

# MONO COUNTY

## BASK Ventures, Inc. Indoor Cannabis Cultivation Project

### Initial Study Checklist

(Note for June 20, 2019 Planning Commission Meeting: Appendices are available online at <https://www.monocounty.ca.gov/planning/page/bask-ventures-inc-indoor-cannabis-cultivation> or by calling 760-924-1800.)

June 2019

**PANORAMA**  
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Mono County

# **BASK Ventures, Inc. Indoor Cannabis Cultivation Project**

## Initial Study Checklist

**June 2019**

Prepared for:

Mono County Community Development Department  
Planning Division  
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# 1 INTRODUCTION

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## 1.1 APPLICATION FOR CANNABIS USE PERMIT

The project applicant, BASK Ventures, Inc. (BVI), is proposing to construct and operate an indoor cannabis cultivation facility (project) in the Sierra Business Park (SBP), located within unincorporated Mono County (Figure 1-1). In November 2016, Proposition 64 (the Adult Use of Marijuana Act) passed in all precincts of Mono County, and the majority of California. The Mono County Board of Supervisors approved General Plan Amendment 18-01, including Chapter 13 - Commercial Cannabis Activities, in April 2018. Chapter 13 requires that Mono County authorize a Conditional Use Permit and Cannabis Operation Permit prior to operation of a commercial cannabis activity. BVI filed an application for the Conditional Use Permit and Cannabis Operation Permit with Mono County on September 6, 2018.

## 1.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

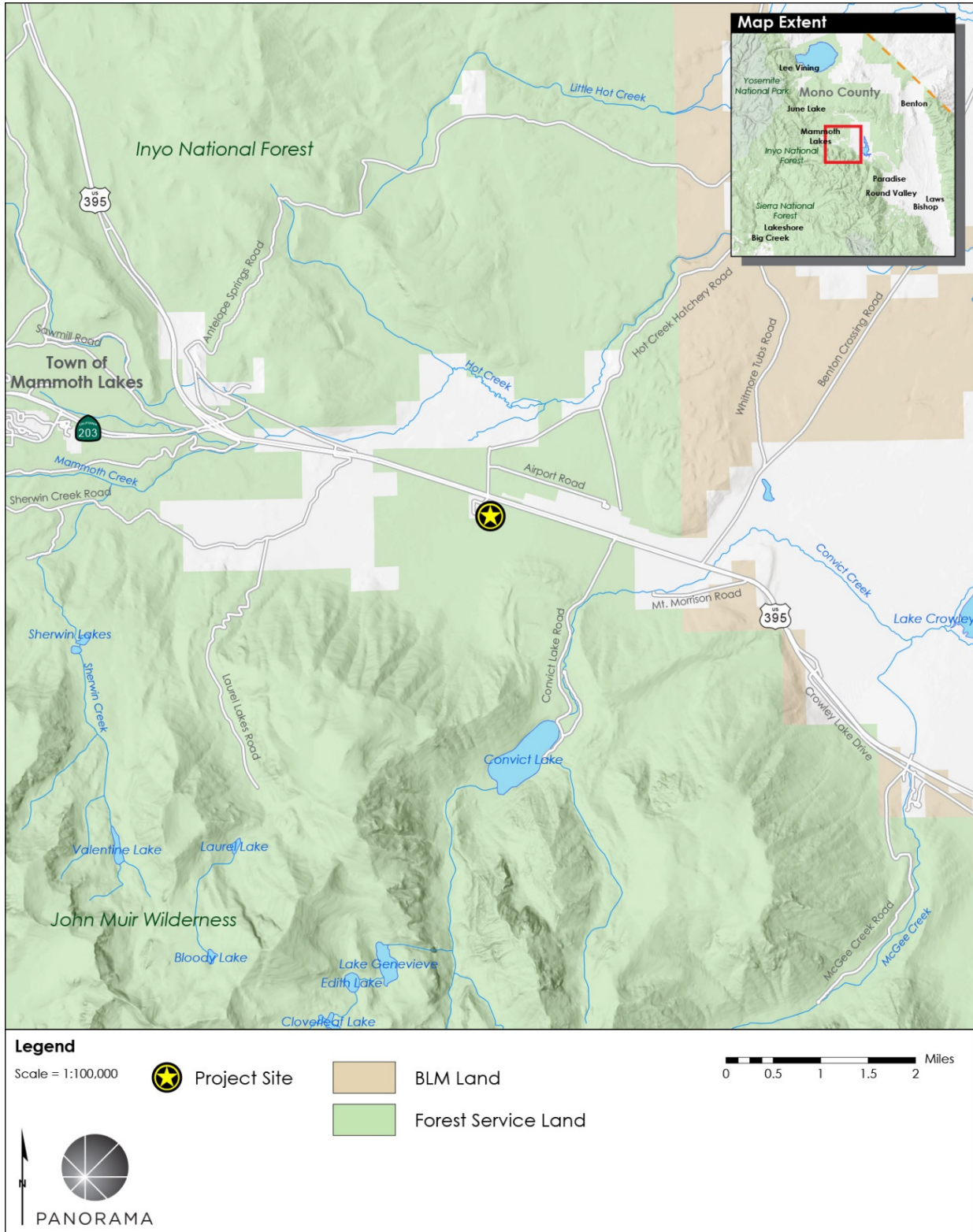
The California Environmental Quality Act (CEQA) requires public agencies to consider and analyze the potential environmental effects of activities that (a) involve the exercise of discretionary powers, (b) have potential to impact the environment, (c) meet the definition of a "project," and (d) are not categorically or statutorily exempt from CEQA. CEQA Guidelines §15183 provides a specific CEQA review process for qualifying projects that are consistent with a community plan or zoning. Under these regulations (reflected in California Public Resources Code (PRC) §21083.3 and CEQA Guidelines §15183), projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review.

Mono County has existing land use, community plan, and general plan policies for which an EIR was certified; including:

- The Sierra Business Park Specific Plan Final Environmental Impact Report (FEIR) certified in 2000 (FEIR SCH#1997032100)
- The Mono County General Plan, Final Environmental Impact Report (FEIR) certified in 2015 (State Clearinghouse [SCH] #2014061029)

# 1 INTRODUCTION

Figure 1-1 Regional Location



Sources: (US Geological Survey, 2013; U.S. Geological Survey, 2016; County of Mono, CA IT Department / GIS Division, 2018)



## 1 INTRODUCTION

The SBP Specific Plan was adopted by the Mono County Board of Supervisors in 2000 and modified most recently in June 2014. The SBP Specific Plan FEIR contains an analysis of the development standards for future development of the SBP, consistent with the requirements established in Section 65451 of the California Government Code. The Sierra Business Park Specific Plan states that the General Plan should be the presiding document for issues not specifically referenced in the Specific Plan. In December 2017, the County approved Resolution R17-88 approving General Plan Amendment 17-03. The General Plan Amendment established Countywide policies governing cannabis activities in Mono County. Mono County General Plan cannabis regulations and Code Chapter 5.60 – Cannabis Operation was approved by the Board of Supervisors in April 2018 and provides regulations for the local permitting of commercial cannabis activities under specified conditions in the unincorporated areas of the County.

The Mono County Planning Division has prepared an Initial Study checklist to evaluate the project's consistency with the previous SBP EIR and General Plan EIR. As mandated by the CEQA Guidelines Section 15183, this checklist identifies whether environmental effects of the project:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the land use, general plan, or community plan, with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the General Plan, community plan or zoning action; or
4. Are previously identified significant effects which, because of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.
5. If environmental effects are identified as peculiar to the project and were not analyzed in a prior EIR, are there uniformly applied development policies or standards that would mitigate the environmental effects?

Pursuant to CEQA Guidelines Section 15183, subsequent environmental impact analysis would be required if any impacts meet the above criteria.

## 1 INTRODUCTION

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## 2 PROJECT DESCRIPTION

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### 2.1 OVERVIEW

BVI proposes to construct a 21,858-square-foot cannabis cultivation facility within the SBP. The proposed facility would be constructed in accordance with the design guidelines approved for the SBP.

### 2.2 PROJECT LOCATION

The project is located within the SBP on a currently vacant lot (Lot #4), with Assessor's Parcel Number (APN) 037-260-004. The SBP has a total of 32 lots, 14 of which are currently developed with approved industrial uses. The SBP is located approximately 5 miles outside the Town of Mammoth Lakes. It is surrounded by Inyo National Forest property and borders U.S. Highway 395. Figure 1-1 shows the regional location of the project site and Figure 2-1 shows the project site parcel. The project site address is 474 Industrial Circle, Mammoth Lakes, CA 93546.

### 2.3 LAND USE DESIGNATIONS

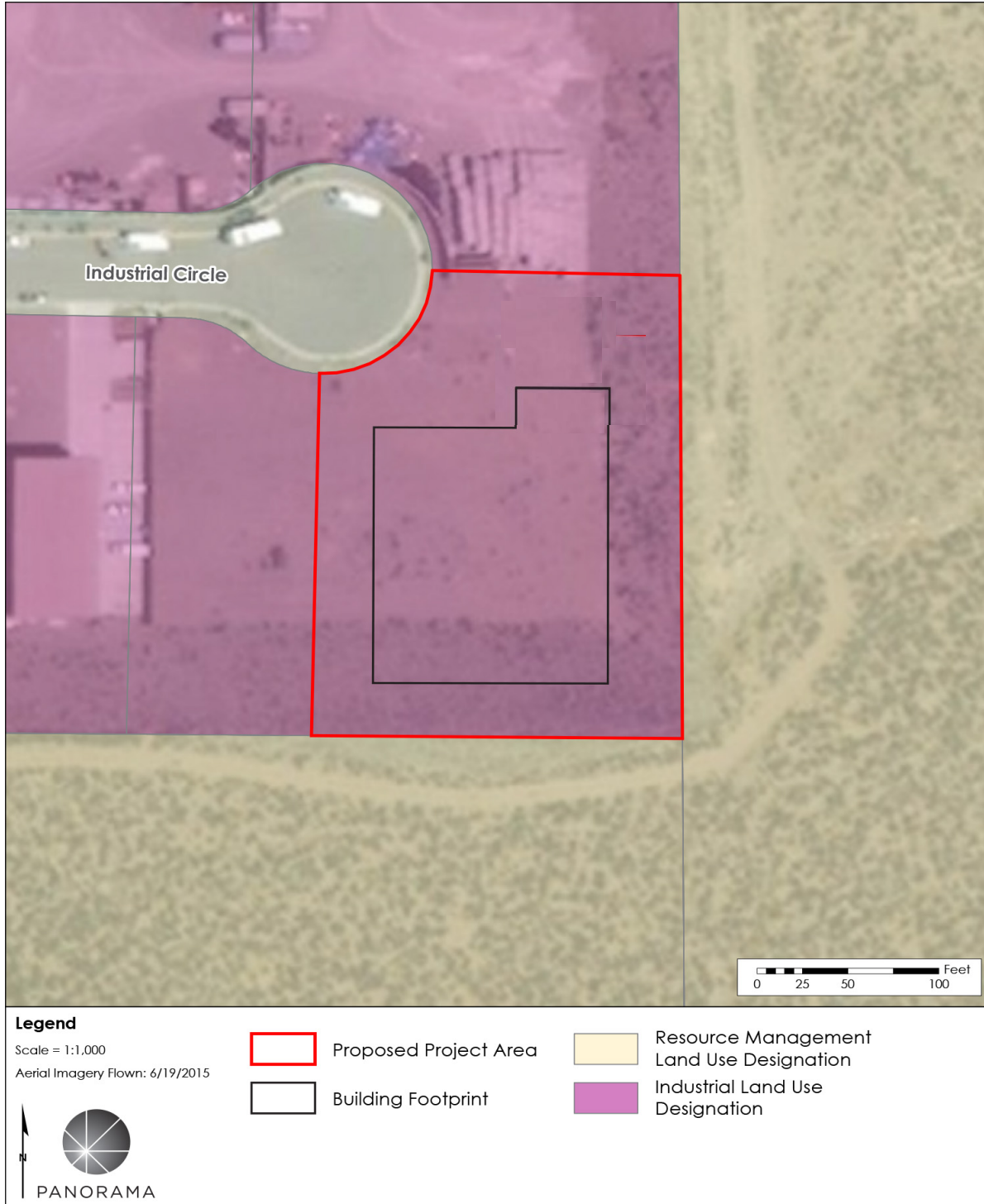
The project site is designated as Industrial Use consistent with other areas within the SBP. The Land Use Designation for parcels adjacent to the project site are Resource Management, as shown in Figure 2-1.

### 2.4 ACCESS

The project site is accessed from U.S. Highway 395 via Industrial Circle as shown in Figure 2-2.

## 2 PROJECT DESCRIPTION

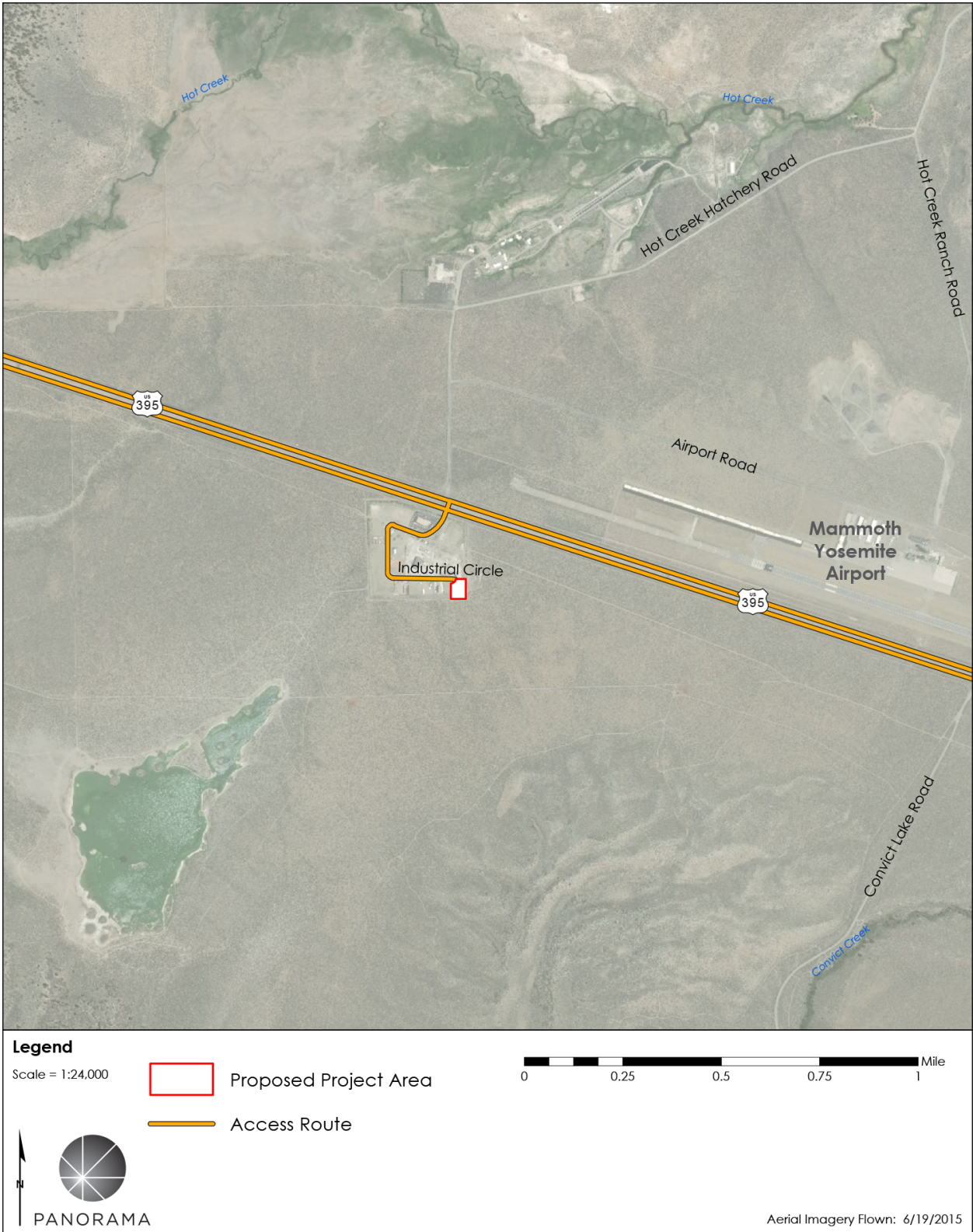
Figure 2-1 Project Site



Sources: (County of Mono, CA IT Department / GIS Division, 2018; DigitalGlobe, 2015; County of Mono, CA IT Department / GIS Division, 2018)

## 2 PROJECT DESCRIPTION

Figure 2-2 Project Site Access



Sources: (County of Mono, CA IT Department / GIS Division, 2018; DigitalGlobe, 2015)

## 2 PROJECT DESCRIPTION

### 2.5 PROJECT FACILITIES

#### 2.5.1 Buildings/Structures

The project consists of a 21,858-square-foot indoor cannabis cultivation facility with associated offices located on a 50,411-square-foot parcel as shown in the Site Plan and Facility Layout in Figures 2-3 to 2-5. The project would include approximately 18,067 square feet of warehouse space for cannabis cultivation, 10,000 square feet of which will consist of flowering canopy, and an additional 3,791 square feet for general office use (Figure 2-3). Two shipping/receiving roll-up doors would be installed in the building. The outside of the facility would be painted a mute brown (midnight bronze) or taupe (Sierra tan) with accent color a shade darker. No reflective surfaces would be used for the building façade. The building would be constructed to a maximum height of 30 feet with a pitched-roof design. Additional details on the proposed structure are provided in Appendix A.

#### 2.5.2 Parking

The commercial and employee access for the project site would be provided via Industrial Circle at the north end of the parcel. Vehicles would enter through a gated entrance off Industrial Circle. The drive and parking area would be paved. Driveways and access points would comply with all County fire safety standards to maximize entry and egress space for emergency vehicles. A total of 3,347-square-feet of snow storage would be provided, with 1,509-square-feet located on the north side of the facility and 1,838-square-feet on the southwest corner of the facility (refer to Figure 2-5).

Sixteen parking spaces will be constructed on site on the north and west sides of the building including, fifteen general parking spaces for employees and one handicap-accessible parking space. Five to fifteen employees would be on site daily during operation (refer to Figure 2-5).

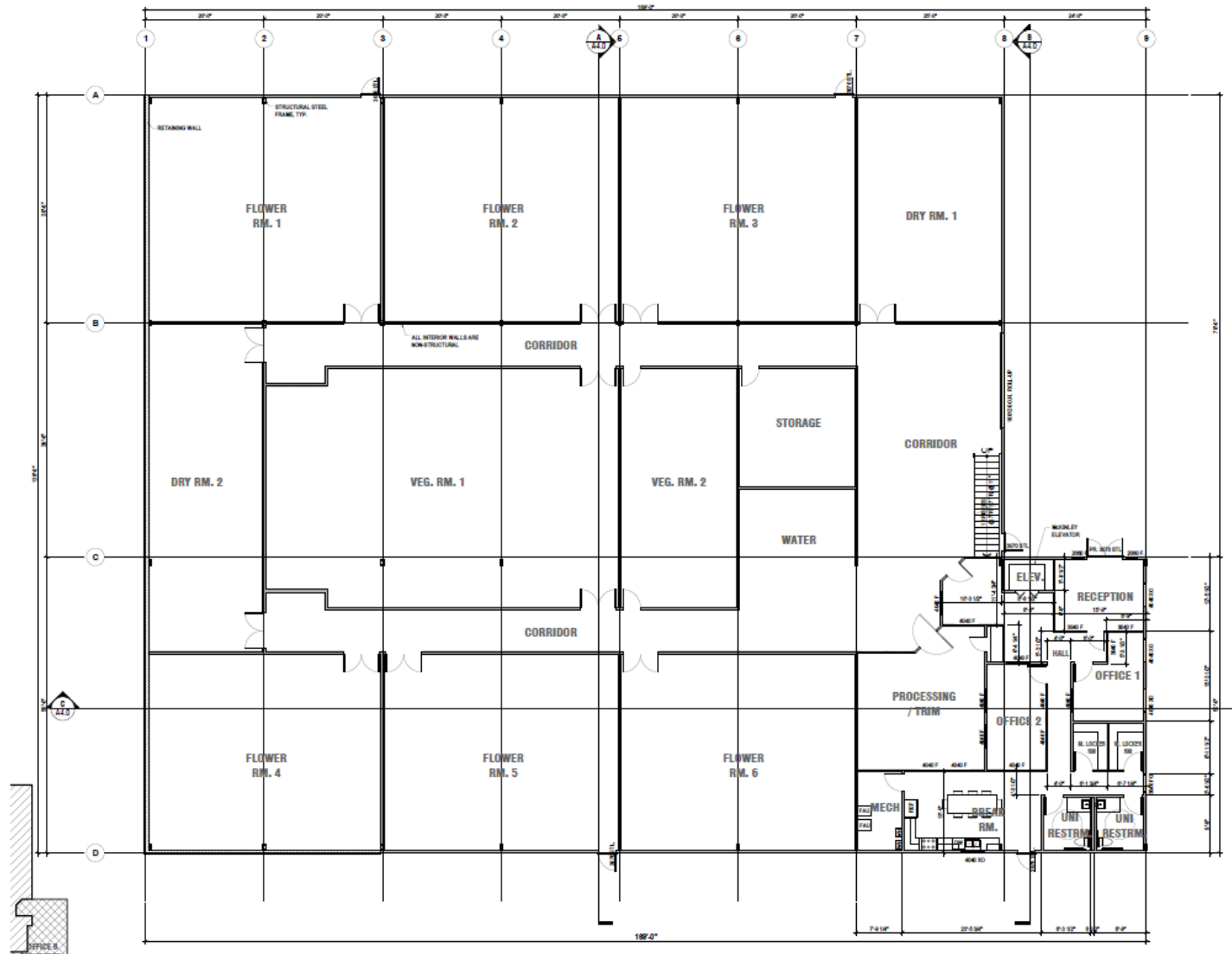
#### 2.5.3 Lighting and Signage

Exterior lighting would be minimal and would comply with the County's Dark Sky Regulations. Lighting will consist of only lights required for safety and lot visibility from the exterior by local police or other patrols. All exterior lighting would be of a low, constant intensity, and would face downward. Lights will be shielded, and all lighting will be confined to the lot. The lighting fixtures will be painted a non-reflective color that conforms to the design guidelines of the SBP. Exterior circuit protection would be locked or enclosed within a locked National Electrical Manufacturers Association environmental cabinet.

Interior lighting would provide both a safe working environment and enhanced security. An interior strobe light would be installed and interfaced with the alarm system near the lobby area windows to provide a visual notification of alarm conditions to local law enforcement outside of the building. BVI does not propose any signage for the indoor cultivation facility.

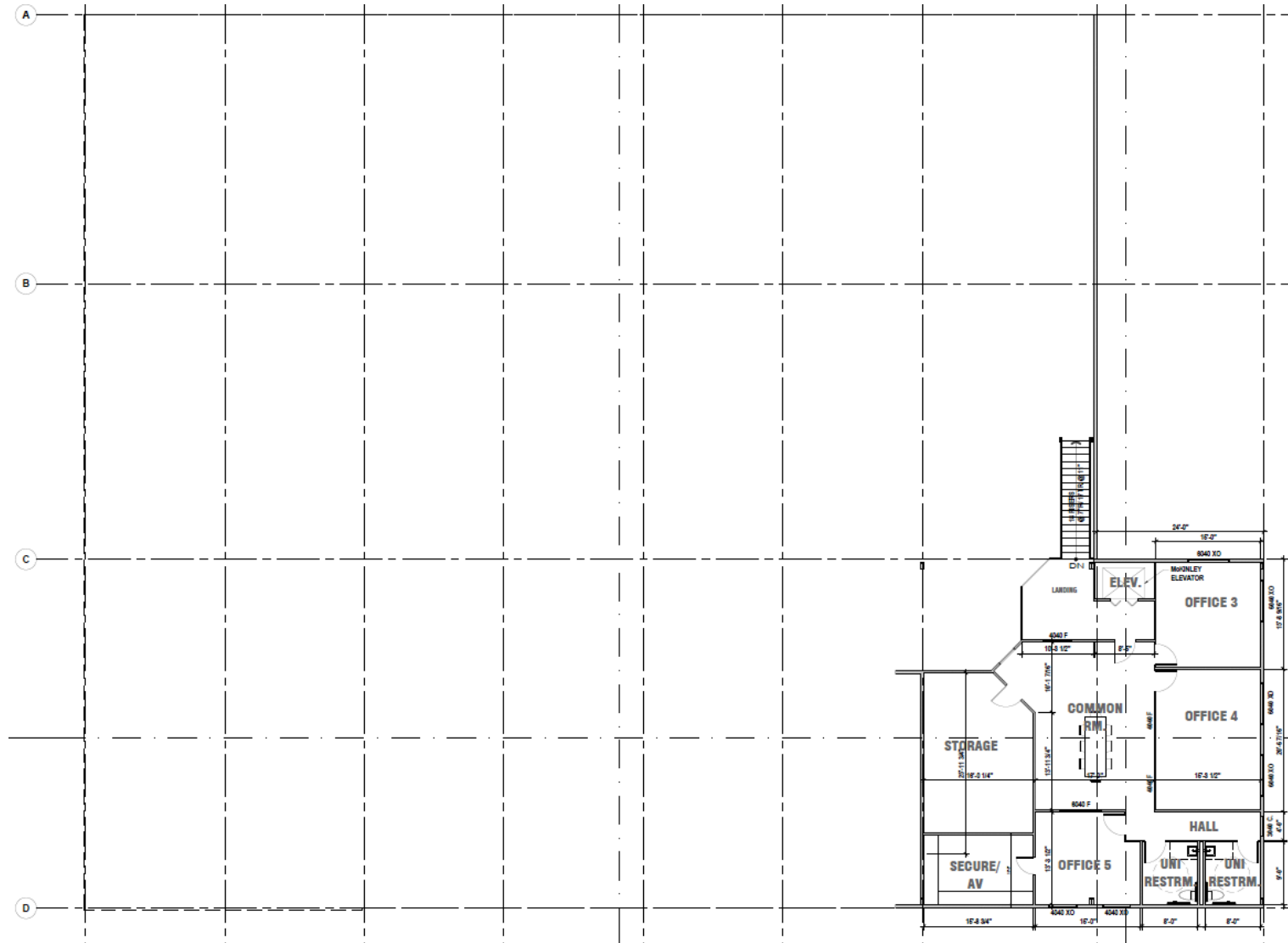
## 2 PROJECT DESCRIPTION

Figure 2-3 Cultivation Facility Layout: Ground Floor



## 2 PROJECT DESCRIPTION

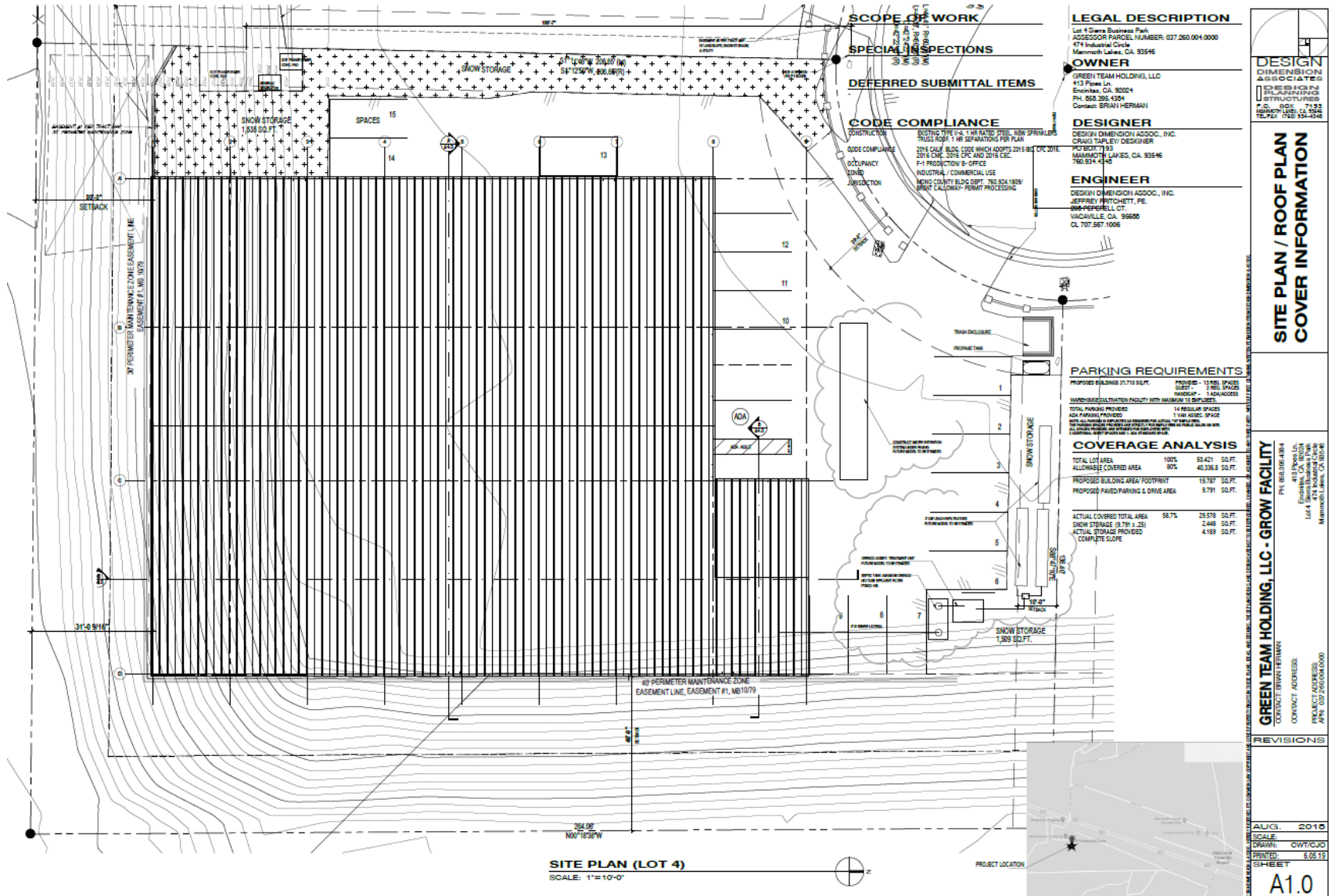
Figure 2-4 Cultivation Facility Layout: Second Floor





## 2 PROJECT DESCRIPTION

**Figure 2-5 Site Plan**



## 2 PROJECT DESCRIPTION

### 2.5.4 Utilities

The site would require improvements for water, sewer, and energy utilities.

#### 2.5.4.1 Water

BVI would install a 5,000-gallon fresh water holding tank on the property. BVI would draw their daily allotment of water from the Sierra Business Park Owners' Association (SBPOA) system during periods of low demand, such as overnight or during the weekend, and store it in the on-site holding tank for later use. 13. BVI will temporarily contract water service from Meadow Mutual Water Company until the SBPOA water system is fully operational after which the SBPOA will be the sole water provider.

#### 2.5.4.2 Sewer

A septic system would be installed consistent with the Tentative Tract Map Supplemental Sheet 1 and Sheet 2 for sewage disposal (see Appendix D) and as approved by the Mono County Environmental Health Department. The septic system would need to comply with Mono County requirements and would utilize a "sand box" type leach field to reduce sewage effluent constituent concentrations consistent with the SBP requirements.

#### 2.5.4.3 Energy Supply and Use

Electrical service from Southern California Edison would be extended to the site to supply electricity during construction and operation of the project. Solar panels would be installed on the building rooftop to generate approximate 40 kilowatts of power to offset electrical uses during operation.

A propane tank would be installed at the north end of the project site. A propane power generator would be installed for emergency power.

### 2.5.5 Other Improvements

The cultivation facility would be fully enclosed by an 8-foot high "Verti-Crete" ledge stone wall on the north side of the property (facing the interior road) and the remaining sides of the property, excluding the east and south sides which are screened and enclosed by the PMZ, will utilize fencing constructed of galvanized chain-link with dark brown plastic slats. An 8-foot high entrance gate composed of steel, wrought iron or wide-mesh galvanized chain link would be installed at the entrance to the facility. The facility would be inaccessible to the public.

## 2.6 CONSTRUCTION

Any vegetation on the site would be removed and some minor grading would be conducted on the site to create a flat building surface. Approximately 63 percent of the site may require some grading. After completion of grading, BVI would construct the building and install necessary infrastructure. A temporary power pole from Southern California Edison may be erected on the site for temporary energy supply, but it is anticipated that construction subcontractors would use generators for ease and maneuvering during construction activities.

## 2 PROJECT DESCRIPTION

Construction of the project would take approximately 4 to 6 months. A maximum crew size of 8 workers would be required for the project. A maximum of 16 vehicle trips from construction equipment and vehicles would occur daily during construction.

### 2.7 FACILITY OPERATION

#### 2.7.1 Cultivation and Distribution

The proposed facility operations are described in detail in Appendix B. Facility operations will be related to cannabis cultivation and includes cultivation (including processing/trimming and wholesale activity) and general office activities. The cultivation facility would have dedicated rooms based on the lifecycle of cannabis, including vegetative, flowering, drying, processing/trimming, and storage/vault rooms. All runoff from the operational grow areas would flow directly to a closed-system wastewater holding tank. All cultivation activities would occur inside the building within light-tight, controlled environments and would not be visible from outside the facility.

All deliveries or pickups of cannabis products, or any shipments related to cannabis cultivation, would occur inside the gated property utilizing one of the shipping/receiving roll up doors located in Dry Room 1 or the corridor on the north side of the building (Figure 2-3).

#### 2.7.2 Utilities

##### 2.7.2.1 Water Supply and Use

Water would be used for plant cultivation and domestic uses. Water usage would increase over the first 3 years of operation. Table 2-1 provides the anticipated water usage over the first 3 years of the project. All subsequent years would have water demand similar to year 3. See Appendix C for Water Use Plan.

**Table 2-1 Operational Water Use**

Year	Gallons of Water (per day)
Year 1 (2019)	200-300
Year 2 (2020)	500-600
Year 3 (2021)	800-1000

Source: (BVI, 2018)

##### 2.7.2.2 Wastewater and Sewage

The sources of wastewater would include excess irrigation (anticipated to be no more than 2-4 percent of water intake), domestic uses, cleaning, and reverse osmosis (RO) filtration reject stream. Only wastewater from domestic uses would be discharged to the septic system (see Appendix D). The cultivation facility would use a closed-loop system where all wastewater from the grow areas would drain into a holding tank separate from the septic system. Wastewater from cultivation operations would be reclaimed by running it through the RO

## 2 PROJECT DESCRIPTION

system, the filtered water would be reused for cultivation operations, and the minimal amount of water rejected by the RO system would be evaporated onsite using an industrial wastewater evaporator. Leftover solids from evaporation would be disposed of at Benton Crossing Landfill in Crowley Lake, California. Benton Crossing Landfill is scheduled to close in 2023, after which this project will utilize the new County waste facility.

The project facility would be equipped with a septic system to treat effluent and discharged domestic wastewater (see Appendix A for location of septic system). The project applicant has contacted the Mono County Department of Environmental Health about septic regulations and would comply with requirements set forth by the Sierra Business Park Specific Plan and Mono County to ensure the approval of septic permit.

### 2.7.2.3 Waste Disposal

Several distinct types of waste may be produced at the cultivation facility, including green waste, solid waste, liquid waste, and potentially hazardous waste such as cleaners or pesticides. BVI has developed a Waste Disposal Management Plan to manage waste generated from the cultivation facility (see Operating Plan in Appendix B). All employees will receive appropriate training prior to being assigned to handle waste.

### 2.7.2.4 Energy Supply and Use

Southern California Edison would supply electric power to the project. Additional energy from solar panels (approximately 40 kilowatts) would be used to offset the quantity of purchased electricity. A propane power generator would be located at the northwest corner of the project site and would be used for emergency power (refer to Figure 2-5).

### 2.7.3 Odor Management

BVI has developed an Odor Management Plan to minimize cannabis odors being emitted by the cultivation facility (see Operating Plan in Appendix B). The primary method of odor control involves the installation and use of a commercial photohydroionization (PHI) unit, designed to eliminate 99.99 percent of all odors. Activated carbon filters would be used as a secondary odor reduction method. Both primary and secondary systems will be installed within the cultivation facility to reduce detectable odors outside the facility.

### 2.7.4 Traffic Generation

The project is anticipated to create approximately 30 daily traffic trips from employees and distribution activities during operation. Five to fifteen employees would be on site daily during the operational period.

## 2.8 AGENCY JURISDICTION AND APPROVALS

Mono County is Lead Agency for this CEQA §15183 review. Mono County is responsible for the necessary Use Permit and Operations Permit.

## 2 PROJECT DESCRIPTION

Licensing and regulating commercial cannabis cultivators to ensure public safety and environmental protection in California is the purview of CalCannabis Cultivation Licensing, and the division of California Department of Food and Agriculture (CDFA). CDFA prepared a Program Environmental Impact Report (PEIR) to provide a transparent and comprehensive evaluation of the anticipated regulations and the activities that would occur in compliance with the regulations. Under this program, cannabis cultivation can occur in a combination of urban, rural, natural, and agricultural settings in the State.

The Lahontan Regional Water Quality Control Board is also responsible for protection of water resources. Approval from this board is also required for wastewater and sewage discharge.

If the project disturbs more than 1 acre of land it would require a Stormwater Pollution Prevention Plan (SWPPP) in accordance with State of California Board Order 2009-0009-DWQ, including associated sediment and erosion control best management practices. A SWPPP has been prepared for the SBP and contains a list of best management practices that BVI would implement on site.

Government Code §65300 requires each county to “adopt a comprehensive long-term general plan for the physical development of the county.” Mono County is unique in that the General Plan and Zoning Code have been combined into one document. There is a specific plan for Sierra Business Park.

**Table 2-2 Required Permits and Approvals\***

Permit or Approval	Agency	Function
Use Permit	Mono County Community Development Department, Planning Division	For commercial cannabis cultivation, processing, and distribution activities.
Operations Permit	Mono County Community Development Department, Planning Division	For operation of the commercial cannabis cultivation facility.
Grading Permit	Mono County Department of Public Works	For project site grading activity.
Building Permit	Mono County Community Development Department, Building Division	For construction of the cultivation facility.
Septic Permit	Mono County Department of Environmental Health	For septic system installation and sewage disposal.
Waste Discharge Permit	Lahontan Regional Water Quality Control Board	For waste disposal.
National Pollutant Discharge Elimination System General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit)	State Water Resources Control Board	For surface disturbance greater than 1 acre.

## 2 PROJECT DESCRIPTION

Permit or Approval	Agency	Function
Cannabis Cultivation License	California Department of Food & Agriculture	For commercial cannabis cultivation, processing, and distribution activities.

\*Other permits, licenses and approvals may be required. The operator/applicant is responsible for meeting all applicable regulations.

### 3 ENVIRONMENTAL ANALYSIS

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<b>Project Title:</b>	BASK Ventures, Inc. Indoor Cannabis Cultivation Project
<b>Lead Agency Name and Address:</b>	Mono County Community Development Department P.O. Box 347 Mammoth Lakes, CA 93546
<b>Contact Person and Phone Number:</b>	Kelly Karl, Assistant Planner 760-924-1809
<b>Project Location:</b>	474 Industrial Circle, Mammoth Lakes, CA 93546
<b>Plan Area:</b>	Sierra Business Park Specific Plan
<b>General Plan Designation:</b>	Industrial
<b>Zoning:</b>	N/A
<b>Assessor Parcel Number (APN):</b>	037-260-004

#### 3.1 OVERVIEW

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guideline section 15183.

- Items checked “Significant Project Impact” indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked “Impact not identified by Sierra Business Park Specific Plan EIR (SBP EIR)” indicates the project would result in a project-specific significant impact (peculiar, off-site, or cumulative) that was not identified in the SBP EIR.
- Items checked “Substantial New Information” indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the SBP EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in : 1) a peculiar impact that was not identified as a significant impact under the SBP EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the Sierra Business Park Specific Plan EIR.

A summary of the analysis of potential environmental effects, and the applicability of the previously-certified SBP EIR, is provided below the checklist for each subject area.

### 3 ENVIRONMENTAL ANALYSIS

#### 3.2 AESTHETICS

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) (b) The SBP EIR analyzed the SBP in relation to county and state scenic vistas and scenic highways. The project site is located within the SBP and the project design (height and type of facility) would fall within the design standards for the SBP.
- (c) The project facility height, color and material would be consistent with the SBP design guidelines. The project impacts on visual quality would be consistent with the impacts considered in the SBP EIR because the design of the facility would be consistent with the design guidelines that were analyzed. No impact peculiar to the project would occur.
- (d) The project would introduce some new lighting in the area. All proposed outdoor lighting would conform to the SBP design guidelines; therefore, the proposed lighting would not cause an impact peculiar to the project.

Indoor grow areas will not have windows and all cultivation activities will take place in climate-controlled light-sealed rooms ensuring that the light produced in the grow areas will not be visible from the exterior of the building. Therefore, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views.



### 3 ENVIRONMENTAL ANALYSIS

The exterior wall color of the cultivation facility would be painted with a non-reflective paint. The roof would be a chestnut color and made of metal. The fencing is consistent with the design standards in the SBP Specific Plan. Fencing on north side of the property (facing the interior road) will consist on an eight-foot-high “Verti-Crete” ledge stone wall with an eight-foot-high entrance gate composed of steel, wrought iron, or wide mesh galvanized chain link with dark brown plastic slats. The remaining sides of the property, excluding the east and south sides which are screened and enclosed by the PMZ, will utilize fencing constructed of galvanized chain-link with dark brown plastic slats. No reflective surfaces would be utilized for the project. Therefore, the project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

#### Conclusion

The SBP EIR concluded that the SBP Specific Plan would result in less than significant impacts on visual resources with incorporation of mitigation measures limiting the height of buildings and imposing lighting restrictions. The project would be developed consistent with the design guidelines set forth in the SBP Specific Plan, including compliance with mitigation measures; therefore, the project would not result in any new significant impacts. Further environmental analysis is not required under CEQA.

### 3.3 AGRICULTURE AND FORESTRY RESOURCES

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3 ENVIRONMENTAL ANALYSIS

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

The SBP EIR did not analyze the impacts of the SBP on agriculture and forestry resources because there are no agriculture or forestry resources within the SBP, including the project area. Further environmental analysis is not required under CEQA because the project would not impact agriculture or forestry resources.

#### Conclusion

The discussion above indicated the construction and operation of the project would not result in impacts on agriculture or forestry resources. Further environmental analysis is not required under CEQA.

### 3.4 AIR QUALITY

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the project expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the project result in other emission (such as those leading to odor adversely affecting a substantial number of people)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

(a) (b) The project is located within the Great Basin Unified Air Pollution Control District (GBUAPCD). Applicable plans and regulations include the Mono County Ozone Attainment Plan and the GBUAPCD rules and regulations. This project is located within a non-attainment area for the state ozone standard and is subject to the Mono County Ozone Attainment Plan. The source of the ozone exceedance was determined to be caused by ozone transport from the San Joaquin Valley Air Basin. Therefore, the ozone attainment is not applicable to this project because the exceedance is transported from a neighboring air basin.

The project would require minimal grading, because the project site is flat. The SBP EIR considered air quality impacts from dust emissions as a result of site grading. The SBP EIR includes Mitigation Measure 1 in Section 5.7: Air Quality (implement best-available control measures) to reduce dust emissions to a less-than-significant-level (Mono County, 2010). The project would implement the applicable mitigation measures from the SBP EIR and would not result in an impact peculiar to the project.

The project would generate a maximum of 16 daily traffic trips during construction. The SBP EIR analyzed construction of buildings that would be similar in size, scale, and scope to the project and, therefore, the project would not result in any greater construction emissions than those evaluated in the SBP EIR. The project would not result in an impact peculiar to the project.

During operation, air quality impacts would primarily derive from traffic generation, and energy and heating supplies. The project would generate a maximum of 30 daily

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traffic trips during operation. The SBP EIR has considered development of Shipping and Delivery facilities in the SBP. The Shipping and Delivery facilities would generate much higher traffic volumes and greater travel distances than the project. The proposed 30 daily trips to the project site would not substantially increase air emissions. With respect to energy and heating, the entire SBP, including this project, is required to comply with California Energy Commission standards governing the efficiency of energy supply sources as well as mandatory GBUAPCD regulations governing the use of fireplaces and wood stoves set forth in the Mono County General Plan. This project does propose to install a wood burning stove or fireplace and therefore would not result in an impact peculiar to the project.

- (c) The nearest sensitive receptor would be individuals residing in the caretaker's units at the concrete batch plant, located approximately 400 feet to the northwest of the project. The project would not involve activities that would result in exposure of sensitive receptors to substantial pollutant concentrations. The impact would be less than significant and less than other industrial uses considered in the SBP EIR. No further analysis is required.
- (d) The project is located in the southeastern corner of the SBP. The project site is within the SBP surrounded by industrial uses and open space. The east and south ends of the project site border open space. A vacant lot is north of the project site. A recreational vehicle rental facility (Adventures in Camping) is approximately 225 feet west of the project site, within the SBP. No sensitive receptors are near the project. All cultivation would occur indoors in rooms dedicated to each stage of growth. A photohydroionization (PHI) Unit will be the primary device used to reduce odor emissions. The PHI Unit would be installed into air conditioning and heating system air ducts that release air outside the facility. In rooms where odor is more intense, activated carbon filters will be installed as secondary odor reduction method. The PHI Unit and carbon filters would ensure that odors do not affect sensitive receptors. As required by Chapter 13 - Commercial Cannabis Activities in the General Plan, BVI has prepared an Odor Management Plan (Appendix B) to reduce cannabis odors outside the cultivation facility. The project is consistent with the SBP and General Plan. No further analysis is required.

#### **Conclusion**

The SBP EIR contained analysis of the impacts on air quality from construction and operation of SBP and it was determined that the construction of SBP would result in temporary less than significant impact to air quality with implementation of best available dust control measures. As discussed above, the project would not result in an impact peculiar to the project. Further environmental analysis is not required under CEQA.

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#### 3.5 BIOLOGICAL RESOURCES

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pools, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- (a), (b) and (c) There are no special status plants or wildlife, sensitive natural communities, or areas of United States Army Corps of Engineers (USACE) or California Department of Fish and Game (CDFG) jurisdiction on the project site. The project site would be located within the SBP and the lot was previously graded/disturbed during initial SBP development activities. The project is surrounded by an elevated berm, contains minimal vegetation, and does not provide suitable habitat to special-status species with potential to occur in the region. No impacts would occur.
- (d) The properties in the SBP are developed for industrial use. Establishment of the SBP required analysis of migration corridors at the time the SBP EIR was prepared. The project would be consistent with the SBP design guidelines and building restrictions. The project would not result in an impact peculiar to the project.
- (e) No local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, apply to the project. The project would have no impact.
- (f) The project is not located within an area covered by an adopted habitat conservation plan or natural community conservation plan. The project would have no impact.

**Conclusion**

The SBP EIR concluded that the development of SBP would not result in impacts on sensitive habitats, special-status plant species, or USACE or CDFW jurisdictional waters; and would result in less than significant impact to nesting activities associated with the sage grouse. As discussed above, the project would not result in peculiar impacts on biological resources. Further environmental analysis is not required under CEQA.

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#### 3.6 CULTURAL RESOURCES

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) (b) The project site has been subject to extensive excavation and earthwork as part of prior sand and gravel mining as well as operation of the concrete batch plant. These activities would have eliminated any historical and archaeological resources that may have been present on the site. The project would have no impact on historical or archaeological resources.
- (c) The project site does not include a known formal or informal cemetery that might contain interred human remains. The minimal grading proposed for the site is within the scope of analysis of the SBP EIR. Further analysis is not required.

#### Conclusion

The SBP EIR concluded that the development of SBP would not result in impacts to archaeological, paleontological, or historic resources. As discussed above, the project would not result in impacts to cultural resources. Further environmental analysis is not required under CEQA.

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#### 3.7 ENERGY

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

(a) During construction, the project would consume energy supplies used by a wide range of equipment and construction vehicles. Energy used for construction vehicles and other energy-consuming equipment would be used during site preparation, grading and paving, collection and hauling of waste materials. These construction activities would not be different than construction activities that would be required for developing buildings that were included as permitted uses in the SBP. Construction of the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. The project would not result in an impact that is peculiar to the project.

During operation, the indoor cultivation facility would require the use of special lighting, ventilation, and air conditioning systems. Each of these systems uses a substantial amount of energy. The project applicant would install solar panels to generate 40 kilowatts per day to offset electrical use in the operation of the cultivation facility. In addition, all developments in Mono County would be required to comply with current California Green Building Standards Code Title 24, Part 11 (Cal Green) energy performance standards as well as policies and actions contained in the Mono County General Plan and the Resources Efficiency Plan to address energy conservation (Mono County, 2014). The project applicant would also have financial incentive to avoid wasteful, inefficient, and unnecessary consumption of the energy during operation. The operation of the project would result in the consumption of energy, but such consumption would not be expected to be wasteful or inefficient. The project would not result in an impact that is peculiar to the project.

(b) As discussed above, the project would obtain power from Southern California Edison, which is required to meet California’s renewable energy goals and policies. The project applicant would install solar panels to offset energy uses during operation. The project is also required to comply with California Green Building Standards Code, policies and



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actions set forth in the Mono County General Plan and the Resources Efficiency Plan; therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The project would not result in an impact that is peculiar to the project.

#### Conclusion

The project would not result in significant impacts to energy resources. Further environmental analysis is not required under CEQA.

### 3.8 GEOLOGY AND SOILS

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

(a)-(f) The SBP EIR analyzed the impacts of developing the SBP on geology and soil resources. The SBP EIR concluded that developing the SBP would result in risk of erosion and slope instability and expose occupants and structures to seismic activity and future volcanic eruption. Implementation of a slope maintenance program would mitigate the risk of erosion and slope instability to a less than significant level. Conformance with standard codes and requirements would reduce the risk of seismic exposure to an acceptable level. The SBP is located in a designated volcanic hazard zone, the impact from future volcanic eruption is unavoidable and adverse.

The SBP EIR concluded the SBP site conditions are suitable for use of individual septic systems. The project would be located within the SBP and would install a septic system that adheres to the development standards of the SBP. Geologic conditions have not changed since the development of SBP. The project impact on geology and soil would not exceed the impacts that have been discussed in the SBP EIR.

In addition, to ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project would not result in a significant impact. The project would comply with the California Building Code and implementation of standard engineering techniques that would ensure structural safety.

The project site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor

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does that site support any known geologic characteristics that have the potential to support unique geologic features. The project would not result in an impact that is peculiar to the project.

#### Conclusion

The project would not result in significant impacts to geology and soil. Further environmental analysis is not required under CEQA.

### 3.9 GREENHOUSE GAS EMISSIONS

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) A greenhouse gas emissions impact analysis was not conducted at the time of preparing the SBP EIR because the SBP EIR was certified before GHG emissions analysis was required under CEQA Guidelines. The sources of greenhouse emissions from the project are primarily electricity consumption and traffic generation. Southern California Edison would supply electricity to the project and a portion of the project’s power use would be obtained from solar panels. Solar panels installed for the project would generate 40 kilowatts of power per day, which would offset the electrical use in the operation of the cultivation facility. The on-site solar generation would not produce greenhouse gas emissions. The greenhouse gas emissions from electricity consumption are not expected to have a significant impact to the environment that is peculiar to the project, because the power is sourced from Southern California Edison. Southern California Edison is required to comply with California’s renewable energy requirements and polices. In 2017, Southern California Edison’s energy resources consisted of 29 percent renewable, 4 percent coal, 15 percent hydroelectric, 34 percent natural gas, 9 percent nuclear, and 9 percent others (Southern California Edison, 2018). Southern California Edison is also required to comply with the requirements of SB 100, which would require Southern California Edison to obtain 100 percent of its energy from carbon free sources by 2050. Additionally, the solar panels installed by BVI would generate 40 kilowatts per day to offset purchased electricity used in the operation of the cultivation facility.

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The SBP Specific Plan includes a list of permitted uses that would not require a use permit and would not trigger any further CEQA evaluation because there would be no discretionary action. Shipping and delivery facilities are a permitted use under the SBP Specific Plan and therefore a shipping and delivery facility could be developed on the project site without any CEQA review or further consideration of GHG emissions. GHG emissions associated with truck trips to a shipping and delivery facility is used as a comparison to the project because of the permitted use of shipping and delivery facilities under the SBP Specific Plan. The project would generate up to 30 worker vehicle trips and two truck trips per day during the operational period. The project would generate significantly fewer vehicle trips and associated greenhouse gas emissions from diesel-powered trucks than a shipping and delivery facility, which would be expected to generate several truck trips per hour. The project would not generate greenhouse gases that would be peculiar to the project.

- (b) The Mono County Resource Efficiency Plan was prepared to identify community sources of greenhouse emissions and use this data to develop General Plan policies and programs to reduce resource consumption and greenhouse emissions (Mono County , 2014). Implementation of the Resource Efficiency Plan would achieve the local objective of reducing greenhouse gas emissions by 10 percent from 2005 emissions levels and by 20 percent from the 2010 emissions level by the year 2020; and gain 38 megawatts of power in renewable energy production (Mono County , 2014). The SBP Specific Plan was considered by the Mono County General Plan and is consistent with the Resource Efficiency Plan. The project includes installation of solar panels to increase generation of renewable energy and would be developed consistent with the guidelines set forth in the SBP Specific Plan. The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases.

#### Conclusion

As discussed above, the project would not result in significant impacts from greenhouse gas emissions that are peculiar to the project. Further environmental analysis is not required under CEQA.

### 3.10 HYDROLOGY AND WATER QUALITY

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
(i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the project be in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) The SBP EIR analyzed the impacts of the SBP on water quality in the project vicinity. The project includes water treatment methods to recapture water that would be used during cannabis operations. The project septic system would comply with the wastewater and

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sewage treatment design that was considered in the SBP EIR, which determined the impact would be less than significant.

The SBP EIR analyzed the impacts of grading on water quality and the EIR included mitigation measures for implementation of a SWPPP that includes on-site stormwater retention and an oil/water separator. As part of the SBP, the project applicant would be required to implement the BMPs identified in the SWPPP to mitigate erosion issues. In addition, the project applicant has submitted information to the State Water Resources Control Board for approval of discharging waste associated with indoor cannabis cultivation related activities and has received a Conditional Waiver of Waste Discharge Requirements Notice of Applicability (Appendix F) from the Lahontan Regional Water Quality Control Board. The project would comply with this mitigation measure and would not result in an impact peculiar to the project.

- (b) (e) The project is located within the Long Valley groundwater basin. The Long Valley groundwater basin is designated as very low priority under the Sustainable Groundwater Management Act (DWR, 2019), indicating that groundwater supplies are being managed sustainably and are not in a state of overdraft.

The SBP EIR estimated the water consumption for the SBP using low and high demand scenarios. The high demand scenario estimated that the maximum water demand would be 735 gallons per day per acre (gpd/acre) and 27,000 gpd for total project demand. The low demand scenario estimated water demand would be 185 gpd/acre and 6,800 gpd for total project demand. BVI estimated their water use based over the first 3 years of the project and expects the cultivation facility water usage to be 800 to 1,000 gpd by the third year of operation (Table 2-1). The SBPOA issued a Will Serve Letter to the project applicant based on BVI's estimated maximum water usage by year three (see Appendix E).

SBP estimates the total average daily demand in December, representative of winter water use, is 634 gpd and the total average daily demand in the summer is typically 20,000 gpd (Clay Murray, 2019). Based on these current figures from SBP, the addition of the daily water demand of 800 to 1,000 gpd for this project would not exceed the current total estimated for the SBP in the SBP EIR in both the low and high demand scenarios. Though BVI's project does not trigger an exceedance, there is the potential for the SBP to exceed the high-demand scenario at full build out. A letter has been sent to the SBPOA (Appendix G) to ensure future projects remain within the SBP EIR's water consumption estimates.

Therefore, the project would not exceed the impacts evaluated in the SBP EIR and the groundwater use would not be unsustainable. The SBP EIR also considered development of the site with buildings similar to the proposed project and determined that the impact from the introduction of impervious surfaces would not significantly affect hydrology. The impact would not be peculiar to the project.

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- (c) The project would not alter a drainage pattern of the site because the site was previously graded, and berms were installed around the site to address drainage for the entire SBP. There is no stream or river on the project site or in the vicinity that would be affected by the construction of the project. The runoff from the project site after development would not exceed the impacts analyzed by the SBP EIR because the project facility is compatible with the types of buildings that were considered in the SBP EIR. The project would not result in hydrology impacts peculiar to the project.
- (d) The project is not located in flood hazard, tsunami, or seiche zones. The project would not risk release of pollutant due to project inundation. No impact would occur.

#### Conclusion

The SBP required implementation of a SWPPP to ensure that development of the SBP does not result in significant impacts. The project would implement the required BMPs in the SBP SWPPP and would not result in an impact that is peculiar to the project. Further environmental analysis is not required under CEQA.

### 3.11 LAND USE AND PLANNING

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) The project will not physically divide an established community, because the project is located within the SBP Specific Plan area, which is planned for industrial uses. No impact would occur.
- (b) The SBP EIR analyzed the impacts to land use and relevant planning from developing the SBP and concluded the SBP site is one of the few locations in Long Valley that meets the General Plan objective of suitability for industrial development within a reasonable distance of population (refer to Section 5.5.3 of the SBP EIR). The project would construct an approximately 21,858-square-foot facility in a vacant lot for industrial use in the SBP, which is consistent with the Land Use Goals and Policies set forth for the SBP Specific Plan. The project is also consistent with the Mono County Cannabis Regulations

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and General Plan Amendment to address environmental impacts specific to cannabis cultivation, including waste handling, recycling, water treatment and supply, and use of renewable energy. The General Plan Amendment determined that cannabis cultivation and operation were compatible with industrial use. The project would not change the zoning and land use designations. The project would not result in an impact that is peculiar to the project.

#### Conclusion

As discussed above, the project would not result in an impact on land use and planning. Further environmental analysis is not required under CEQA.

#### 3.12 MINERAL RESOURCES

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

The SBP EIR did not analyze the impacts of the SBP on mineral resources. Resource extraction has been discontinued at the site due to the lack of significant additional on-site aggregated materials and the availability of superior resources in other location. There are no significant mineral resources within the SBP, including the project area. The project would, therefore, not affect mineral resources.

#### Conclusion

The discussion above indicated the construction and operation of the project would not result in impacts on mineral resources. Further environmental analysis is not required under CEQA.



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#### 3.13 NOISE

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) The project would be located within an area designated for industrial use and far from sensitive receptors. The SBP analyzed impacts associated with development and operation of the SBP. The SBP analysis was based on noise levels associated with the concrete batch plant. The only noise sensitive receptors would be the caretaker’s residing within the concrete batch plant located approximately 400 feet northwest of the project. Following construction, noise sources associated with the project would be the HVAC system, generator noise (when in use), and trucking sounds from distribution. The project would generate less noise than the concrete batch plant and noise sources would be subject to the County noise ordinance (Mono County Code Chapter 10.16). The project would not result in an impact peculiar to the project.
- (b) The project does not involve any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area. The project would not create an impact from groundborne vibration.

### 3 ENVIRONMENTAL ANALYSIS

- (c) The project site is approximately 1 mile west of the Mammoth Yosemite Airport. The SBP area would be exposed to an outdoor noise level of CNEL 65 due to air traffic and adjacent industrial land uses within the SBP. Employees would work predominantly indoors where noise is anticipated to be approximately 20-25 dBA less. A refrigerator generates a constant 50 dBA noise level. The nearby airport land use would not generate excessive noise levels for people working in the proposed cannabis facility. The project would not result in an impact peculiar to the project.

#### Conclusion

The SBP EIR concluded that the development of SBP would not result in significant impact on noise due to the distance to sensitive receptors. As discussed above, the project would not result in significant impacts on noise. Further environmental analysis is not required under CEQA.

### 3.14 POPULATION AND HOUSING

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) The project would not add new homes, roads or infrastructure. BVI may employ up to 15 employees. There is an existing need for housing in the surrounding communities and the addition of 15 employees exacerbates this problem. However, the site is located proximate to communities to support a jobs to housing balance and an increase of 15 employees would have minimal impact on the existing housing need given the populations in both Town of Mammoth Lakes and Long Valley. Employees would likely commute to the project area from the surrounding communities. There would be no impact.
- (b) The project site is vacant. The project would not displace existing people or housing because the site does not contain residences. There would be no impact.

### 3 ENVIRONMENTAL ANALYSIS

#### Conclusion

The SBP EIR concluded that developing the SBP would not induce growth in surrounding open space lands because the properties are public land managed by various governmental entities. The discussion above indicated the construction and operation of the project would not result in impacts on population and housing. Further environmental analysis is not required under CEQA.

#### 3.15 PUBLIC SERVICES

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) The project does not include construction of new or physically altered governmental facilities. The project is not anticipated to require additional services.

**Fire Protection.** The project has considerable risk for fire and will require service from the Long Valley Fire District, a volunteer agency that serves a full time residential population in the Crowley Lake communities, the geothermal plant, Mammoth Yosemite Airport, SBP, and travelers along Highway 395 (Mono County Local Agency Formation Commission, 2009). The project obtained a Provisional Will Serve Letter from the Long Valley Fire Protection District and a final Will Serve Letter will be provided upon completion of the project (see Appendix E). The fire station is located approximately 8.2 miles southeast of the project site. The project would not affect response times or service ratios for the fire station and there would be no need to create a new or altered fire station. The SBP EIR analyzed the impacts on fire safety from developing the SBP. The SBP EIR concluded that the development of SBP would result in less than significant impacts with implementation of mitigation measures, including that all structures within the SBP shall comply with National Fire Protection Association Rule 704M and shall contain fire sprinkler systems that conform to Fire Protection District standards. The project would contain a fire sprinkler system to comply with the

### 3 ENVIRONMENTAL ANALYSIS

requirements of development within the SBP. The project would not result in an impact on fire service that is peculiar to the project.

**Police Protection.** Police services for the project will be provided by the Mono County Sheriff's Department. The project would install numerous security measures and systems, including lighting, video surveillance, and perimeter fencing that will generate minimal additional need for police protection and would not require additional services beyond those currently available. The project would have no impact on existing police protection or necessitate additional police services. The project would not result in an impact on police service that is peculiar to the project.

**Schools.** No schools are located in the general vicinity of the project site. The nearest school to the project site is Mammoth Elementary School, located 6 miles west of the project in the Town of Mammoth Lakes. The project would create five to fifteen permanent jobs. The small increase in employment would be within the range that was envisioned for potential uses of the SBP (40-60 persons per gross acre). The impact on schools would not be peculiar to the project.

**Parks.** The project would not construct parks. The project would create five to fifteen permanent jobs and the new workforce would use parks in the surrounding area. The small increase in employment would be within the range that was envisioned for potential uses of the SBP. The project would not require the construction of additional parks and there would not be an impact.

**Other Public Facilities.** No other public facilities are located on the project site or in the vicinity of the project. No impact would occur.

#### **Conclusion**

The project is a commercial use proposed within the SBP. The project does not create an increase in demand for public services that would generate a need for new or altered government facilities. The impact on public services is not peculiar to the project. Further environmental analysis is not required under CEQA.

### 3 ENVIRONMENTAL ANALYSIS

#### 3.16 RECREATION

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) The project would create 5 to 15 permanent jobs. The new jobs could attract a small number of people to the region that would use regional parks; however, the new jobs would not be peculiar to the project and would not be expected to cause or accelerate substantial physical deterioration of neighborhood parks. The impact would not be peculiar to the project or parcel.
- (b) The project is an industrial use; it does not include recreational facilities or require the construction or expansion of recreational facilities. No impact would occur.

#### Conclusion

The SBP EIR did not analyze the impacts to recreation resources from developing the SBP because the SBP would not adversely affect existing recreational operations due to the low number of workers associated with the industrial uses envisioned in the SBP. The discussion above indicated the construction and operation of the project would not result in impacts on recreation resources that would be peculiar to the project. Further environmental analysis is not required under CEQA.

### 3 ENVIRONMENTAL ANALYSIS

#### 3.17 TRANSPORTATION

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) For a transportation project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the project result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) The project is an industrial oriented project that will not significantly increase circulation impacts on surrounding roadway system. U.S. Highway 395 would be the main roadway that provides access to the project site. There are no public transit, bicycle or pedestrian facilities in the project area. The project will result in 16 daily trips (from a maximum of 8 construction workers) to U.S. Highway 395 during construction and 30 daily trips during operation (from a maximum of 15 employees). The increase in daily trips would not significantly impact the circulation system. The project is consistent with the proposed industrial uses for the SBP.
- (b) The project is not a transportation project. The project would not result in conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). No impact would occur.
- (c) The project would not increase hazards due to design feature or incompatible use because the project site is adjacent to an established highway and provides access to the project. The SBP includes access roads that are designed to accommodate industrial uses. The project would not create or require the creation of any new roads or modifications in road design. There are no incompatible uses proposed by the project that would impact surrounding land uses. Impacts would be less than significant.

### 3 ENVIRONMENTAL ANALYSIS

- (d) The SBP EIR estimated developing the SBP would increase traffic on U.S. Highway 395 by as much as 5,022 trips per day for industrial park use, and the increase of traffic trip would not impact the Level of Service “A” on U.S. Highway 395 (Mono County, 2015). The project would not result in inadequate emergency access, because there is an access point to the project area along U.S. Highway 395. In addition, driveways and access points to the project site will comply with all county Fire Safety Standards to maximize entry and egress space for emergency vehicles, and adequate space will be provided for snow storage. The development of the project was considered as part of the SBP EIR traffic analysis, as such the project would not result in an impact peculiar to the project.

#### Conclusion

The SBP EIR analyzed potential impacts on traffic and air safety; however, the EIR did not analyze the impacts to transportation from developing the SBP because CEQA Guidelines update in 2018 were not applicable at the time of SBP EIR preparation. Construction and operation of the project would not significantly affect transportation. Further environmental analysis is not required under CEQA.

#### 3.18 TRIBAL CULTURAL RESOURCES

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
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a ) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) 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

### 3 ENVIRONMENTAL ANALYSIS

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Significant Impact not Identified by SBP EIR	Substantial New Information
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

(a)(i) and (ii) As discussed in Section 3.6: Cultural Resources, the project site has been subject to extensive excavation and earthwork as part of prior mining activities as well as operation of the concrete batch plant. These activities would have eliminated any known tribal cultural resources that may have been present on the site. A Condition of Approval for this project requires compliance with State Law and implementation of standard mitigