-Curb Ramps And The Flared Sides Of Curb Ramps Shall Be Located So That They Do Not Project Into Vehicular Traffic Lanes, Parking Spaces, Or Parking Access Aisles. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings ,Excluding Any Flared Sides. CBC Section 11B-406.5.1 3-Grade Breaks At the Top And Bottom Of Curb Ramp Runs Shall Be Perpendicular To The Direction Of The Ramp Run. Grade Breaks Shall Not Be Permitted On The Surface Of Ramp Runs And Turning Spaces.Surface Slopes That Meet At Grade Breaks Shall Be Flush CBC Section 11B-06.5.6 4-Curb Ramps And Blended Transitions Shall Have Detectable Warnings Complying With 11B-705 Detectable Warnings CBC Section 11B-406.5.12



Cut-Through Island Utilized When There Is A Crosswalk That Would Otherwise Be Obstructed By An Island. Not To Scale

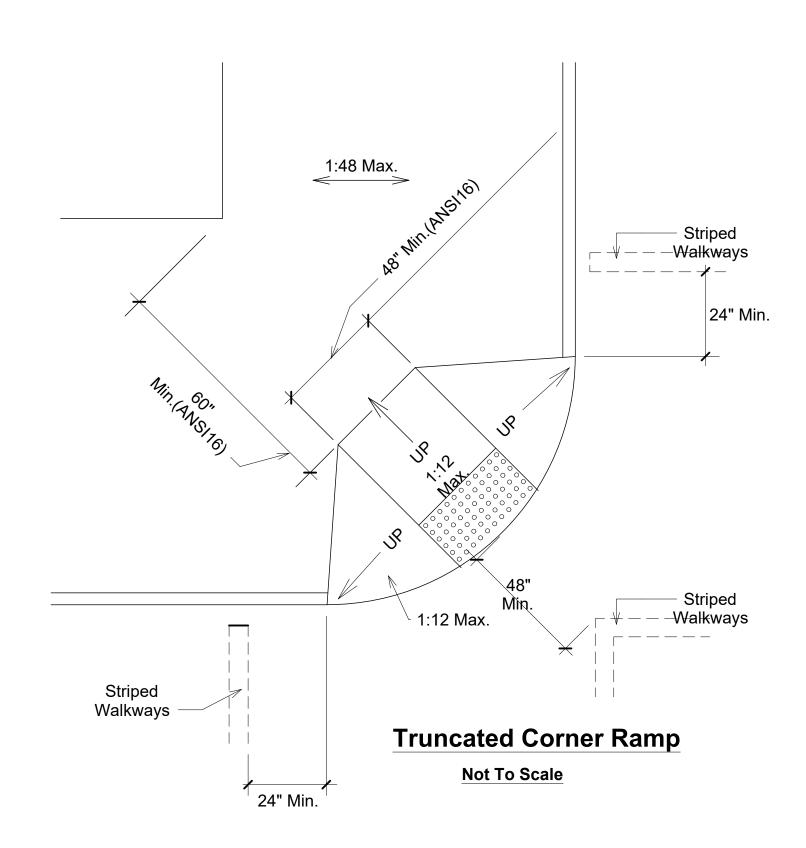


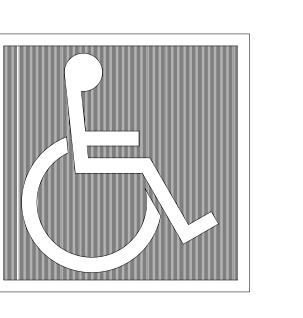
90-Degree Turn To Curb Ramp

Impairment

Utilized When There Is Insufficient Sidewalk Space For Return Curb Or Flares At An Access Aisle

Not To Scale





International Symbol Of Accessibility 36"x36"

Project Number:CCC-01 Date:7.16.2020 Drawn By:NI Checked By

Scale:As Noted

<u>d</u>

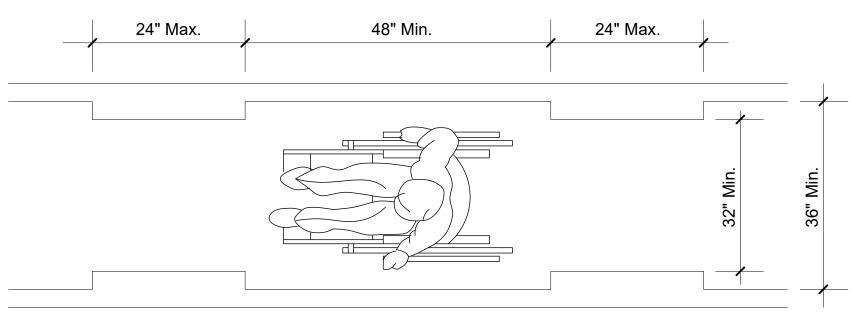
Revision

70

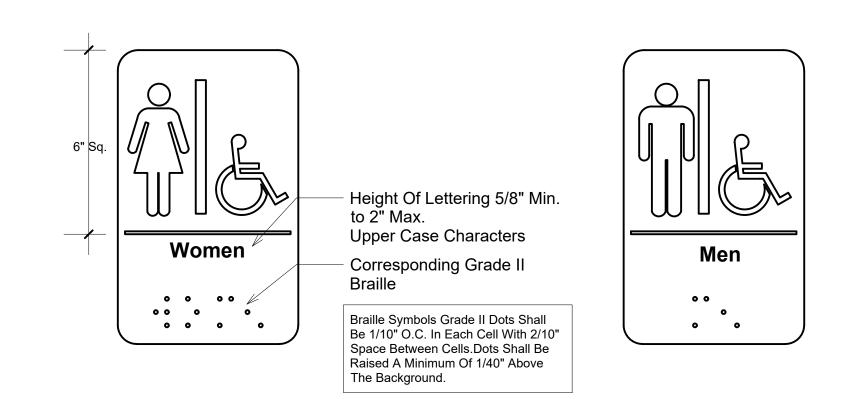
ZYNI Engine Zhang Yuan 8232 Garvey Rosemead (

CALIFORNIA CITY, CALIFORNIA 93505

CANTEBURY MANAGEMENT L



ADA Clear Width Of An Accessible Route



ADA Womens Bathroom Signage

ADA Mens Bathroom Signage

Tactile Signage-Restroom Symbols

Not To Scale

General Accessibility Notes:

1-Written Dimensions On These Drawings Shall Have Precendence Over Scaled Dimensions.Contractor Shall Verify And Be Responsible For All Dimensions And Conditions On The Job And The Engineer Of Records Must Be Notified Of Any Variations From The Dimensions And Conditions Shown By These Drawings. Shop Details Must Be Submitted To The Engineer For Approval Before Proceeding With Fabrication.

ADA Accessories Reach Heights

Not To Scale

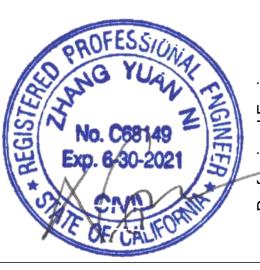
- Convenience Outlets

2-All Details On This Sheet Are Typical For Accessible Fixtures And Equipment As Described In The Construction Documents. Items Shown On This Page That Are Not Included In The Architectural Documents Shall Be Disregarded.

3-Information On The Documents That Are More Specific To Individual Conditions Supercedes The Information Shown On This Sheet.

70 ZYNI Engin Zhang Yuar 8232 Garve Rosemead

Revision

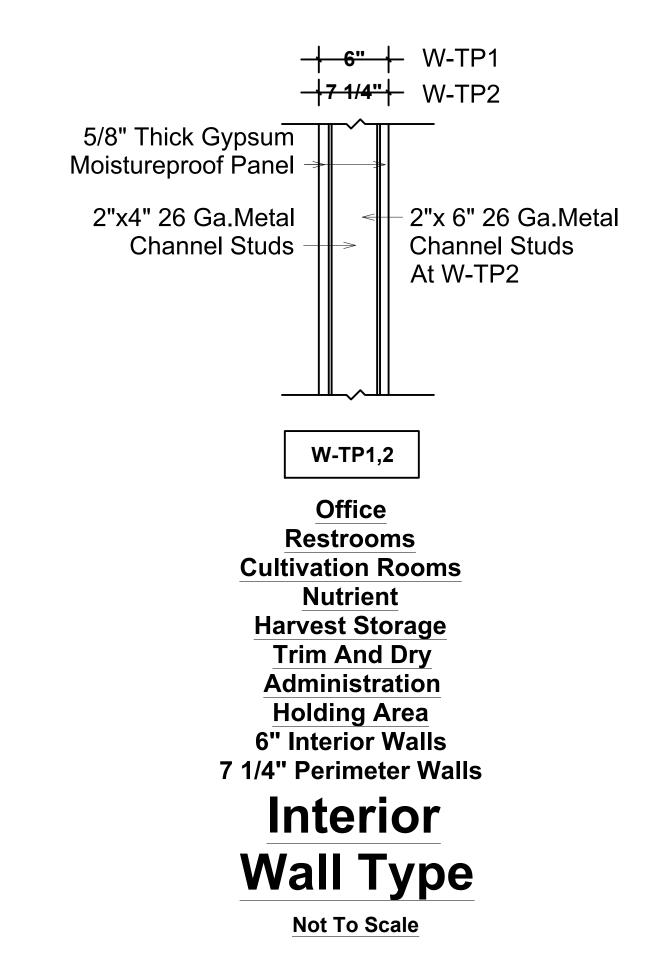


CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505 CANTEBURY MANAGEMENT L

Project Number:CCC-01 Date:7.16.2020

Drawn By:NI Checked By

A101.10



Parcel 1 Building "A,B" Floor Plan

Scale:1/8"=1'-0" 11,770 Gross Sq. Ft. F.F. 2,432'

11,770 Sq. Ft. Net Gross Floor Area

Details Description:

Cultivation:

10,396 Sq. Cultivation Rm. 44 Sq. Ft. Quarantee Rm.(Admin. Hold)

Distribution:
257 Sq. Ft. Office/DistributionVault
70 Sq. Ft. Harvest Storage

Trim/Dry:
528 Sq. Ft. Trim/Dry

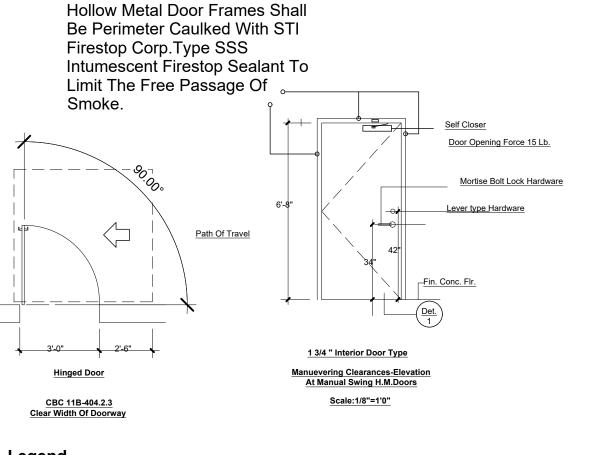
Supplements:
48 Sq. Ft. Nutrient Rm.
11,343 Sq. Ft. Total Marijuana Operation Area

Note:

No Hazardous Material Stored In Grenhouse

Note

Max. Ocupancy Per Day Is 6-12 Persons



Threshold Detail

Legend

Exit Route — Tactile Signs To Comply
With Section 1117B.5.1

Exit — Illuminated Exit Signage

F.E. Fire Extinguishers

Notes:
All New Interior And Exterior

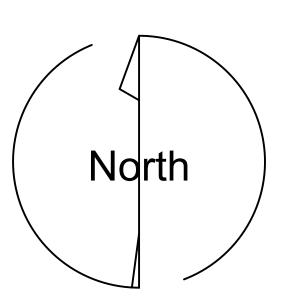
General Notes:

1-Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks,Roof Hatches,And Window Locks In A Manner That Prevents Free And Unauthorized Access,Persuant To 16 CCR 5042.

2-An Approved Sign Designating The Maximum Occupant Load Shall Be Posted.Minimum Character Size Shall Be 12" High By 1" Stroke.

3-Portable Fire Extinguishers Shall Be Provided In Accordance With The Latest California Fire Code And The Fire Code Standard #10-1.Minimum Approved Size For All Portable Fire Extinguishers Shall Be Per City Of California City Requirements.Locations Of Fire Extinguishers Shown On Plans.

4) Fire Sprinkler System Must Be Installed In The Structure.



ZYNI Engineering Inc. Zhang Yuan Ni P.E. 8232 Garvey Ave. #20(Rosemead California 9



lans Building A & B

CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505

Project Number:CCC-01

Date:7.16.2020

Drawn By:NI

Checked By

A102
Scale: As Noted

	Doo	r Schedule			Fire				
Qty.	Tag	Door Location	Size	Swing	Rating	Type	Hardware	Manufacturer	Remarks
1	APE-01	Primary Entrance To Cultivation	6' x 6'8" x 1 3/4"	R.H. L.H.	90 Min.	H.M.	Emergency "Touch Bar" Make:Cal-Royal Model:COMBO5000EO36AL 3/4" Stainless Stl. Latchbolt		Doors Types PE-01 And EG-01, Will Have:
1	AEG-01	Egress To Cultivation	6' x 6'8" x 1 3/4"	R.H. L.H.	90 Min.	H.M.	Emergency "Touch Bar" Make:Cal-Royal Model:COMBO5000EO36AL 3/4" Stainless Stl. Latchbolt		1-Door Entry System Will Be With An Electronic Access Card. 2-All Exterior Doors Shall Have
1	OF-01	Cultivation To Office	3' x 6'8" x 1 3/4"	L.H.	90 Min.	H.M.			Emergency Push Bars (Free Of Any Locks Or Mechanical Restrictions)
1	OF-02	Trim/Dry To Office	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.			3-Paint Surfaces Will Be Easy To Clean And Maintain.
1	TD-01	Trim/Dry To Cultivation	6' x 6'8" x 1 3/4"	R.H. L.H.	90 Min.	H.M.	Emergency "Touch Bar" Make:Cal-Royal Model:COMBO5000EO36AL 3/4" Stainless Stl. Latchbolt		
1	HS-01	Office To Harvest Storage	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.		Commercial Door Metal Systems	
1	AH-01	Cultivation To Admin. Hold	3' x 6'8" x 1 3/4"	L.H.	90 Min.	H.M.		14610 Central Ave. Chino Ca. 91710 1 800 408 3667	
1	NU-01	Cultivation To Nutrient Rm.	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.		1 000 400 0001	
1	ME-01	Office To Mech. Rm.	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.			
1	ME-01	Cultivation 1 To Mechanical Rm. 1	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.			
1	RR-01	Cultivation To Rest Rm.	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.	Coat Hooks On Doors		
1	MA-01	Rest Rm. To Main. Rm.	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.	Coat Hooks On Doors		
	1	I .			I	1			

General	Notes:
General	MOLES.

All Doors:

Handle

Key Lock

Door Bolt

Shlage L9440

Commercial Lever

Shlage 20001C606114

Shlage S48B3 Mortise

Nuk3y Commercial

Grade Heavy

Duty Hinges

1-All Dimensions Shown To Face Of Stud, U.N.O.

2-All Exterior Walls Shall Be As Per Greenhouse Manufacturer 6" Type "X" Gyp. Bd. On The Interior Face For Office Area.Metal Furring As Required For Drywall Finishes.

3-All Interior Walls Shall Be 3-5/8" x 20 Ga. Studs At 16" O.C. W/ 5/8" Type "X" Gyp. Bd. On Both Sides U.O.N.

4-Provide 2X Solid Blocking In Walls As Required For Reinforcement Of All Bars, Restroom Fixtures, Plumbing Lines, Wall Bumpers And Kitchen Equipment, Etc.

5-For Exterior Wall Treatment, See Exterior Elevations.

6-All Exit Doors Shall Be Operable From The Inside Without Special Knowledge Or Effort Or The Use Of A Key.

7-All Exterior Doors Shall Be Weatherstriped.All Exterior Joints Around Door Frames & Windows And At All Penetrations Thru Building Envelope Shall Be Sealed Using Sealants & Caulking.

8-All Architectural Glazing Within 48" Of Doors Shall Be Tempered Including Glazing Of Doors.(If Any)

9-Contractor Shall Submit Complete Set Of Millwork Drawings To Owner For Approval Prior To Construction.

10-All Finish Surfaces Shall Have A Flame Spread Clasifcation Of Class III Or Higher (Flame Spread Index 76 Thru 200 & A Smoke Density Rating Of 450).

11-All Drapes, Curtains & Decorative Material Provided And/Or Installed By The General Contractor Shall Be Made From Non Flammable Materials Or Treated With Flame Retardant As Approved By The Local Fire Marshal.

12-Owner Shall Provide Portable Fire Extinguishers Per Local Fire Marshal.General Contractor To Install.

13-Building Address Numbers Shall Be A Minimum 6" High And Be Of Contrasting Colors.

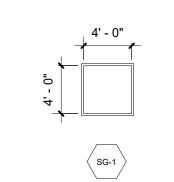
14-Exits Shall Be illuminated At Any Time The Building Is Occupied With Light Having An Intensity Of Not less Than One Foot Candle At Floor Level.Building Code Section 1012. (Refer To Electrical Drawings)

15-Provide Exit Signs Per Building Code Section 3314 (a,b,c). (Refer To Electrical Drawings)

16-Provide Approved Exiting Illumination And Illuminated Exit Signs. Tite 24, Section 1012 & 1013 (Refer To Electrical Drawings)

17-Restroom Walls And Ceiling Shall Not Be Insulated.

Window Schedule Fire Window Type Rating Type Hardware Manufacturer Remarks Location Commercial Door 6" Interior SG-01 Low "E" Glass 3/8" Thick Tempered Glass 4' x 4' H.M. Metal Systems 14610 Central Ave. Chino Ca. 91710 1 800 408 3667



Interior-Window Units Scale:1/8"=1'-0"

Fire Department Notes:

1-All Handheld Fire Extinguishers Shall Be Type 2A10BC Placed Within A 75' Travel Distance. Exact Quantity And Location Shall Be Determined By Fire Official During Final Inspection.

2-Approved Address Signage In Accordance With Fire Dept. Standards Shall Be Placed On The Building In Such A Position As To Be Plainly Visible And Legible From The Street Or Road Fronting This Property.Said Numbers Shall Contrast With Their Background And Shall Be Installed Prior To Certificate Of Occupancy.

3-An Approved Security Lock Box System For Fire Dept. Access To Fire Protection Equipment And Building Common Areas Shall Be Installed Per Uniform Fire Code, According To Fire Dept. Standard "Key Box System"

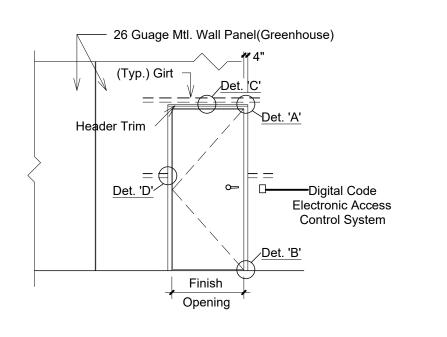
4-No Landscaping (Trees, Shrubs, Etc.) May Be Placed Within 5 Ft.Of Any Fire Protection Equipment.

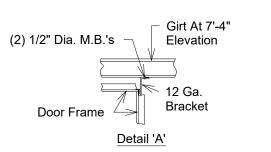
5-Provide On Site Fire Hydrants Per Fire Dept.Standards For Fire Protection.

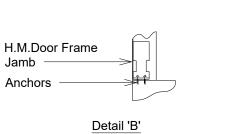
Note: Max. Force To Operate Doors Is Limited To 15 Lb.

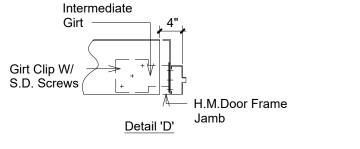
Note: All Interior Doors On 1Hr. Fire Rated Doors Shall Have Locking Hardware And Emergency Touch Bars

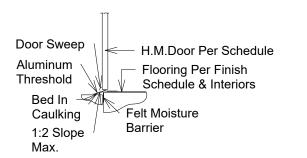
Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks, Roof Hatches, And Window Locks In A Manner That Prevents Free And Unauthorized Access, Persuant To 16 CCR 5042.











Exterior Threshold

Not To Scale

Typical Exterior H.M.Door Frame Not To Scale

70 06 91 ZYNI Engineering Inc. Zhang Yuan Ni P.E. 8232 Garvey Ave. #206 Rosemead California 9

Revision

A&B Ischedul Buildings Sc

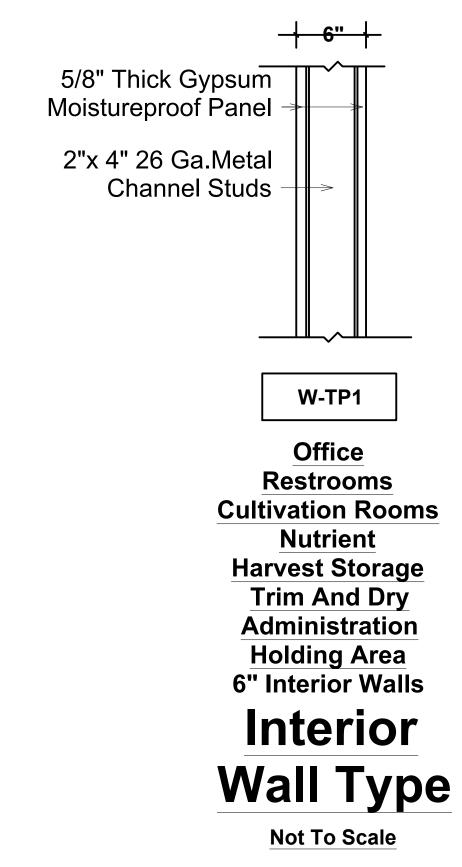
CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505

CANTEBURY MANAGEMENT L.I

Project Number:CCC-01 Date:7.16.2020

Drawn By:NI Checked By

A102.10



Parcel 1 Building "C" Floor Plan

Scale:1/8"=1'-0" 6,600 Gross Sq. Ft. F.F. 2,432'

6,600 Sq. Ft. Net Gross Floor Area Details Description: Cultivation:

6,543 Sq. Ft.Cultivation Rm.
XX Sq. Ft. Quarantee Rm.(Admin. Hold)
Distribution:

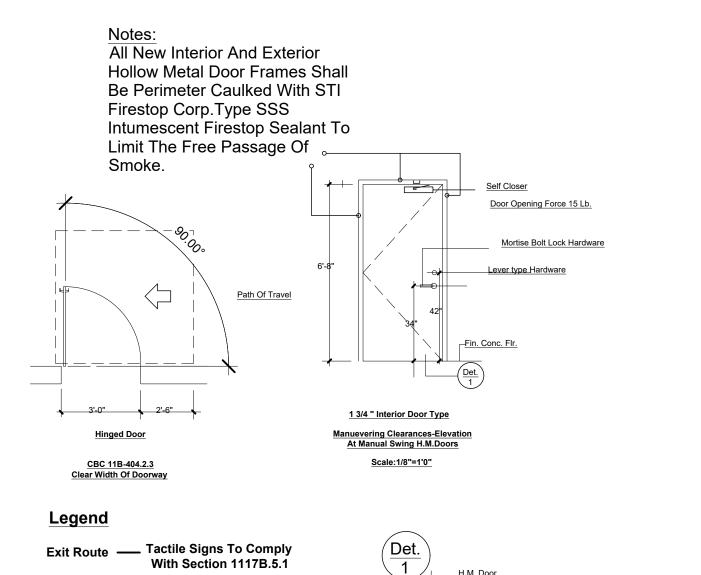
XX Sq. Ft. Office/DistributionVault XX Sq. Ft. Harvest Storage Trim/Dry:

XX Sq. Ft. Trim/Dry
Supplements:
XX Sq. Ft. Nutrient Rm.

6,543 Sq. Ft. Nutrient Rm.
6,543 Sq. Ft. Total Marijuana Operation Area

Note:
No Hazardous Material Stored In Grenhouse

Note:
Max. Ocupancy Per Day Is 6-12 Persons



Threshold Detail

Not To Scale

Exit — Illuminated Exit Signage

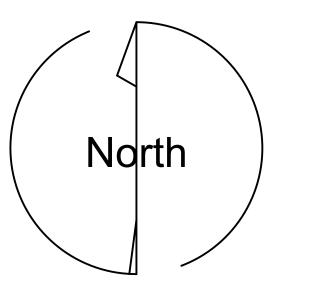
F.E. Fire Extinguishers

General Notes:

1-Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks,Roof Hatches,And Window Locks In A Manner That Prevents Free And Unauthorized Access,Persuant To 16 CCR 5042.

2-An Approved Sign Designating The Maximum Occupant Load Shall Be Posted Minimum Character Size Shall Be 12" High By 1" Stroke.
3-Portable Fire Extinguishers Shall Be Provided In

3-Portable Fire Extinguishers Shall Be Provided In Accordance With The Latest California Fire Code And The Fire Code Standard #10-1. Minimum Approved Size For All Portable Fire Extinguishers Shall Be Per City Of California City Requirements. Locations Of Fire Extinguishers Shown On Plans.



ZYP ZAMONO Part mereor Small be Copied, Strain Second Seco

loor Plan Building C

CANTEBURY CULTIVATION FACILITIES
CALIFORNIA CITY, CALIFORNIA 93505
CANTEBURY
MANAGEMENT L.L.C.

Project Number:CCC-01

Date:7.16.2020

Drawn Bv:NI

A102.20

Parcel 2 Building "D" Floor Plan

Scale:1/8"=1'-0" 10,200 Gross Sq. Ft. F.F. 2,432'

10,200 Sq. Ft. Net Gross Floor Area

Details Description:
Cultivation:
9,092 Sq. Cultivation Rm.
44 Sq. Ft. Quarantee Rm.(Admin. Hold)

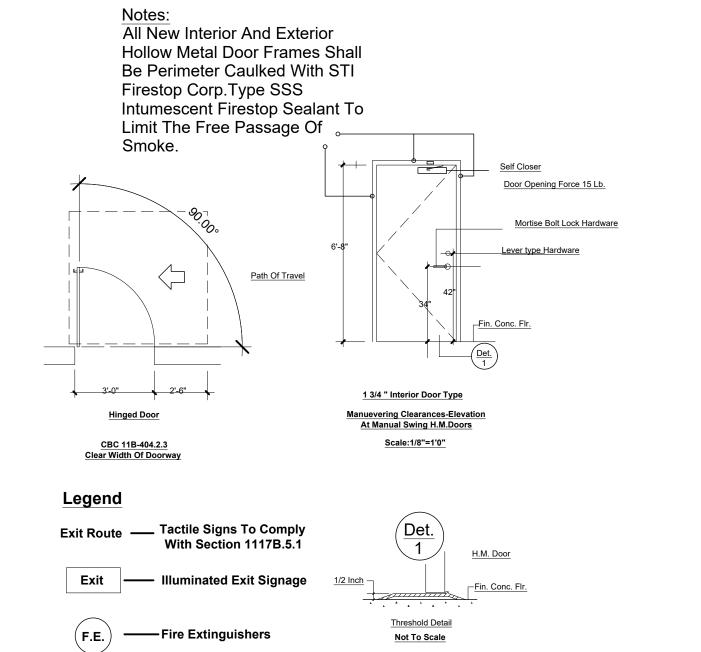
Distribution:
257 Sq. Ft. Office/DistributionVault
70 Sq. Ft. Harvest Storage

Trim/Dry:
287 Sq. Ft. Trim/Dry

Supplements:
48 Sq. Ft. Nutrient Rm.
9,798 Sq. Ft. Total Marijuana Operation Area

No Hazardous Material Stored In Greenhouse

Note:
Max. Ocupancy Per Day Is 6-12 Persons



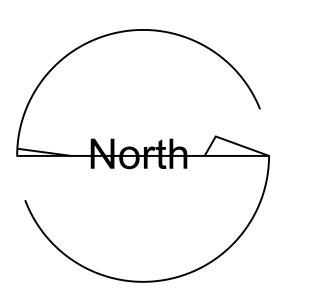
General Notes:

1-Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks,Roof Hatches,And Window Locks In A Manner That Prevents Free And Unauthorized Access,Persuant To 16 CCR 5042.

2-An Approved Sign Designating The Maximum Occupant Load Shall Be Posted.Minimum Character Size Shall Be 12" High By 1" Stroke.

3-Portable Fire Extinguishers Shall Be Provided In Accordance With The Latest California Fire Code And The Fire Code Standard #10-1.Minimum Approved Size For All Portable Fire Extinguishers Shall Be Per City Of California City Requirements.Locations Of Fire Extinguishers Shown On Plans.

4) Fire Sprinkler System Must Be Installed In The Structure.



ZYNI Engineering Inc. Zhang Yuan Ni P.E. 8232 Garvey Ave. #206 Rosemead California 9177

Revision



loor Plan Building D

CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505

CANTEBURY MANAGEMENT L.L

Project Number:CCC-01

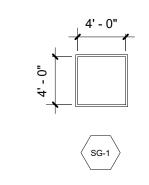
Date:7.16.2020

A102.30

Parcel 2-Cultivation Door And Window Schedule

	Doc	or Schedule			Fire					
Qty	Tag	Door Location	Size	Swing	Rating	Type	Hardware	Manufacturer	Remarks	
1	DPE-01	Primary Entrance To Cultivation	6' x 6'8" x 1 3/4"	R.H. L.H.	90 Min.	H.M.	Emergency "Touch Bar" Make:Cal-Royal Model:COMBO5000EO36AL 3/4" Stainless Stl. Latchbolt		Doors Types PE-01 And EG-01, Will Have:	General Notes:
1	DEG-01	Egress To Cultivation	6' x 6'8" x 1 3/4"	R.H. L.H.	90 Min.	H.M.	Emergency "Touch Bar" Make:Cal-Royal Model:COMBO5000EO36AL		1-Door Entry System Will Be With An Electronic Access Card.	1-All Dimensions Shown To Face Of Stud,U.N.O.
1	OF-01	Cultivation To Office	3' x 6'8" x 1 3/4"	L.H.	90 Min.	H.M.	3/4" Stainless Stl. Latchbolt		2-All Exterior Doors Shall Have Emergency Push Bars (Free Of Any Locks Or Mechanical Restrictions)	2-All Exterior Walls Shall Be As Per Greenhouse Manufacturer 6" Type "X" Gyp. Bd. On The Interior Face For Office Area.Metal Furring As Required For Drywall Finishes.
1	OF-02	Trim/Dry To Office	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.			3-Paint Surfaces Will Be Easy To Clean And Maintain.	3-All Interior Walls Shall Be 3-5/8" x 20 Ga. Studs At 16" O.C. W/ 5/8" Type "X" Gyp. Bd. On Both Sides U.O.N.
1	TD-01	Trim/Dry To Cultivation	6' x 6'8" x 1 3/4"	R.H. L.H.	90 Min.	H.M.	Emergency "Touch Bar" Make:Cal-Royal Model:COMBO5000EO36AL 3/4" Stainless Stl. Latchbolt			4-Provide 2X Solid Blocking In Walls As Required For Reinforcement Of All Bars,Restroom Fixtures,Plumbing Lines, Wall Bumpers And Kitchen Equipment,Etc.
1	HS-01	Office To Harvest Storage	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.				5-For Exterior Wall Treatment,See Exterior Elevations.
1	AH-01	Cultivation To Admin. Hold	3' x 6'8" x 1 3/4"	L.H.	90 Min.	H.M.		Commercial Door Metal Systems 14610 Central Ave. Chino Ca. 91710		6-All Exit Doors Shall Be Operable From The Inside Without Special Knowledge Or Effort Or The Use Of A Key.
1	NU-01	Cultivation To Nutrient Rm.	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.		1 800 408 3667		7-All Exterior Doors Shall Be Weatherstriped.All Exterior Joints Around Door Frames & Windows And At All Penetrations Thru Building Envelope Shall Be Sealed Using Sealants
1	ME-01	Office To Mech. Rm.	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.				& Caulking.
1	ME-01	Cultivation 1 To Mechanical Rm. 1	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.				8-All Architectural Glazing Within 48" Of Doors Shall Be Tempered Including Glazing Of Doors.(If Any)
1	RR-01	Cultivation To Rest Rm.	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.	Coat Hooks On Doors			9-Contractor Shall Submit Complete Set Of Millwork Drawings To Owner For Approval Prior To Construction.
1	MA-01	Rest Rm. To Main. Rm.	3' x 6'8" x 1 3/4"	R.H.	90 Min.	H.M.	Coat Hooks On Doors			10-All Finish Surfaces Shall Have A Flame Spread Clasifcation Of Class III Or Higher (Flame Spread Index 76 Thru 200 & A Smoke Density Rating Of 450).
									All Doors: Shlage L9440 Commercial Lever Handle Shlage 20001C606114 Key Lock Shlage S48B3 Mortise Door Bolt Nuk3y Commercial Grade Heavy Duty Hinges	 11-All Drapes, Curtains & Decorative Material Provided And/Or Installed By The General Contractor Shall Be Made From Non Flammable Materials Or Treated With Flame Retardant As Approved By The Local Fire Marshal. 12-Owner Shall Provide Portable Fire Extinguishers Per Local Fire Marshal. General Contractor To Install. 13-Building Address Numbers Shall Be A Minimum 6" High And Be Of Contrasting Colors. 14-Exits Shall Be illuminated At Any Time The Building Is Occupied With Light Having An Intensity Of Not less Than One Foot Candle At Floor Level. Building Code Section 1012. (Refer To Electrical Drawings) 15-Provide Exit Signs Per Building Code Section 3314 (a,b,c). (Refer To Electrical Drawings) 16-Provide Approved Exiting Illumination And Illuminated Exit Signs. Tite 24, Section 1012 & 1013 (Refer To Electrical Drawings) 17-Restroom Walls And Ceiling Shall Not Be Insulated.

	Wind	dow Schedule		Window		Fire			
Qty.	Tag	Location	Size	Type	Type	Rating	Hardware	<u>Manufacturer</u>	Remarks
1	SG-01	6" Interior Walls	4' x 4'	Sliding	H.M.	90 Min.	3/8" Thick Tempered Glass	Commercial Door Metal Systems 14610 Central Ave.	Low "E" Glass
								Chino Ca. 91710 1 800 408 3667	



Interior-Window Units
Scale:1/8"=1'-0"

Fire Department Notes:

1-All Handheld Fire Extinguishers Shall Be Type 2A10BC Placed Within A 75' Travel Distance. Exact Quantity And Location Shall Be Determined By Fire Official During Final Inspection.

2-Approved Address Signage In Accordance With Fire Dept. Standards Shall Be Placed On The Building In Such A Position As To Be Plainly Visible And Legible From The Street Or Road Fronting This Property. Said Numbers Shall Contrast With Their Background And Shall Be Installed Prior To Certificate Of Occupancy.

3-An Approved Security Lock Box System For Fire Dept. Access To Fire Protection Equipment And Building Common Areas Shall Be Installed Per Uniform Fire Code, According To Fire Dept. Standard "Key Box System"

4-No Landscaping (Trees,Shrubs,Etc.) May Be Placed Within 5 Ft.Of Any Fire Protection Equipment.

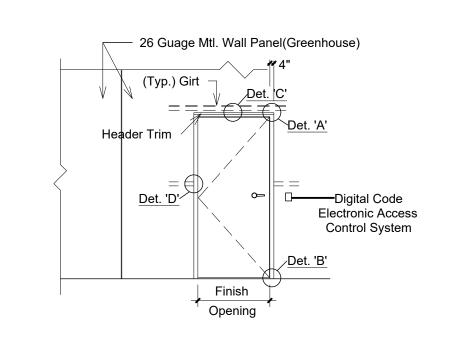
5-Provide On Site Fire Hydrants Per Fire Dept.Standards For Fire Protection.

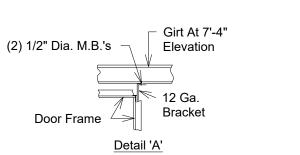
Note: Max. Force To Operate Doors Is Limited To 15 Lb.

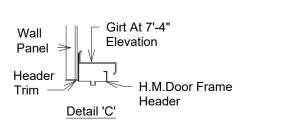
Note: All Interior Doors On 1Hr. Fire Rated Doors Shall Have Locking Hardware And Emergency Touch Bars

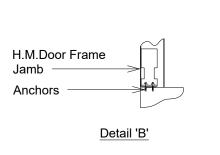
Note:

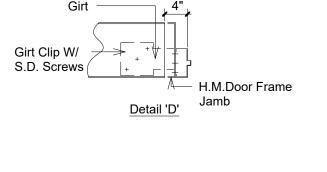
Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks,Roof Hatches,And Window Locks In A Manner That Prevents Free And Unauthorized Access,Persuant To 16 CCR 5042.

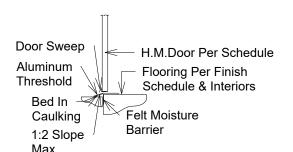












Exterior Threshold

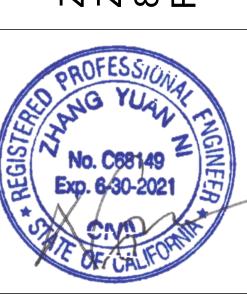
Not To Scale

Typical Exterior H.M.Door Frame

Not To Scale

ZYNI Engineering Inc. Zhang Yuan Ni P.E. 8232 Garvey Ave. #206 Rosemead California 91770

Revision



Building D Notes And Schedules

CANTEBURY CULTIVATION FACILITIES
CALIFORNIA CITY, CALIFORNIA 93505
CANTEBURY
MANAGEMENT L.L.C.

Project Number:CCC-01

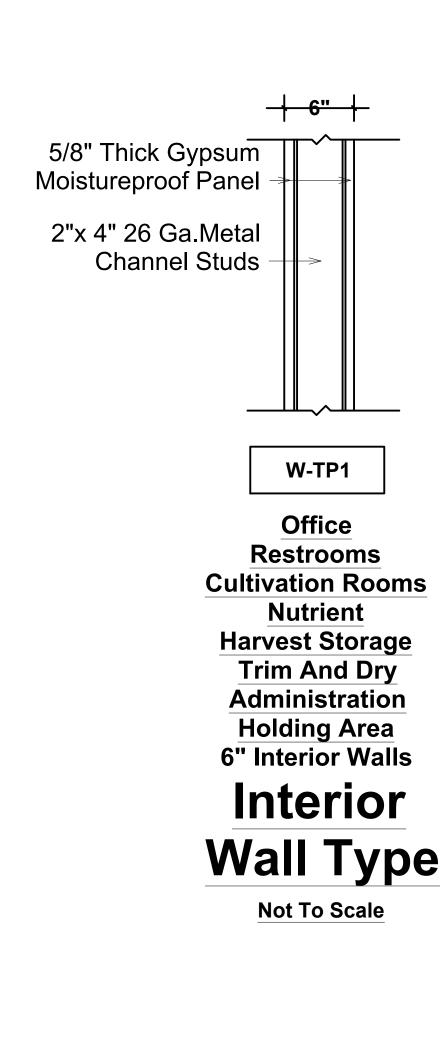
Date:7.16.2020

A102.40

Scale:As Noted

Drawn By:NI

60' - 0"



Parcel 2 Building "E" Floor Plan

Scale:1/8"=1'-0" 6,600 Gross Sq. Ft. F.F. 2,432'

6,600 Sq. Ft. Net Gross Floor Area Details Description:

Cultivation:
6,543 Sq. Ft. Cultivation Rm.

xx Sq. Ft. Quarantee Rm.(Admin. Hold)

Distribution:

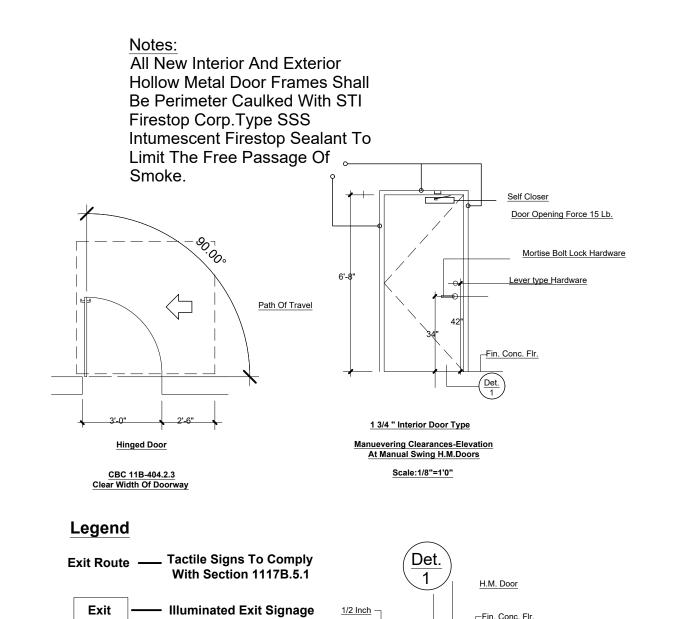
xx Sq. Ft. Office/DistributionVault xx Sq. Ft. Harvest Storage Trim/Dry:

xx Sq. Ft. Trim/Dry Supplements:

xx Sq. Ft. Nutrient Rm. 6,543 Sq. Ft. Total Marijuana Operation Area

Note:
No Hazardous Material Stored In Greenhouse

Note:
Max. Ocupancy Per Day Is 6-12 Persons



Threshold Detail

Not To Scale

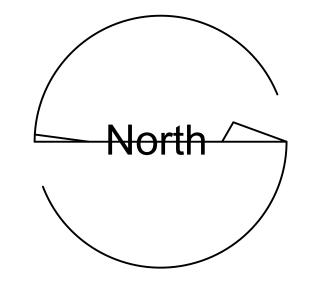
F.E. Fire Extinguishers

General Notes:

1-Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks,Roof Hatches,And Window Locks In A Manner That Prevents Free And Unauthorized Access,Persuant To 16 CCR 5042.

2-An Approved Sign Designating The Maximum Occupant Load Shall Be Posted. Minimum Character Size Shall Be 12" High By 1" Stroke.

3-Portable Fire Extinguishers Shall Be Provided In Accordance With The Latest California Fire Code And The Fire Code Standard #10-1.Minimum Approved Size For All Portable Fire Extinguishers Shall Be Per City Of California City Requirements.Locations Of Fire Extinguishers Shown On Plans.



E Laws. And No Part Thereof Shall Be Copied, Dis

Revision

=loor Plan Building E

CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505

Project Number:CCC-01

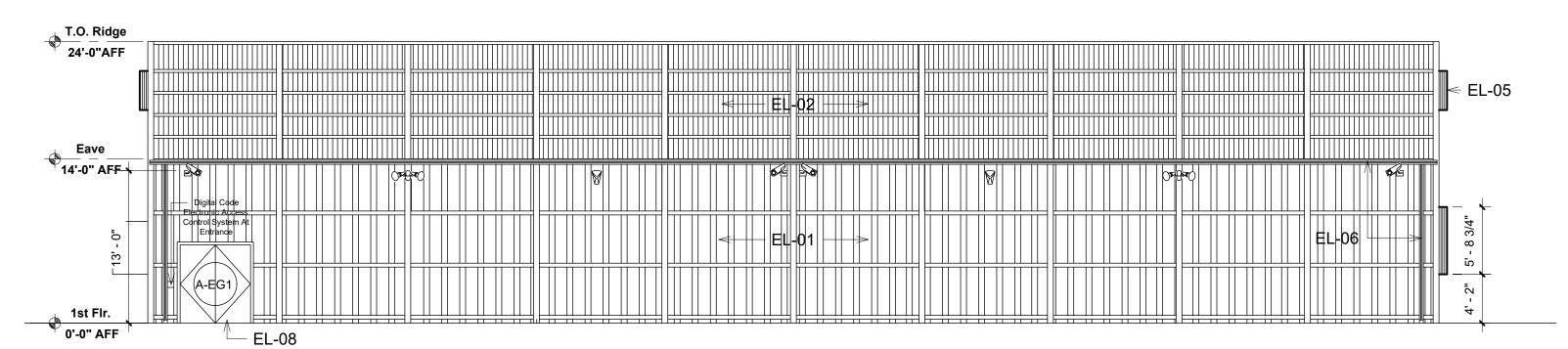
Date:7.16.2020

Drawn By:NI

A102.50

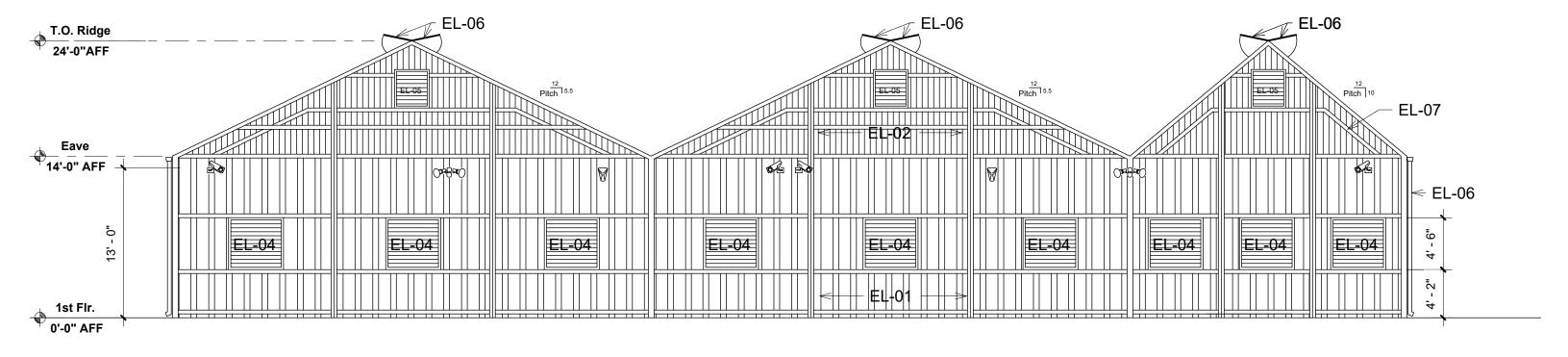
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Checked By

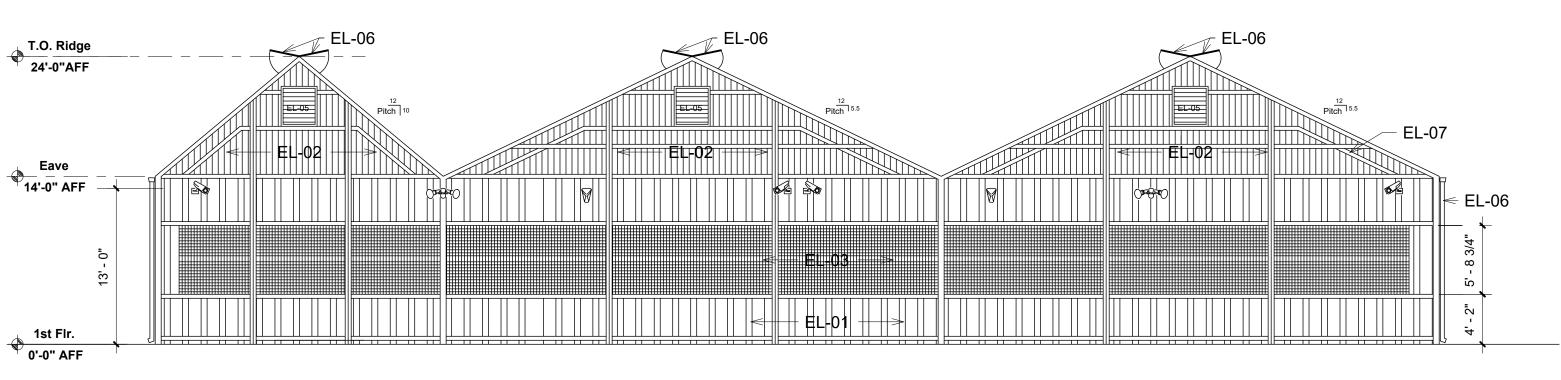


South Elevation Scale:1/8"=1'-0"

Bldg. A,B **North Elevation** Scale:1/8"=1'-0"



Bldg. A,B **East Elevation**



Bldg. A,B **West Elevation** Scale:1/8"=1'-0"

Exterior Elevation Legend

Elevation Level



Door Designation



Indicates Exterior Color

EL-02 Key Note

Key Note Legend Number Note

EL-01	MAX Rib Steel Side Walls
EL-02	Corrugated "Dyna Glass Solar Soft Max" Panels Color "Translucent White"
EL-03	36" Wide Evaporator System
EL-04	54" Exhaust Fans
EL-05	24" Exhaust Fans
EL-06	54" x 12'-0" Double Roof Vents

Legend-Security Equipment

Video Camera **Exterior Dual Light Fixture**

Security Strobe Light Fixture

EL-07	SFS Shade Systems
EL-08	90 Minute Fire Rated Hollow Metal 6'-0" Wide Double Doors
EL-09	6 In. Wide Aluminum Gutter And Leader
EL-10	Building Address:12" Min. Numerals Metal, Contrast Color To Be Approved By Engineer. Final Location Shall Be Approved By City.
EL-11	
EL-12	

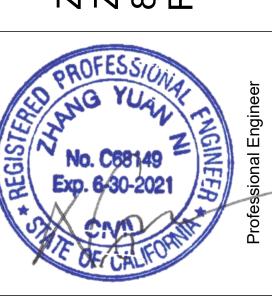
Exterior Material And Color Legend

Paint 1
 Steel Side Rib Walls
 Sherwin Williams
 Kynar 500 "Surrey Beige"

B Paint 2
All Trim:Fascia ,Eaves
Gutters,Metal Downspouts,Coping,Caps
Kynar 500 "Surrey Beige"

C Paint 3
Doors Frames And Panels, Overhead Roll Up Doors Sherwin Williams Kynar 500 "Surrey Beige"

Revision



CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505 CANTEBURY MANAGEMENT L.L.C

Project Number:CCC-01 Date:7.16.2020 Drawn By:NI

Scale:As Noted

Checked By

T.O. Ridge 24-0"AFF Eave 14-0"AFF Ist Fir. 0'-0" AFF Bldg. C West Elevation Scale:1/8"=1'-0"

Exterior Elevation Legend

Elevation Level

PE-1 Door Designation

C Indicates Exterior Color

EL-02 Key Note

Key Note Legend Number Note

	EL-01	MAX Rib Steel Side Walls
	EL-02	Corrugated "Dyna Glass Solar Soft Max" Panels Color "Translucent White"
	EL-03	36" Wide Evaporator System
	EL-04	54" Exhaust Fans
-	EL-05	24" Exhaust Fans
	EL-06	54" x 12'-0" Double Roof Vents

Legend-Security Equipment

Video Camera

Exterior Dual Light Fixture

Security Strobe Light Fixture

EL-07	SFS Shade Systems
EL-08	90 Minute Fire Rated Hollow Metal 6'-0" Wide Double Doors
EL-09	6 In. Wide Aluminum Gutter And Leader
EL-10	Building Address:12" Min. Numerals Metal, Contrast Color To Be Approved By Engineer. Final Location Shall Be Approved By City.
EL-11	
EL-12	

Exterior Material And Color Legend

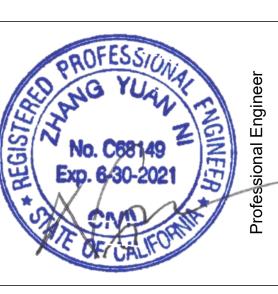
A Paint 1
Steel Side Rib Walls
Kynar 500 "Surrey Beige"

B Paint 2
All Trim:Fascia ,Eaves
Gutters,Metal Downspouts,Coping,Caps
Kynar 500 "Surrey Beige"

C Paint 3
Doors Frames And Panels,Overhead Roll Up
Doors
Kynar 500 "Surrey Beige"

Revision Date

YNI Engineering Inc. hang Yuan Ni P.E. 232 Garvey Ave. #206 osemead California 917



∃levations Building C

CANTEBURY CULTIVATION FACILITIES
CALIFORNIA CITY, CALIFORNIA 93505
CANTEBURY
MANAGEMENT L.L.C.

Project Number:CCC-01

Date:7.16.2020

Drawn By:NI

A103.10

Scale:1/8"=1'-0"

Exterior Elevation Legend

Elevation Level

Indicates Exterior Color

Door Designation

EL-02 Key Note

Key Note Legend

Number

Note

EL-01	MAX Rib Steel Side Walls
EL-02	Corrugated "Dyna Glass Solar Soft Max" Panels Color "Translucent White"
EL-03	36" Wide Evaporator System
EL-04	54" Exhaust Fans
EL-05	24" Exhaust Fans
EL-06	54" x 12'-0" Double Roof Vents

Legend-Security Equipment

Video Camera

Exterior Dual Light Fixture

Security Strobe Light Fixture

EL-0	7 SFS Shade Systems
EL-0	90 Minute Fire Rated Hollow Metal 6'-0" Wide Double Doors
EL-09	6 In. Wide Aluminum Gutter And Leader
EL-10	Building Address:12" Min. Numerals Metal, Contrast Color To Be Approved By Engineer. Final Location Shall Be Approved By City.
EL-1	1
EL-12	2

Exterior Material And Color Legend

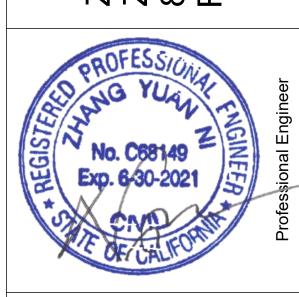
A Paint 1
Steel Side Rib Walls
Kynar 500 "Surrey Beige"

B Paint 2
All Trim:Fascia ,Eaves
Gutters,Metal Downspouts,Coping,Caps
Kynar 500 "Surrey Beige"

C Paint 3
Doors Frames And Panels, Overhead Roll Up
Doors
Kynar 500 "Surrey Beige"

Engineering Inc. g Yuan Ni P.E. Garvey Ave. #206 nead California 91770

Revision



Elevations Building D

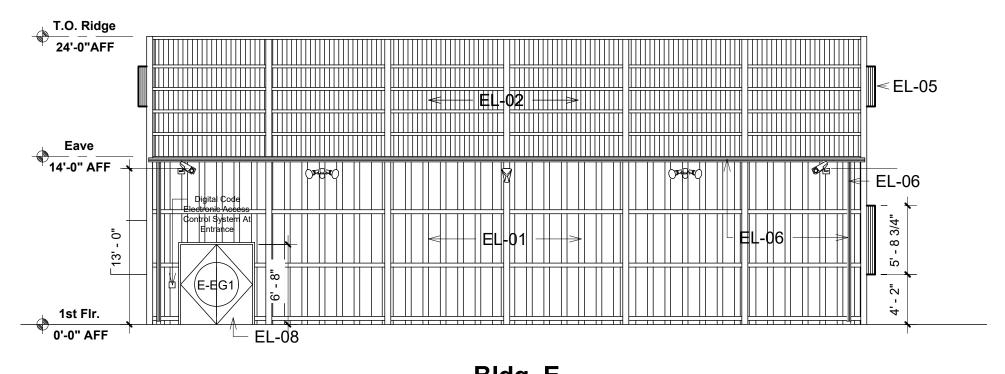
CANTEBURY CULTIVATION FACILITIES
CALIFORNIA CITY, CALIFORNIA 93505
CANTEBURY
MANAGEMENT L.L.C.

Project Number:CCC-01

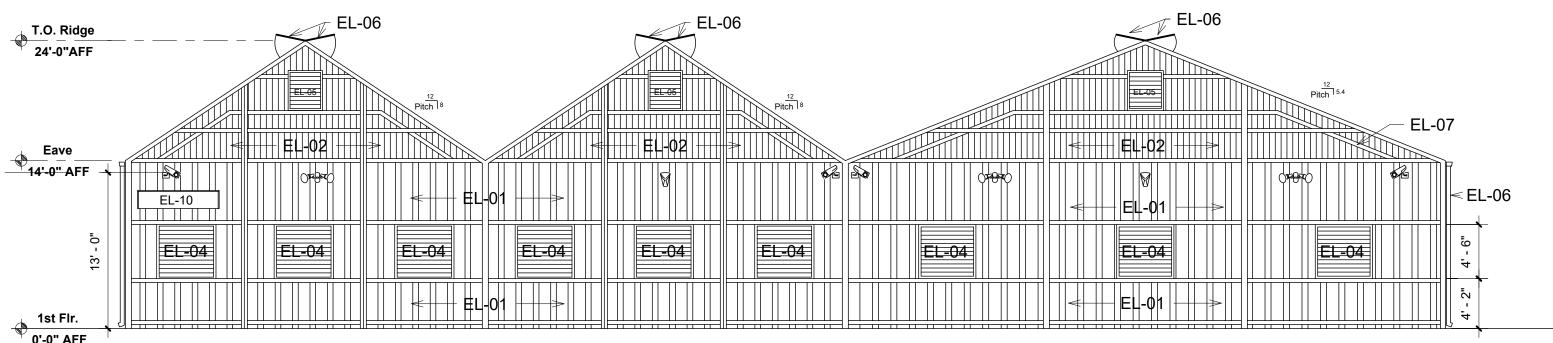
Date:7.16.2020

Drawn Bv:NI

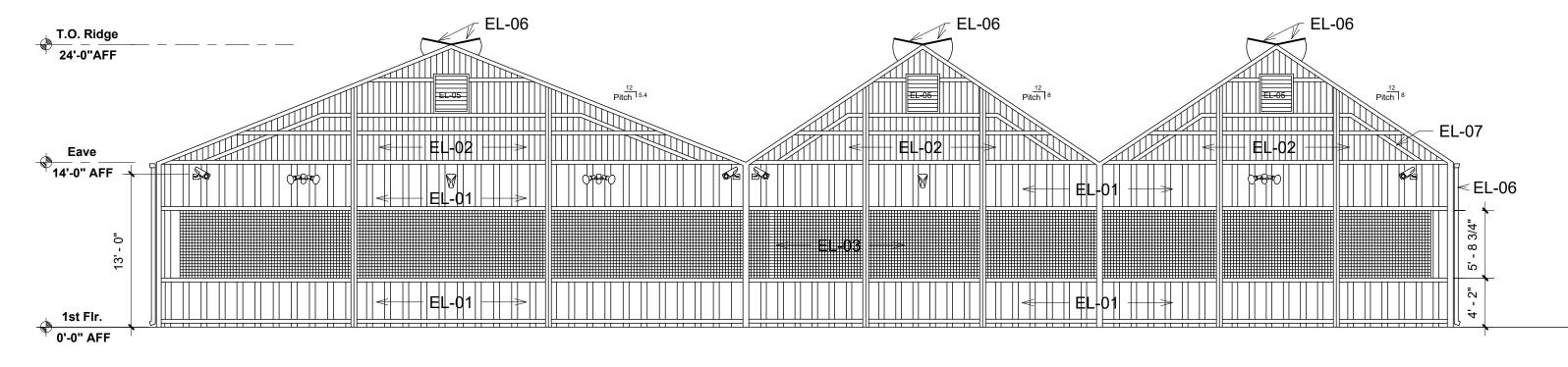
A103.20



Bldg. E **North Elevation** Scale:1/8"=1'-0"



Bldg. E **East Elevation** Scale:1/8"=1'-0"



Bldg. E **West Elevation** Scale:1/8"=1'-0"

Exterior Elevation Legend

Elevation Level

PE-1 **Door Designation**

C Indicates Exterior Color

EL-02 Key Note

Key Note Legend Number Note

EL-01	MAX Rib Steel Side Walls
EL-02	Corrugated "Dyna Glass Solar Soft Max" Panels Color "Translucent White"
EL-03	36" Wide Evaporator System
EL-04	54" Exhaust Fans
EL-05	24" Thermostaically Controlled 300 C.F.M. Exhaust Fans With Operable Louvers
EL-06	54" x 12'-0" Double Roof Vents

Legend-Security Equipment

Video Camera **Exterior Dual Light Fixture** Security Strobe Light Fixture

EL-07	SFS Shade Systems
EL-08	90 Minute Fire Rated Hollow Metal 6'-0" Wide Double Doors
EL-09	6 In. Wide Aluminum Gutter And Leader
EL-10	Building Address:12" Min. Numerals Metal, Contrast Color To Be Approved By Engineer. Final Location Shall Be Approved By City.
EL-11	
EL-12	

Exterior Material And Color Legend

Paint 1
Steel Side Rib Walls
Kynar 500 "Surrey Beige"

B Paint 2
All Trim:Fascia ,Eaves
Gutters,Metal Downspouts,Coping,Caps
Kynar 500 "Surrey Beige"

C Paint 3
Doors Frames And Panels,Overhead Roll Up
Doors
Kynar 500 "Surrey Beige"

Revision



CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505 CANTEBURY MANAGEMENT L.L.C

Project Number:CCC-01

A103.30

Parcel 1 Building "A & B" Roof Plan

Scale:1/8"=1'-0" 6,600 Gross Sq. Ft. F.F. 2,432' Revision

70



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CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505 CANTEBURY MANAGEMENT L.I

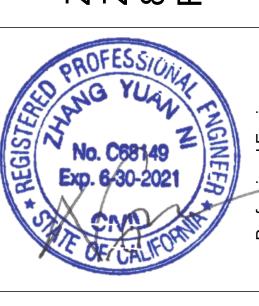
Project Number:CCC-01 Drawn By:NI

Checked By

Parcel 1
Building "C" Roof Plan

Scale:1/8"=1'-0" 6,600 Gross Sq. Ft. F.F. 2,432'

Revision



JE OFFI

CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505 CANTEBURY MANAGEMENT L.

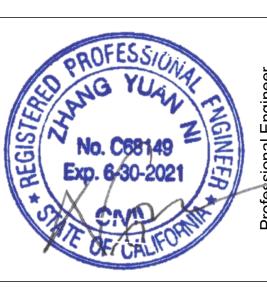
Project Number:CCC-01

A104.10

Parcel 2 Building "D" Roof Plan

Scale:1/8"=1'-0" 6,600 Gross Sq. Ft. F.F. 2,432' ZYNI Engineering Inc. Zhang Yuan Ni P.E. 8232 Garvey Ave. #206 Rosemead California 917

Revision



toof Plan Building D

CANTEBURY CULTIVATION FACILITIES
CALIFORNIA CITY, CALIFORNIA 93505
CANTEBURY
MANAGEMENT L.L.C.

Project Number:CCC-01

Date:7.16.2020

rawn By:NI

Scale:As Noted

A104.20

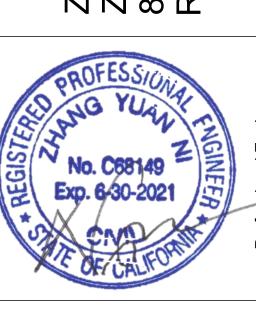
Parcel 2
Building "E" Roof Plan

Scale:1/8"=1'-0"

6,600 Gross Sq. Ft.
F.F. 2,432'

Revision

ZYNI Engineering Inc. Zhang Yuan Ni P.E. 8232 Garvey Ave. #206 Rosemead California 91770



Roof Plan Building E

CANTEBURY CULTIVATION FACILITIES
CALIFORNIA CITY, CALIFORNIA 93505
CANTEBURY
MANAGEMENT L.L.C.

Project Number:CCC-01
Date:7.16.2020

Orawn By:NI

Scale:As Noted

A104.30

110' - 0"



Scale:1/8"=1'-0" 11,770 Gross Sq. Ft. F.F. 2,432'

Exterio	Exterior-InteriorSecurity Lighting Legend												
Symbol	Description	Quantity	Symbol	Description	Quantity	Description							
	360 Degree Security Surveillance Equipment	8		Single Security Surveillance Equipment	14	110 Volt Dedicated Electrical Panel							
Order	Exterior Building Dual Lighting	8 x 2 16		Exterior Building Triple Lighting	0	110 Volt Dedicated Electrical Panel							
	Exterior Security Strobelight	8	OpaB	Single Exterior Building Lighting	0	Total:22 Video Stations Total:16 Light Stations Total:8 Strobe Light Stations							

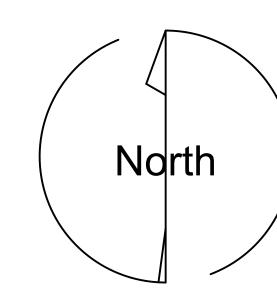
General Notes:

1-Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks,Roof Hatches,And Window Locks In A Manner That Prevents Free And Unauthorized Access,Persuant To 16 CCR 5042.

2-An Approved Sign Designating The Maximum Occupant Load Shall Be Posted.Minimum Character Size Shall Be 12" Hgh By 1" Stroke.

3-Portable Fire Extinguishers Shall Be Provided In Accordance With The Latest California Fire Code And The Fire Code Standard #10-1.Minimum Approved Size For All Portable Fire Extinguishers Shall Be Per City Of Adelanto Requirements.Locations Of Fire Extinguishers Shown On Plans.

4- Fire Sprinkler System Must Be Installed In The Structure.



Legend

Exit Route —Tactile Signs To Comply
With Section 1117B.5.1

Exit — Illuminated Exit Signage

F.E. Fire Extinguishers

Note:
No Hazardous Material Stored In Warehouse

Note:
Max. Ocupancy Per Day Is 6 Persons

ZYNI Engineering In ZYNI Engineering In Zhang Yuan Ni P.E. 8232 Garvey Ave. #

urity Plans Buildings A & B

CANTEBURY CULTIVATION FACILITIES
CALIFORNIA CITY, CALIFORNIA 93505
CANTEBURY
MANAGEMENT L.L.C.

Project Number:CCC-01

Date:7.16.2020

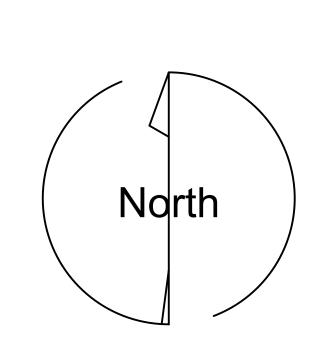
Drawn By:NI

Checked By

A105

Scale:As Noted

Drawings,Specifications,Ideas,De



Parcel 1 **Building** "C" Security Plan

Scale:1/8"=1'-0" 6,600 Gross Sq. Ft. F.F. 2,432'

Exterio	Exterior-InteriorSecurity Lighting Legend											
Symbol	Description	Quantity	Symbol	Description	Quantity	Description						
	360 Degree Security Surveillance Equipment	8		Single Security Surveillance Equipment	12	110 Volt Dedicated Electrical Panel						
OperaBerato	Exterior Building Dual Lighting	8 x 2 16		Exterior Building Triple Lighting	0	110 Volt Dedicated Electrical Panel						
	Exterior Security Strobelight	8	Ong	Single Exterior Building Lighting	0	Total:20 Video Stations Total:16 Light Stations Total:8 Strobe Light Stations						

General Notes:

1-Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks,Roof Hatches,And Window Locks In A Manner That Prevents Free And Unauthorized Access, Persuant To 16 CCR 5042.

2-An Approved Sign Designating The Maximum Occupant Load Shall Be Posted.Minimum Character Size Shall Be

12" Hgh By 1" Stroke.

3-Portable Fire Extinguishers Shall Be Provided In Accordance With The Latest California Fire Code And The Fire Code Standard #10-1.Minimum Approved Size For All Portable Fire Extinguishers Shall Be Per City Of Adelanto Requirements.Locations Of Fire Extinguishers Shown On Plans.

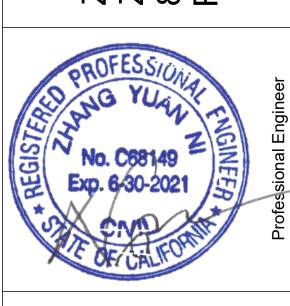
Exit Route — Tactile Signs To Comply With Section 1117B.5.1

Exit — Illuminated Exit Signage

F.E. Fire Extinguishers

Note:
No Hazardous Material Stored In Warehouse

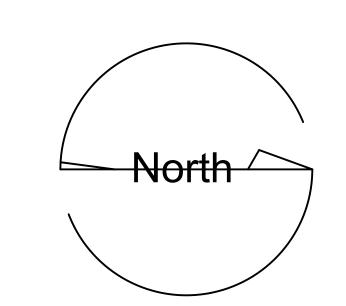
Note:
Max. Ocupancy Per Day Is 6 Persons



CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505 CANTEBURY MANAGEMENT L.L.C.

Project Number:CCC-01

A105.10



Parcel 2 **Building "D" Security Plan**

10,200 Gross Sq. Ft. F.F. 2,432'

Exterio	Exterior-InteriorSecurity Lighting Legend											
Symbol	Description	Quantity	Symbol	Description	Quantity	Description						
	360 Degree Security Surveillance Equipment	4		Single Security Surveillance Equipment	14	110 Volt Dedicated Electrical Panel						
ObsBell	Exterior Building Dual Lighting	8 x 2 16		Exterior Building Triple Lighting	0	110 Volt Dedicated Electrical Panel						
	Exterior Security Strobelight	6	OraB	Single Exterior Building Lighting	0	Total:18 Video Stations Total:16 Light Stations Total:6 Strobe Light Stations						

General Notes:

1-Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks, Roof Hatches, And Window Locks In A Manner That Prevents Free And Unauthorized Access, Persuant To 16 CCR 5042.

2-An Approved Sign Designating The Maximum Occupant Load Shall Be Posted.Minimum Character Size Shall Be 12" Hgh By 1" Stroke.3-Portable Fire Extinguishers Shall Be Provided In

Accordance With The Latest California Fire Code And The Fire Code Standard #10-1.Minimum Approved Size For All Portable Fire Extinguishers Shall Be Per City Of Adelanto Requirements.Locations Of Fire Extinguishers Shown On

4- Fire Sprinkler System Must Be Installed In The Structure.

Exit Route—Tactile Signs To Comply With Section 1117B.5.1

Exit — Illuminated Exit Signage

F.E. Fire Extinguishers

No Hazardous Material Stored In Warehouse

Note:
Max. Ocupancy Per Day Is 6 Persons

CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505

CANTEBURY MANAGEMENT L.L

Project Number:CCC-01

A105.20

Parcel 2 **Building "E" Security Plan**

Scale:1/8"=1'-0" 6,600 Gross Sq. Ft. F.F. 2,432'

Exterior-InteriorSecurity Lighting Legend												
Symbol	Description	Quantity	Symbol	Description	Quantity	Description						
	360 Degree Security Surveillance Equipment	4		Single Security Surveillance Equipment	12	110 Volt Dedicated Electrical Panel						
Ong Brido	Exterior Building Dual Lighting	10 x 2 20	OPO70	Exterior Building Triple Lighting	0	110 Volt Dedicated Electrical Panel						
	Exterior Security Strobelight	6	OFB	Single Exterior Building Lighting	0	Total:16 Video Stations Total:20 Light Stations Total:6 Strobe Light Stations						

General Notes:

1-Every Cannabis Business Shall Secure The Following Areas Using Commercial Grade Non Residential Door Locks, Roof Hatches, And Window Locks In A Manner That Prevents Free And Unauthorized Access, Persuant To 16 CCR 5042.

2-An Approved Sign Designating The Maximum Occupant Load Shall Be Posted.Minimum Character Size Shall Be

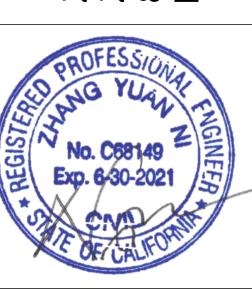
12" Hgh By 1" Stroke.
3-Portable Fire Extinguishers Shall Be Provided In Accordance With The Latest California Fire Code And The Fire Code Standard #10-1.Minimum Approved Size For All Portable Fire Extinguishers Shall Be Per City Of Adelanto Requirements.Locations Of Fire Extinguishers Shown On Plans.

Exit Route ___Tactile Signs To Comply With Section 1117B.5.1 Exit — Hluminated Exit Signage

F.E. Fire Extinguishers

No Hazardous Material Stored In Warehouse

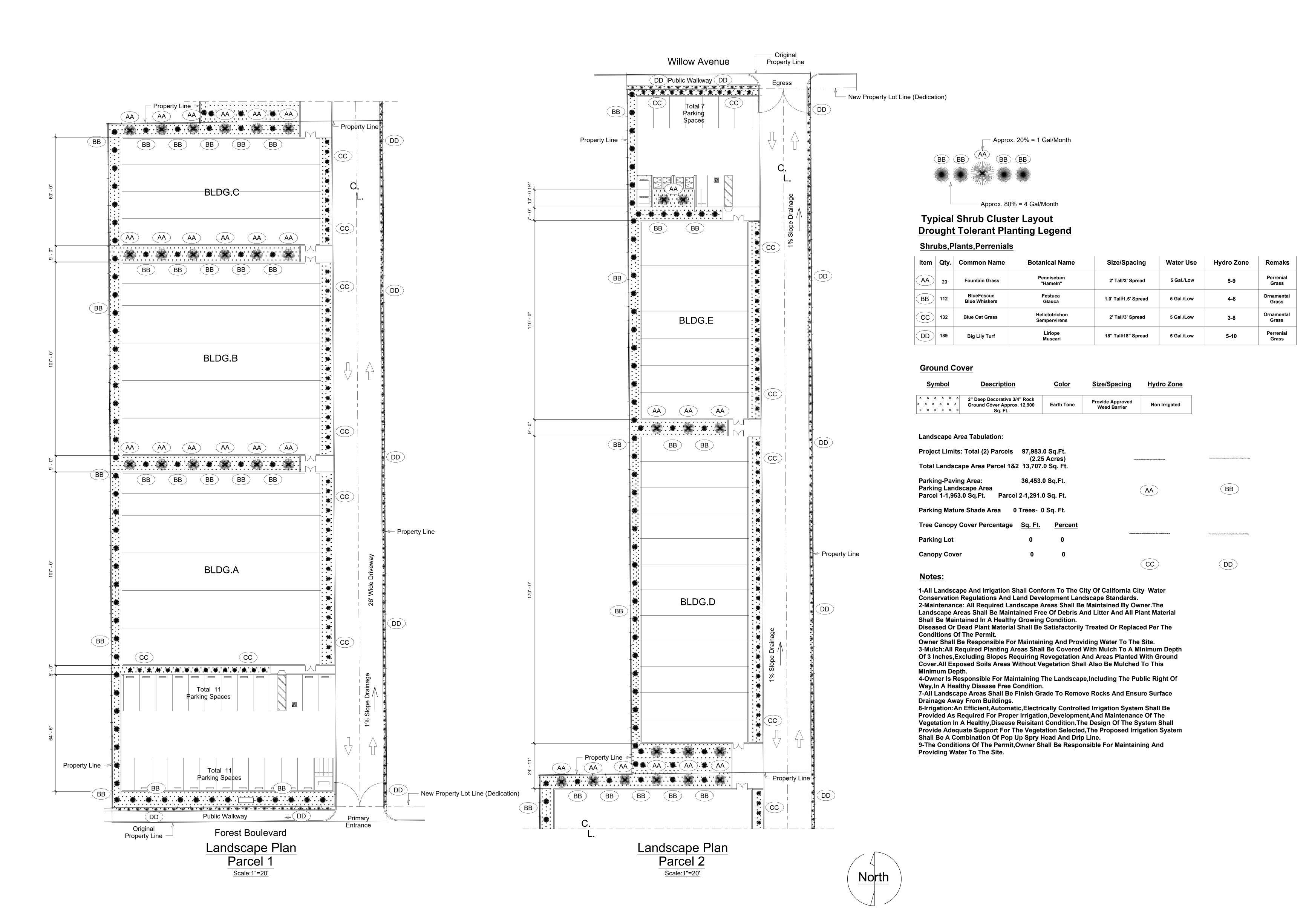
Note:
Max. Ocupancy Per Day Is 6 Persons



CANTEBURY CULTIVATION FACILITIES CALIFORNIA CITY, CALIFORNIA 93505 CANTEBURY MANAGEMENT L.L

Project Number:CCC-01 Date:7.16.2020 Drawn By:NI

Checked By A105.30



Revision

ZYNI Engineering Inc. Zhang Yuan Ni P.E. 8232 Garvey Ave. #206 Rosemead California 9177



Parcel 1

Landscape Plan Parce

CALIFORNIA CITY, CALIFORNIA 93505

Project Number:CCC-01
Date:7.16.2020

Date:7.16.2020

Drawn By:NI

Checked By

L-1

APPENDIX C

CalEEMOD Modeling Results & Analysis

(Summer, Winter, Annual)

(APN: 206-041-07 & 206-041-44)

April 9, 2021

CalEEMod Version: CalEEMod.2016.3.2 Page 1 of 26 Date: 4/9/2021 2:09 PM

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

Arias RV Service Cannabis Cultivation IS/MND Kern-Mojave Desert County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Industrial Park	5.00	1000sqft	0.11	5,000.00	12
Parking Lot	1.94	1000sqft	0.04	1,944.00	0

1.2 Other Project Characteristics

UrbanizationUrbanWind Speed (m/s)2.7Precipitation Freq (Days)32

Climate Zone 7 Operational Year 2023

Utility Company Southern California Edison

 CO2 Intensity
 702.44
 CH4 Intensity
 0.029
 N20 Intensity
 0.006

 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - pd

Construction Phase - PD

Stationary Sources - Emergency Generators and Fire Pumps -

Area Mitigation - PD

Water Mitigation -

Waste Mitigation -

Page 2 of 26

Date: 4/9/2021 2:09 PM

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorV alue	250	150
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorV alue	250	150
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblAreaMitigation	UseLowVOCPaintParkingValue	250	150
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValu e	250	150
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValu e	250	150
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	4/22/2021	4/8/2021
tblLandUse	Population	0.00	12.00
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	5.80
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	8.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	1,920.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	2.00

2.0 Emissions Summary

CalEEMod Version: CalEEMod.2016.3.2 Page 3 of 26 Date: 4/9/2021 2:09 PM

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day								lb/day							
2021	23.6688	8.1020	7.7971	0.0127	0.8349	0.4480	1.2428	0.4356	0.4122	0.8247	0.0000	1,222.959 2	1,222.959 2	0.3598	0.0000	1,228.350 3
Maximum	23.6688	8.1020	7.7971	0.0127	0.8349	0.4480	1.2428	0.4356	0.4122	0.8247	0.0000	1,222.959 2	1,222.959 2	0.3598	0.0000	1,228.350 3

Mitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					lb/d	day							lb/c	lay		
2021	23.6688	8.1020	7.7971	0.0127	0.8349	0.4480	1.2428	0.4356	0.4122	0.8247	0.0000	1,222.959 2	1,222.959 2	0.3598	0.0000	1,228.350 3
Maximum	23.6688	8.1020	7.7971	0.0127	0.8349	0.4480	1.2428	0.4356	0.4122	0.8247	0.0000	1,222.959 2	1,222.959 2	0.3598	0.0000	1,228.350 3

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

CalEEMod Version: CalEEMod.2016.3.2 Page 4 of 26 Date: 4/9/2021 2:09 PM

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Area	0.1399	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Energy	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003	1 	1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
Mobile	0.0529	0.6520	0.5508	3.3400e- 003	0.1935	1.8200e- 003	0.1953	0.0520	1.7000e- 003	0.0537		343.7238	343.7238	0.0209		344.2457
Total	0.1953	0.6751	0.5709	3.4800e- 003	0.1935	3.5700e- 003	0.1970	0.0520	3.4500e- 003	0.0554		371.4287	371.4287	0.0214	5.1000e- 004	372.1154

Mitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/d	day		
Area	0.1270	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Energy	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003	 	1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
Mobile	0.0529	0.6520	0.5508	3.3400e- 003	0.1935	1.8200e- 003	0.1953	0.0520	1.7000e- 003	0.0537		343.7238	343.7238	0.0209		344.2457
Total	0.1825	0.6751	0.5709	3.4800e- 003	0.1935	3.5700e- 003	0.1970	0.0520	3.4500e- 003	0.0554		371.4287	371.4287	0.0214	5.1000e- 004	372.1154

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	6.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/9/2021	4/8/2021	5	0	
2	Site Preparation	Site Preparation	4/23/2021	4/23/2021	5	1	
3	Grading	Grading	4/24/2021	4/27/2021	5	2	
4	Building Construction	Building Construction	4/28/2021	9/14/2021	5	100	
5	Paving	Paving	9/15/2021	9/21/2021	5	5	
6	Architectural Coating	Architectural Coating	9/22/2021	9/28/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.04

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 7,500; Non-Residential Outdoor: 2,500; Striped Parking Area: 117 (Architectural Coating – sqft)

OffRoad Equipment

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Date: 4/9/2021 2:09 PM

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	3.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
- Cil rioda	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.2 Demolition - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e- 003		0.2995	0.2995		0.2755	0.2755		942.5842	942.5842	0.3049	 	950.2055
Total	0.6403	7.8204	4.0274	9.7300e- 003	0.5303	0.2995	0.8297	0.0573	0.2755	0.3328		942.5842	942.5842	0.3049		950.2055

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0189	0.0123	0.1140	3.8000e- 004	0.0411	2.8000e- 004	0.0414	0.0109	2.5000e- 004	0.0112		37.7627	37.7627	9.0000e- 004		37.7853
Total	0.0189	0.0123	0.1140	3.8000e- 004	0.0411	2.8000e- 004	0.0414	0.0109	2.5000e- 004	0.0112		37.7627	37.7627	9.0000e- 004		37.7853

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e- 003		0.2995	0.2995	1 1 1	0.2755	0.2755	0.0000	942.5842	942.5842	0.3049	 	950.2055
Total	0.6403	7.8204	4.0274	9.7300e- 003	0.5303	0.2995	0.8297	0.0573	0.2755	0.3328	0.0000	942.5842	942.5842	0.3049		950.2055

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.3 Site Preparation - 2021 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0189	0.0123	0.1140	3.8000e- 004	0.0411	2.8000e- 004	0.0414	0.0109	2.5000e- 004	0.0112		37.7627	37.7627	9.0000e- 004		37.7853
Total	0.0189	0.0123	0.1140	3.8000e- 004	0.0411	2.8000e- 004	0.0414	0.0109	2.5000e- 004	0.0112		37.7627	37.7627	9.0000e- 004		37.7853

3.4 Grading - 2021

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120	 	0.4073	0.4073		0.3886	0.3886		1,147.433 8	1,147.433 8	0.2138	 	1,152.779 7
Total	0.7965	7.2530	7.5691	0.0120	0.7528	0.4073	1.1601	0.4138	0.3886	0.8024		1,147.433 8	1,147.433 8	0.2138		1,152.779 7

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0378	0.0246	0.2280	7.6000e- 004	0.0822	5.5000e- 004	0.0827	0.0218	5.1000e- 004	0.0223		75.5254	75.5254	1.8100e- 003		75.5706
Total	0.0378	0.0246	0.2280	7.6000e- 004	0.0822	5.5000e- 004	0.0827	0.0218	5.1000e- 004	0.0223		75.5254	75.5254	1.8100e- 003		75.5706

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073	 	0.3886	0.3886	0.0000	1,147.433 8	1,147.433 8	0.2138		1,152.779 7
Total	0.7965	7.2530	7.5691	0.0120	0.7528	0.4073	1.1601	0.4138	0.3886	0.8024	0.0000	1,147.433 8	1,147.433 8	0.2138		1,152.779 7

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.4 Grading - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0378	0.0246	0.2280	7.6000e- 004	0.0822	5.5000e- 004	0.0827	0.0218	5.1000e- 004	0.0223		75.5254	75.5254	1.8100e- 003		75.5706
Total	0.0378	0.0246	0.2280	7.6000e- 004	0.0822	5.5000e- 004	0.0827	0.0218	5.1000e- 004	0.0223		75.5254	75.5254	1.8100e- 003		75.5706

3.5 Building Construction - 2021

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.215 8	1,103.215 8	0.3568		1,112.135 8
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.215 8	1,103.215 8	0.3568		1,112.135 8

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.5 Building Construction - 2021 Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1	3.4000e- 003	0.1097	0.0228	2.8000e- 004	6.7800e- 003	3.0000e- 004	7.0800e- 003	1.9500e- 003	2.9000e- 004	2.2400e- 003		29.4524	29.4524	2.4600e- 003		29.5140
Worker	0.0113	7.3900e- 003	0.0684	2.3000e- 004	0.0246	1.7000e- 004	0.0248	6.5400e- 003	1.5000e- 004	6.6900e- 003		22.6576	22.6576	5.4000e- 004		22.6712
Total	0.0147	0.1171	0.0912	5.1000e- 004	0.0314	4.7000e- 004	0.0319	8.4900e- 003	4.4000e- 004	8.9300e- 003		52.1100	52.1100	3.0000e- 003		52.1851

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475	 	0.4117	0.4117	0.0000	1,103.215 8	1,103.215 8	0.3568		1,112.135 8
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.215 8	1,103.215 8	0.3568		1,112.135 8

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.5 Building Construction - 2021 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	3.4000e- 003	0.1097	0.0228	2.8000e- 004	6.7800e- 003	3.0000e- 004	7.0800e- 003	1.9500e- 003	2.9000e- 004	2.2400e- 003		29.4524	29.4524	2.4600e- 003		29.5140
Worker	0.0113	7.3900e- 003	0.0684	2.3000e- 004	0.0246	1.7000e- 004	0.0248	6.5400e- 003	1.5000e- 004	6.6900e- 003		22.6576	22.6576	5.4000e- 004		22.6712
Total	0.0147	0.1171	0.0912	5.1000e- 004	0.0314	4.7000e- 004	0.0319	8.4900e- 003	4.4000e- 004	8.9300e- 003		52.1100	52.1100	3.0000e- 003		52.1851

3.6 Paving - 2021

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.342 5	1,035.342 5	0.3016		1,042.881 8
Paving	0.0210		 		 	0.0000	0.0000		0.0000	0.0000		!	0.0000		 	0.0000
Total	0.7424	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.342 5	1,035.342 5	0.3016		1,042.881 8

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.6 Paving - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0680	0.0444	0.4104	1.3600e- 003	0.1479	9.9000e- 004	0.1489	0.0392	9.2000e- 004	0.0401		135.9457	135.9457	3.2500e- 003		136.0270
Total	0.0680	0.0444	0.4104	1.3600e- 003	0.1479	9.9000e- 004	0.1489	0.0392	9.2000e- 004	0.0401		135.9457	135.9457	3.2500e- 003		136.0270

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534	 	0.3286	0.3286	0.0000	1,035.342 5	1,035.342 5	0.3016		1,042.881 8
Paving	0.0210	 				0.0000	0.0000	 	0.0000	0.0000		 	0.0000			0.0000
Total	0.7424	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286	0.0000	1,035.342 5	1,035.342 5	0.3016		1,042.881 8

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.6 Paving - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0680	0.0444	0.4104	1.3600e- 003	0.1479	9.9000e- 004	0.1489	0.0392	9.2000e- 004	0.0401		135.9457	135.9457	3.2500e- 003		136.0270
Total	0.0680	0.0444	0.4104	1.3600e- 003	0.1479	9.9000e- 004	0.1489	0.0392	9.2000e- 004	0.0401		135.9457	135.9457	3.2500e- 003		136.0270

3.7 Architectural Coating - 2021

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	23.4462		! !			0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e- 003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	23.6651	1.5268	1.8176	2.9700e- 003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.7 Architectural Coating - 2021 Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	3.7800e- 003	2.4600e- 003	0.0228	8.0000e- 005	8.2100e- 003	6.0000e- 005	8.2700e- 003	2.1800e- 003	5.0000e- 005	2.2300e- 003		7.5525	7.5525	1.8000e- 004		7.5571
Total	3.7800e- 003	2.4600e- 003	0.0228	8.0000e- 005	8.2100e- 003	6.0000e- 005	8.2700e- 003	2.1800e- 003	5.0000e- 005	2.2300e- 003		7.5525	7.5525	1.8000e- 004		7.5571

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Archit. Coating	23.4462					0.0000	0.0000	! !	0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e- 003	 	0.0941	0.0941	1 1 1 1	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193	 	281.9309
Total	23.6651	1.5268	1.8176	2.9700e- 003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

3.7 Architectural Coating - 2021 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	3.7800e- 003	2.4600e- 003	0.0228	8.0000e- 005	8.2100e- 003	6.0000e- 005	8.2700e- 003	2.1800e- 003	5.0000e- 005	2.2300e- 003		7.5525	7.5525	1.8000e- 004		7.5571
Total	3.7800e- 003	2.4600e- 003	0.0228	8.0000e- 005	8.2100e- 003	6.0000e- 005	8.2700e- 003	2.1800e- 003	5.0000e- 005	2.2300e- 003		7.5525	7.5525	1.8000e- 004		7.5571

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Mitigated	0.0529	0.6520	0.5508	3.3400e- 003	0.1935	1.8200e- 003	0.1953	0.0520	1.7000e- 003	0.0537		343.7238	343.7238	0.0209	: :	344.2457
Unmitigated	0.0529	0.6520	0.5508	3.3400e- 003	0.1935	1.8200e- 003	0.1953	0.0520	1.7000e- 003	0.0537		343.7238	343.7238	0.0209		344.2457

4.2 Trip Summary Information

	Ave	rage Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Industrial Park	34.15	12.45	3.65	69,984	69,984
Parking Lot	0.00	0.00	0.00		
Total	34.15	12.45	3.65	69,984	69,984

4.3 Trip Type Information

		Miles			Trip %			Trip Purpos	se %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Industrial Park	9.50	7.30	7.30	59.00	28.00	13.00	79	19	2
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Industrial Park	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759
Parking Lot	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	lay							lb/c	lay		
Mitigatad	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
NaturalGas Unmitigated	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/d	day							lb/c	lay		
Industrial Park	235.479	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681

Mitigated

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/d	day							lb/c	lay		
Industrial Park	0.235479	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681

6.0 Area Detail

6.1 Mitigation Measures Area

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Mitigated	0.1270	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Unmitigated	0.1399	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

6.2 Area by SubCategory Unmitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day				lb/d	lay					
Architectural Coating	0.0321					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
	0.1077		i			0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e- 005	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000	i i	1.6200e- 003
Total	0.1399	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	day		
Architectural Coating	0.0193					0.0000	0.0000		0.0000	0.0000	! !		0.0000			0.0000
Consumer Products	0.1077		1 1 1			0.0000	0.0000	1 	0.0000	0.0000		 	0.0000			0.0000
Landscaping	7.0000e- 005	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000	1 	0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Total	0.1270	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003

7.0 Water Detail

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Turf Reduction

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	2	8	1920	5.8	0.73	

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
=40.0			riodi input rodi	26g	, po

User Defined Equipment

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Winter

Equipment Type	Number
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11.0 Vegetation

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

Arias RV Service Cannabis Cultivation IS/MND Kern-Mojave Desert County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Industrial Park	5.00	1000sqft	0.11	5,000.00	12
Parking Lot	1.94	1000sqft	0.04	1,944.00	0

1.2 Other Project Characteristics

UrbanizationUrbanWind Speed (m/s)2.7Precipitation Freq (Days)32

Climate Zone 7 Operational Year 2023

Utility Company Southern California Edison

 CO2 Intensity
 702.44
 CH4 Intensity
 0.029
 N20 Intensity
 0.006

 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - pd

Construction Phase - PD

Stationary Sources - Emergency Generators and Fire Pumps -

Area Mitigation - PD

Water Mitigation -

Waste Mitigation -

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

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Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorV alue	250	150
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorV alue	250	150
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblAreaMitigation	UseLowVOCPaintParkingValue	250	150
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValu e	250	150
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValu e	250	150
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	4/22/2021	4/8/2021
tblLandUse	Population	0.00	12.00
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	5.80
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	8.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	1,920.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	2.00

2.0 Emissions Summary

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					lb/d	day							lb/d	day		
2021	23.6691	8.1003	7.8469	0.0129	0.8349	0.4480	1.2428	0.4356	0.4122	0.8247	0.0000	1,234.264 9	1,234.264 9	0.3596	0.0000	1,239.663 4
Maximum	23.6691	8.1003	7.8469	0.0129	0.8349	0.4480	1.2428	0.4356	0.4122	0.8247	0.0000	1,234.264 9	1,234.264 9	0.3596	0.0000	1,239.663 4

Mitigated Construction

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					lb/d	day							lb/d	lay		
2021	23.6691	8.1003	7.8469	0.0129	0.8349	0.4480	1.2428	0.4356	0.4122	0.8247	0.0000	1,234.264 9	1,234.264 9	0.3596	0.0000	1,239.663 4
Maximum	23.6691	8.1003	7.8469	0.0129	0.8349	0.4480	1.2428	0.4356	0.4122	0.8247	0.0000	1,234.264 9	1,234.264 9	0.3596	0.0000	1,239.663 4

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/d	lay		
Area	0.1399	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Energy	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
Mobile	0.0658	0.6492	0.5954	3.6400e- 003	0.1935	1.8000e- 003	0.1953	0.0520	1.6900e- 003	0.0537		373.6842	373.6842	0.0193		374.1675
Total	0.2082	0.6723	0.6155	3.7800e- 003	0.1935	3.5500e- 003	0.1970	0.0520	3.4400e- 003	0.0554		401.3891	401.3891	0.0199	5.1000e- 004	402.0372

Mitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/e	day							lb/d	day		
Area	0.1270	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Energy	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
Mobile	0.0658	0.6492	0.5954	3.6400e- 003	0.1935	1.8000e- 003	0.1953	0.0520	1.6900e- 003	0.0537		373.6842	373.6842	0.0193	1 1 1	374.1675
Total	0.1953	0.6723	0.6155	3.7800e- 003	0.1935	3.5500e- 003	0.1970	0.0520	3.4400e- 003	0.0554		401.3891	401.3891	0.0199	5.1000e- 004	402.0372

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

	ROG	NOx	со	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	6.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/9/2021	4/8/2021	5	0	
2	Site Preparation	Site Preparation	4/23/2021	4/23/2021	5	1	
3	Grading	Grading	4/24/2021	4/27/2021	5	2	
4	Building Construction	Building Construction	4/28/2021	9/14/2021	5	100	
5	Paving	Paving	9/15/2021	9/21/2021	5	5	
6	Architectural Coating	Architectural Coating	9/22/2021	9/28/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.04

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 7,500; Non-Residential Outdoor: 2,500; Striped Parking Area: 117 (Architectural Coating – sqft)

OffRoad Equipment

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	3.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
J. Trodu	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.2 Demolition - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2021

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
	0.6403	7.8204	4.0274	9.7300e- 003		0.2995	0.2995		0.2755	0.2755		942.5842	942.5842	0.3049	; ; ;	950.2055
Total	0.6403	7.8204	4.0274	9.7300e- 003	0.5303	0.2995	0.8297	0.0573	0.2755	0.3328		942.5842	942.5842	0.3049		950.2055

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0204	0.0108	0.1389	4.4000e- 004	0.0411	2.8000e- 004	0.0414	0.0109	2.5000e- 004	0.0112		43.4156	43.4156	1.0500e- 003		43.4418
Total	0.0204	0.0108	0.1389	4.4000e- 004	0.0411	2.8000e- 004	0.0414	0.0109	2.5000e- 004	0.0112		43.4156	43.4156	1.0500e- 003		43.4418

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e- 003		0.2995	0.2995	1 1 1	0.2755	0.2755	0.0000	942.5842	942.5842	0.3049	 	950.2055
Total	0.6403	7.8204	4.0274	9.7300e- 003	0.5303	0.2995	0.8297	0.0573	0.2755	0.3328	0.0000	942.5842	942.5842	0.3049		950.2055

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.3 Site Preparation - 2021 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0204	0.0108	0.1389	4.4000e- 004	0.0411	2.8000e- 004	0.0414	0.0109	2.5000e- 004	0.0112		43.4156	43.4156	1.0500e- 003		43.4418
Total	0.0204	0.0108	0.1389	4.4000e- 004	0.0411	2.8000e- 004	0.0414	0.0109	2.5000e- 004	0.0112		43.4156	43.4156	1.0500e- 003		43.4418

3.4 Grading - 2021

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.433 8	1,147.433 8	0.2138		1,152.779 7
Total	0.7965	7.2530	7.5691	0.0120	0.7528	0.4073	1.1601	0.4138	0.3886	0.8024		1,147.433 8	1,147.433 8	0.2138		1,152.779 7

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0407	0.0215	0.2777	8.7000e- 004	0.0822	5.5000e- 004	0.0827	0.0218	5.1000e- 004	0.0223		86.8311	86.8311	2.1000e- 003		86.8837
Total	0.0407	0.0215	0.2777	8.7000e- 004	0.0822	5.5000e- 004	0.0827	0.0218	5.1000e- 004	0.0223		86.8311	86.8311	2.1000e- 003		86.8837

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.433 8	1,147.433 8	0.2138		1,152.779 7
Total	0.7965	7.2530	7.5691	0.0120	0.7528	0.4073	1.1601	0.4138	0.3886	0.8024	0.0000	1,147.433 8	1,147.433 8	0.2138		1,152.779 7

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3.4 Grading - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0407	0.0215	0.2777	8.7000e- 004	0.0822	5.5000e- 004	0.0827	0.0218	5.1000e- 004	0.0223		86.8311	86.8311	2.1000e- 003		86.8837
Total	0.0407	0.0215	0.2777	8.7000e- 004	0.0822	5.5000e- 004	0.0827	0.0218	5.1000e- 004	0.0223		86.8311	86.8311	2.1000e- 003		86.8837

3.5 Building Construction - 2021

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.215 8	1,103.215 8	0.3568		1,112.135 8
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.215 8	1,103.215 8	0.3568		1,112.135 8

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3.5 Building Construction - 2021 Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1	3.2300e- 003	0.1088	0.0191	2.9000e- 004	6.7800e- 003	2.9000e- 004	7.0700e- 003	1.9500e- 003	2.8000e- 004	2.2300e- 003		30.4975	30.4975	2.1800e- 003		30.5519
Worker	0.0122	6.4600e- 003	0.0833	2.6000e- 004	0.0246	1.7000e- 004	0.0248	6.5400e- 003	1.5000e- 004	6.6900e- 003		26.0493	26.0493	6.3000e- 004		26.0651
Total	0.0154	0.1153	0.1024	5.5000e- 004	0.0314	4.6000e- 004	0.0319	8.4900e- 003	4.3000e- 004	8.9200e- 003		56.5468	56.5468	2.8100e- 003		56.6170

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.215 8	1,103.215 8	0.3568		1,112.135 8
Total	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.215 8	1,103.215 8	0.3568		1,112.135 8

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.5 Building Construction - 2021 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	3.2300e- 003	0.1088	0.0191	2.9000e- 004	6.7800e- 003	2.9000e- 004	7.0700e- 003	1.9500e- 003	2.8000e- 004	2.2300e- 003		30.4975	30.4975	2.1800e- 003		30.5519
Worker	0.0122	6.4600e- 003	0.0833	2.6000e- 004	0.0246	1.7000e- 004	0.0248	6.5400e- 003	1.5000e- 004	6.6900e- 003		26.0493	26.0493	6.3000e- 004		26.0651
Total	0.0154	0.1153	0.1024	5.5000e- 004	0.0314	4.6000e- 004	0.0319	8.4900e- 003	4.3000e- 004	8.9200e- 003		56.5468	56.5468	2.8100e- 003		56.6170

3.6 Paving - 2021

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.342 5	1,035.342 5	0.3016		1,042.881 8
Paving	0.0210		i i		 	0.0000	0.0000		0.0000	0.0000			0.0000		 	0.0000
Total	0.7424	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.342 5	1,035.342 5	0.3016		1,042.881 8

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3.6 Paving - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0733	0.0388	0.4999	1.5700e- 003	0.1479	9.9000e- 004	0.1489	0.0392	9.2000e- 004	0.0401		156.2960	156.2960	3.7800e- 003		156.3906
Total	0.0733	0.0388	0.4999	1.5700e- 003	0.1479	9.9000e- 004	0.1489	0.0392	9.2000e- 004	0.0401		156.2960	156.2960	3.7800e- 003		156.3906

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	lay		
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286	0.0000	1,035.342 5	1,035.342 5	0.3016		1,042.881 8
Paving	0.0210	 				0.0000	0.0000	1 1 1	0.0000	0.0000		 	0.0000		 	0.0000
Total	0.7424	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286	0.0000	1,035.342 5	1,035.342 5	0.3016		1,042.881 8

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3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0733	0.0388	0.4999	1.5700e- 003	0.1479	9.9000e- 004	0.1489	0.0392	9.2000e- 004	0.0401		156.2960	156.2960	3.7800e- 003		156.3906
Total	0.0733	0.0388	0.4999	1.5700e- 003	0.1479	9.9000e- 004	0.1489	0.0392	9.2000e- 004	0.0401		156.2960	156.2960	3.7800e- 003		156.3906

3.7 Architectural Coating - 2021

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/c	day		
Archit. Coating	23.4462					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
	0.2189	1.5268	1.8176	2.9700e- 003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193	 	281.9309
Total	23.6651	1.5268	1.8176	2.9700e- 003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.7 Architectural Coating - 2021 Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	4.0700e- 003	2.1500e- 003	0.0278	9.0000e- 005	8.2100e- 003	6.0000e- 005	8.2700e- 003	2.1800e- 003	5.0000e- 005	2.2300e- 003		8.6831	8.6831	2.1000e- 004		8.6884
Total	4.0700e- 003	2.1500e- 003	0.0278	9.0000e- 005	8.2100e- 003	6.0000e- 005	8.2700e- 003	2.1800e- 003	5.0000e- 005	2.2300e- 003		8.6831	8.6831	2.1000e- 004		8.6884

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Archit. Coating	23.4462					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e- 003		0.0941	0.0941	1 1 1 1	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193	, , ,	281.9309
Total	23.6651	1.5268	1.8176	2.9700e- 003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

3.7 Architectural Coating - 2021 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
	4.0700e- 003	2.1500e- 003	0.0278	9.0000e- 005	8.2100e- 003	6.0000e- 005	8.2700e- 003	2.1800e- 003	5.0000e- 005	2.2300e- 003		8.6831	8.6831	2.1000e- 004		8.6884
Total	4.0700e- 003	2.1500e- 003	0.0278	9.0000e- 005	8.2100e- 003	6.0000e- 005	8.2700e- 003	2.1800e- 003	5.0000e- 005	2.2300e- 003		8.6831	8.6831	2.1000e- 004	_	8.6884

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	day		
Mitigated	0.0658	0.6492	0.5954	3.6400e- 003	0.1935	1.8000e- 003	0.1953	0.0520	1.6900e- 003	0.0537		373.6842	373.6842	0.0193		374.1675
Unmitigated	0.0658	0.6492	0.5954	3.6400e- 003	0.1935	1.8000e- 003	0.1953	0.0520	1.6900e- 003	0.0537		373.6842	373.6842	0.0193		374.1675

4.2 Trip Summary Information

	Ave	rage Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Industrial Park	34.15	12.45	3.65	69,984	69,984
Parking Lot	0.00	0.00	0.00		
Total	34.15	12.45	3.65	69,984	69,984

4.3 Trip Type Information

		Miles			Trip %			Trip Purpos	se %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Industrial Park	9.50	7.30	7.30	59.00	28.00	13.00	79	19	2
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Industrial Park	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759
Parking Lot	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	lay							lb/c	lay		
NAME	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
NaturalGas Unmitigated	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/d	day							lb/c	lay		
Industrial Park	235.479	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681

Mitigated

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					lb/d	day							lb/c	lay		
Industrial Park	0.235479	2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	,	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.5400e- 003	0.0231	0.0194	1.4000e- 004		1.7500e- 003	1.7500e- 003		1.7500e- 003	1.7500e- 003		27.7035	27.7035	5.3000e- 004	5.1000e- 004	27.8681

6.0 Area Detail

6.1 Mitigation Measures Area

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					lb/d	day							lb/d	lay		
Mitigated	0.1270	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Unmitigated	0.1399	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000	1	1.6200e- 003

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

6.2 Area by SubCategory Unmitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	lay		
Architectural Coating	0.0321					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1077		i	 		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e- 005	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Total	0.1399	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003

Mitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory					lb/d	day							lb/d	day		
Architectural Coating	0.0193					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1077		1 1 1			0.0000	0.0000	1 	0.0000	0.0000		;	0.0000		 	0.0000
Landscaping	7.0000e- 005	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000	1 	0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003
Total	0.1270	1.0000e- 005	7.1000e- 004	0.0000		0.0000	0.0000		0.0000	0.0000		1.5200e- 003	1.5200e- 003	0.0000		1.6200e- 003

7.0 Water Detail

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Summer

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Turf Reduction

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type Number Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
---------------------------------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	2	8	1920	5.8	0.73	

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

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Equipment Type	Number
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11.0 Vegetation

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Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Annual

Arias RV Service Cannabis Cultivation IS/MND Kern-Mojave Desert County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Industrial Park	5.00	1000sqft	0.11	5,000.00	12
Parking Lot	1.94	1000sqft	0.04	1,944.00	0

1.2 Other Project Characteristics

UrbanizationUrbanWind Speed (m/s)2.7Precipitation Freq (Days)32

Climate Zone 7 Operational Year 2023

Utility Company Southern California Edison

 CO2 Intensity
 702.44
 CH4 Intensity
 0.029
 N20 Intensity
 0.006

 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)
 (lb/MWhr)

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - pd

Construction Phase - PD

Stationary Sources - Emergency Generators and Fire Pumps -

Area Mitigation - PD

Water Mitigation -

Waste Mitigation -

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Annual

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Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorV alue	250	150
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorV alue	250	150
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblAreaMitigation	UseLowVOCPaintParkingValue	250	150
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValu e	250	150
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValu e	250	150
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	4/22/2021	4/8/2021
tblLandUse	Population	0.00	12.00
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	5.80
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	8.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	1,920.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	2.00

2.0 Emissions Summary

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2.1 Overall Construction <u>Unmitigated Construction</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					ton	s/yr							MT	/yr		
2021	0.1018	0.4370	0.4010	6.5000e- 004	3.0400e- 003	0.0241	0.0271	9.9000e- 004	0.0222	0.0232	0.0000	57.3571	57.3571	0.0174	0.0000	57.7917
Maximum	0.1018	0.4370	0.4010	6.5000e- 004	3.0400e- 003	0.0241	0.0271	9.9000e- 004	0.0222	0.0232	0.0000	57.3571	57.3571	0.0174	0.0000	57.7917

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year					ton	s/yr							MT	/yr		
2021	0.1018	0.4370	0.4010	6.5000e- 004	3.0400e- 003	0.0241	0.0271	9.9000e- 004	0.0222	0.0232	0.0000	57.3570	57.3570	0.0174	0.0000	57.7916
Maximum	0.1018	0.4370	0.4010	6.5000e- 004	3.0400e- 003	0.0241	0.0271	9.9000e- 004	0.0222	0.0232	0.0000	57.3570	57.3570	0.0174	0.0000	57.7916

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-9-2021	7-8-2021	0.2432	0.2432
2	7-9-2021	9-30-2021	0.2978	0.2978
		Highest	0.2978	0.2978

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/yr		
Area	0.0255	0.0000	6.0000e- 005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e- 004	1.2000e- 004	0.0000	0.0000	1.3000e- 004
Energy	4.6000e- 004	4.2100e- 003	3.5400e- 003	3.0000e- 005		3.2000e- 004	3.2000e- 004		3.2000e- 004	3.2000e- 004	0.0000	20.6867	20.6867	7.5000e- 004	2.2000e- 004	20.7715
Mobile	7.8100e- 003	0.0931	0.0773	4.9000e- 004	0.0270	2.6000e- 004	0.0273	7.2700e- 003	2.4000e- 004	7.5100e- 003	0.0000	45.7551	45.7551	2.5600e- 003	0.0000	45.8191
Waste						0.0000	0.0000		0.0000	0.0000	1.2585	0.0000	1.2585	0.0744	0.0000	3.1180
Water						0.0000	0.0000		0.0000	0.0000	0.3668	4.7970	5.1638	0.0379	9.3000e- 004	6.3880
Total	0.0338	0.0973	0.0809	5.2000e- 004	0.0270	5.8000e- 004	0.0276	7.2700e- 003	5.6000e- 004	7.8300e- 003	1.6254	71.2389	72.8643	0.1156	1.1500e- 003	76.0967

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	is/yr							МТ	/yr		
Area	0.0232	0.0000	6.0000e- 005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e- 004	1.2000e- 004	0.0000	0.0000	1.3000e- 004
Energy	4.6000e- 004	4.2100e- 003	3.5400e- 003	3.0000e- 005		3.2000e- 004	3.2000e- 004		3.2000e- 004	3.2000e- 004	0.0000	20.6867	20.6867	7.5000e- 004	2.2000e- 004	20.7715
Mobile	7.8100e- 003	0.0931	0.0773	4.9000e- 004	0.0270	2.6000e- 004	0.0273	7.2700e- 003	2.4000e- 004	7.5100e- 003	0.0000	45.7551	45.7551	2.5600e- 003	0.0000	45.8191
Waste	6;		1 1 1 1			0.0000	0.0000		0.0000	0.0000	0.8810	0.0000	0.8810	0.0521	0.0000	2.1826
Water	6,		,			0.0000	0.0000		0.0000	0.0000	0.2935	3.8376	4.1311	0.0303	7.4000e- 004	5.1104
Total	0.0315	0.0973	0.0809	5.2000e- 004	0.0270	5.8000e- 004	0.0276	7.2700e- 003	5.6000e- 004	7.8300e- 003	1.1744	70.2795	71.4539	0.0857	9.6000e- 004	73.8837

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	6.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.74	1.35	1.94	25.87	16.52	2.91

3.0 Construction Detail

Construction Phase

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/9/2021	4/8/2021	5	0	
2	Site Preparation	Site Preparation	4/23/2021	4/23/2021	5	1	
3	Grading	Grading	4/24/2021	4/27/2021	5	2	
4	Building Construction	Building Construction	4/28/2021	9/14/2021	5	100	
5	Paving	Paving	9/15/2021	9/21/2021	5	5	
6	Architectural Coating	Architectural Coating	9/22/2021	9/28/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.04

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 7,500; Non-Residential Outdoor: 2,500; Striped Parking Area: 117 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	3.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.2 Demolition - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
- Cii rtodd	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.2 Demolition - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Fugitive Dust	11 11 11				2.7000e- 004	0.0000	2.7000e- 004	3.0000e- 005	0.0000	3.0000e- 005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e- 004	3.9100e- 003	2.0100e- 003	0.0000		1.5000e- 004	1.5000e- 004		1.4000e- 004	1.4000e- 004	0.0000	0.4276	0.4276	1.4000e- 004	0.0000	0.4310
Total	3.2000e- 004	3.9100e- 003	2.0100e- 003	0.0000	2.7000e- 004	1.5000e- 004	4.2000e- 004	3.0000e- 005	1.4000e- 004	1.7000e- 004	0.0000	0.4276	0.4276	1.4000e- 004	0.0000	0.4310

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3.3 Site Preparation - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e- 005	1.0000e- 005	6.0000e- 005	0.0000	2.0000e- 005	0.0000	2.0000e- 005	1.0000e- 005	0.0000	1.0000e- 005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178
Total	1.0000e- 005	1.0000e- 005	6.0000e- 005	0.0000	2.0000e- 005	0.0000	2.0000e- 005	1.0000e- 005	0.0000	1.0000e- 005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178

Mitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Fugitive Dust	11 11 11				2.7000e- 004	0.0000	2.7000e- 004	3.0000e- 005	0.0000	3.0000e- 005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e- 004	3.9100e- 003	2.0100e- 003	0.0000		1.5000e- 004	1.5000e- 004		1.4000e- 004	1.4000e- 004	0.0000	0.4276	0.4276	1.4000e- 004	0.0000	0.4310
Total	3.2000e- 004	3.9100e- 003	2.0100e- 003	0.0000	2.7000e- 004	1.5000e- 004	4.2000e- 004	3.0000e- 005	1.4000e- 004	1.7000e- 004	0.0000	0.4276	0.4276	1.4000e- 004	0.0000	0.4310

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3.3 Site Preparation - 2021 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e- 005	1.0000e- 005	6.0000e- 005	0.0000	2.0000e- 005	0.0000	2.0000e- 005	1.0000e- 005	0.0000	1.0000e- 005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178
Total	1.0000e- 005	1.0000e- 005	6.0000e- 005	0.0000	2.0000e- 005	0.0000	2.0000e- 005	1.0000e- 005	0.0000	1.0000e- 005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	⁻ /yr		
Fugitive Dust					7.5000e- 004	0.0000	7.5000e- 004	4.1000e- 004	0.0000	4.1000e- 004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1	8.0000e- 004	7.2500e- 003	7.5700e- 003	1.0000e- 005		4.1000e- 004	4.1000e- 004		3.9000e- 004	3.9000e- 004	0.0000	1.0409	1.0409	1.9000e- 004	0.0000	1.0458
Total	8.0000e- 004	7.2500e- 003	7.5700e- 003	1.0000e- 005	7.5000e- 004	4.1000e- 004	1.1600e- 003	4.1000e- 004	3.9000e- 004	8.0000e- 004	0.0000	1.0409	1.0409	1.9000e- 004	0.0000	1.0458

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3.4 Grading - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e- 005	2.0000e- 005	2.4000e- 004	0.0000	8.0000e- 005	0.0000	8.0000e- 005	2.0000e- 005	0.0000	2.0000e- 005	0.0000	0.0713	0.0713	0.0000	0.0000	0.0714
Total	4.0000e- 005	2.0000e- 005	2.4000e- 004	0.0000	8.0000e- 005	0.0000	8.0000e- 005	2.0000e- 005	0.0000	2.0000e- 005	0.0000	0.0713	0.0713	0.0000	0.0000	0.0714

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Fugitive Dust	 				7.5000e- 004	0.0000	7.5000e- 004	4.1000e- 004	0.0000	4.1000e- 004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e- 004	7.2500e- 003	7.5700e- 003	1.0000e- 005		4.1000e- 004	4.1000e- 004		3.9000e- 004	3.9000e- 004	0.0000	1.0409	1.0409	1.9000e- 004	0.0000	1.0458
Total	8.0000e- 004	7.2500e- 003	7.5700e- 003	1.0000e- 005	7.5000e- 004	4.1000e- 004	1.1600e- 003	4.1000e- 004	3.9000e- 004	8.0000e- 004	0.0000	1.0409	1.0409	1.9000e- 004	0.0000	1.0458

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3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e- 005	2.0000e- 005	2.4000e- 004	0.0000	8.0000e- 005	0.0000	8.0000e- 005	2.0000e- 005	0.0000	2.0000e- 005	0.0000	0.0713	0.0713	0.0000	0.0000	0.0714
Total	4.0000e- 005	2.0000e- 005	2.4000e- 004	0.0000	8.0000e- 005	0.0000	8.0000e- 005	2.0000e- 005	0.0000	2.0000e- 005	0.0000	0.0713	0.0713	0.0000	0.0000	0.0714

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	0.0388	0.3993	0.3632	5.7000e- 004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	0.0388	0.3993	0.3632	5.7000e- 004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456

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3.5 Building Construction - 2021 Unmitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/уг		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	1.6000e- 004	5.5100e- 003	1.0400e- 003	1.0000e- 005	3.3000e- 004	1.0000e- 005	3.5000e- 004	1.0000e- 004	1.0000e- 005	1.1000e- 004	0.0000	1.3634	1.3634	1.0000e- 004	0.0000	1.3660
Worker	5.3000e- 004	3.5000e- 004	3.5300e- 003	1.0000e- 005	1.2100e- 003	1.0000e- 005	1.2200e- 003	3.2000e- 004	1.0000e- 005	3.3000e- 004	0.0000	1.0698	1.0698	3.0000e- 005	0.0000	1.0704
Total	6.9000e- 004	5.8600e- 003	4.5700e- 003	2.0000e- 005	1.5400e- 003	2.0000e- 005	1.5700e- 003	4.2000e- 004	2.0000e- 005	4.4000e- 004	0.0000	2.4332	2.4332	1.3000e- 004	0.0000	2.4365

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	0.0388	0.3993	0.3632	5.7000e- 004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	0.0388	0.3993	0.3632	5.7000e- 004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456

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3.5 Building Construction - 2021 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e- 004	5.5100e- 003	1.0400e- 003	1.0000e- 005	3.3000e- 004	1.0000e- 005	3.5000e- 004	1.0000e- 004	1.0000e- 005	1.1000e- 004	0.0000	1.3634	1.3634	1.0000e- 004	0.0000	1.3660
Worker	5.3000e- 004	3.5000e- 004	3.5300e- 003	1.0000e- 005	1.2100e- 003	1.0000e- 005	1.2200e- 003	3.2000e- 004	1.0000e- 005	3.3000e- 004	0.0000	1.0698	1.0698	3.0000e- 005	0.0000	1.0704
Total	6.9000e- 004	5.8600e- 003	4.5700e- 003	2.0000e- 005	1.5400e- 003	2.0000e- 005	1.5700e- 003	4.2000e- 004	2.0000e- 005	4.4000e- 004	0.0000	2.4332	2.4332	1.3000e- 004	0.0000	2.4365

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Off-Road	1.8000e- 003	0.0168	0.0177	3.0000e- 005		8.8000e- 004	8.8000e- 004		8.2000e- 004	8.2000e- 004	0.0000	2.3481	2.3481	6.8000e- 004	0.0000	2.3652
Paving	5.0000e- 005			i i		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.8500e- 003	0.0168	0.0177	3.0000e- 005		8.8000e- 004	8.8000e- 004		8.2000e- 004	8.2000e- 004	0.0000	2.3481	2.3481	6.8000e- 004	0.0000	2.3652

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3.6 Paving - 2021

<u>Unmitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e- 004	1.0000e- 004	1.0600e- 003	0.0000	3.6000e- 004	0.0000	3.7000e- 004	1.0000e- 004	0.0000	1.0000e- 004	0.0000	0.3209	0.3209	1.0000e- 005	0.0000	0.3211
Total	1.6000e- 004	1.0000e- 004	1.0600e- 003	0.0000	3.6000e- 004	0.0000	3.7000e- 004	1.0000e- 004	0.0000	1.0000e- 004	0.0000	0.3209	0.3209	1.0000e- 005	0.0000	0.3211

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Oli Rodu	1.8000e- 003	0.0168	0.0177	3.0000e- 005		8.8000e- 004	8.8000e- 004	 	8.2000e- 004	8.2000e- 004	0.0000	2.3481	2.3481	6.8000e- 004	0.0000	2.3652
	5.0000e- 005		 		 	0.0000	0.0000	 	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.8500e- 003	0.0168	0.0177	3.0000e- 005		8.8000e- 004	8.8000e- 004		8.2000e- 004	8.2000e- 004	0.0000	2.3481	2.3481	6.8000e- 004	0.0000	2.3652

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3.6 Paving - 2021

<u>Mitigated Construction Off-Site</u>

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e- 004	1.0000e- 004	1.0600e- 003	0.0000	3.6000e- 004	0.0000	3.7000e- 004	1.0000e- 004	0.0000	1.0000e- 004	0.0000	0.3209	0.3209	1.0000e- 005	0.0000	0.3211
Total	1.6000e- 004	1.0000e- 004	1.0600e- 003	0.0000	3.6000e- 004	0.0000	3.7000e- 004	1.0000e- 004	0.0000	1.0000e- 004	0.0000	0.3209	0.3209	1.0000e- 005	0.0000	0.3211

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Archit. Coating	0.0586					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1	5.5000e- 004	3.8200e- 003	4.5400e- 003	1.0000e- 005		2.4000e- 004	2.4000e- 004		2.4000e- 004	2.4000e- 004	0.0000	0.6383	0.6383	4.0000e- 005	0.0000	0.6394
Total	0.0592	3.8200e- 003	4.5400e- 003	1.0000e- 005		2.4000e- 004	2.4000e- 004		2.4000e- 004	2.4000e- 004	0.0000	0.6383	0.6383	4.0000e- 005	0.0000	0.6394

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3.7 Architectural Coating - 2021 Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e- 005	1.0000e- 005	6.0000e- 005	0.0000	2.0000e- 005	0.0000	2.0000e- 005	1.0000e- 005	0.0000	1.0000e- 005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178
Total	1.0000e- 005	1.0000e- 005	6.0000e- 005	0.0000	2.0000e- 005	0.0000	2.0000e- 005	1.0000e- 005	0.0000	1.0000e- 005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Archit. Coating	0.0586					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e- 004	3.8200e- 003	4.5400e- 003	1.0000e- 005		2.4000e- 004	2.4000e- 004	1 1 1 1	2.4000e- 004	2.4000e- 004	0.0000	0.6383	0.6383	4.0000e- 005	0.0000	0.6394
Total	0.0592	3.8200e- 003	4.5400e- 003	1.0000e- 005		2.4000e- 004	2.4000e- 004		2.4000e- 004	2.4000e- 004	0.0000	0.6383	0.6383	4.0000e- 005	0.0000	0.6394

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3.7 Architectural Coating - 2021 Mitigated Construction Off-Site

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e- 005	1.0000e- 005	6.0000e- 005	0.0000	2.0000e- 005	0.0000	2.0000e- 005	1.0000e- 005	0.0000	1.0000e- 005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178
Total	1.0000e- 005	1.0000e- 005	6.0000e- 005	0.0000	2.0000e- 005	0.0000	2.0000e- 005	1.0000e- 005	0.0000	1.0000e- 005	0.0000	0.0178	0.0178	0.0000	0.0000	0.0178

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Arias RV Service Cannabis Cultivation IS/MND - Kern-Mojave Desert County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							MT	/yr		
Mitigated	7.8100e- 003	0.0931	0.0773	4.9000e- 004	0.0270	2.6000e- 004	0.0273	7.2700e- 003	2.4000e- 004	7.5100e- 003	0.0000	45.7551	45.7551	2.5600e- 003	0.0000	45.8191
1 3	7.8100e- 003	0.0931	0.0773	4.9000e- 004	0.0270	2.6000e- 004	0.0273	7.2700e- 003	2.4000e- 004	7.5100e- 003	0.0000	45.7551	45.7551	2.5600e- 003	0.0000	45.8191

4.2 Trip Summary Information

	Ave	rage Daily Trip Ra	ate	Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Industrial Park	34.15	12.45	3.65	69,984	69,984
Parking Lot	0.00	0.00	0.00		
Total	34.15	12.45	3.65	69,984	69,984

4.3 Trip Type Information

		Miles			Trip %			Trip Purpos	e %
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Industrial Park	9.50	7.30	7.30	59.00	28.00	13.00	79	19	2
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

	Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
ſ	Industrial Park	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759
Ī	Parking Lot	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/yr		
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	16.1001	16.1001	6.6000e- 004	1.4000e- 004	16.1577
Electricity Unmitigated	ii ii ii					0.0000	0.0000		0.0000	0.0000	0.0000	16.1001	16.1001	6.6000e- 004	1.4000e- 004	16.1577
Mitigated	4.6000e- 004	4.2100e- 003	3.5400e- 003	3.0000e- 005		3.2000e- 004	3.2000e- 004		3.2000e- 004	3.2000e- 004	0.0000	4.5866	4.5866	9.0000e- 005	8.0000e- 005	4.6139
i idiaidi Odo	4.6000e- 004	4.2100e- 003	3.5400e- 003	3.0000e- 005		3.2000e- 004	3.2000e- 004		3.2000e- 004	3.2000e- 004	0.0000	4.5866	4.5866	9.0000e- 005	8.0000e- 005	4.6139

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5.2 Energy by Land Use - NaturalGas <u>Unmitigated</u>

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					ton	s/yr							МТ	/yr		
Industrial Park	85950	4.6000e- 004	4.2100e- 003	3.5400e- 003	3.0000e- 005		3.2000e- 004	3.2000e- 004		3.2000e- 004	3.2000e- 004	0.0000	4.5866	4.5866	9.0000e- 005	8.0000e- 005	4.6139
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		4.6000e- 004	4.2100e- 003	3.5400e- 003	3.0000e- 005		3.2000e- 004	3.2000e- 004		3.2000e- 004	3.2000e- 004	0.0000	4.5866	4.5866	9.0000e- 005	8.0000e- 005	4.6139

Mitigated

	NaturalGa s Use	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr					ton	s/yr							MT	/yr		
Industrial Park	85950	4.6000e- 004	4.2100e- 003	3.5400e- 003	3.0000e- 005		3.2000e- 004	3.2000e- 004		3.2000e- 004	3.2000e- 004	0.0000	4.5866	4.5866	9.0000e- 005	8.0000e- 005	4.6139
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		4.6000e- 004	4.2100e- 003	3.5400e- 003	3.0000e- 005	-	3.2000e- 004	3.2000e- 004		3.2000e- 004	3.2000e- 004	0.0000	4.5866	4.5866	9.0000e- 005	8.0000e- 005	4.6139

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5.3 Energy by Land Use - Electricity Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr		MT	/yr	
Industrial Park	49850	15.8833	6.6000e- 004	1.4000e- 004	15.9401
Parking Lot	680.4	0.2168	1.0000e- 005	0.0000	0.2176
Total		16.1001	6.7000e- 004	1.4000e- 004	16.1577

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr		МТ	-/yr	
Industrial Park	49850	15.8833	6.6000e- 004	1.4000e- 004	15.9401
Parking Lot	680.4	0.2168	1.0000e- 005	0.0000	0.2176
Total		16.1001	6.7000e- 004	1.4000e- 004	16.1577

6.0 Area Detail

6.1 Mitigation Measures Area

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Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category					ton	s/yr							МТ	/yr		
Mitigated	0.0232	0.0000	6.0000e- 005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e- 004	1.2000e- 004	0.0000	0.0000	1.3000e- 004
Ommagatou	0.0255	0.0000	6.0000e- 005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e- 004	1.2000e- 004	0.0000	0.0000	1.3000e- 004

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6.2 Area by SubCategory Unmitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr						MT/yr									
0 41 1	5.8600e- 003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0197					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e- 005	0.0000	6.0000e- 005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e- 004	1.2000e- 004	0.0000	0.0000	1.3000e- 004
Total	0.0255	0.0000	6.0000e- 005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e- 004	1.2000e- 004	0.0000	0.0000	1.3000e- 004

Mitigated

	ROG	NOx	СО	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr						MT/yr									
Architectural Coating	3.5200e- 003					0.0000	0.0000	! !	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0197		1 1 1			0.0000	0.0000	1 1 1 1	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e- 005	0.0000	6.0000e- 005	0.0000		0.0000	0.0000	i i	0.0000	0.0000	0.0000	1.2000e- 004	1.2000e- 004	0.0000	0.0000	1.3000e- 004
Total	0.0232	0.0000	6.0000e- 005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2000e- 004	1.2000e- 004	0.0000	0.0000	1.3000e- 004

7.0 Water Detail

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7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Turf Reduction

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

	Total CO2	CH4	N2O	CO2e		
Category	MT/yr					
Willigatod	4.1311	0.0303	7.4000e- 004	5.1104		
Crimingatod	5.1638	0.0379	9.3000e- 004	6.3880		

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7.2 Water by Land Use <u>Unmitigated</u>

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e		
Land Use	Mgal	MT/yr					
Industrial Park	1.15625 / 0	5.1638	0.0379	9.3000e- 004	6.3880		
Parking Lot	0/0	0.0000	0.0000	0.0000	0.0000		
Total		5.1638	0.0379	9.3000e- 004	6.3880		

Mitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e	
Land Use	Mgal	MT/yr				
Industrial Park	0.925 / 0	4.1311	0.0303	7.4000e- 004	5.1104	
Parking Lot	0/0	0.0000	0.0000	0.0000	0.0000	
Total		4.1311	0.0303	7.4000e- 004	5.1104	

8.0 Waste Detail

8.1 Mitigation Measures Waste

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Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e			
	MT/yr						
Willingutou	0.8810	0.0521	0.0000	2.1826			
Unmitigated	1.2585	0.0744	0.0000	3.1180			

8.2 Waste by Land Use

<u>Unmitigated</u>

	Waste Disposed	Total CO2	CH4	N2O	CO2e		
Land Use	tons	MT/yr					
Industrial Park	6.2	1.2585	0.0744	0.0000	3.1180		
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		
Total		1.2585	0.0744	0.0000	3.1180		

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8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e	
Land Use	tons	MT/yr				
Industrial Park	4.34	0.8810	0.0521	0.0000	2.1826	
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	
Total		0.8810	0.0521	0.0000	2.1826	

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	2	8	1920	5.8	0.73	

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation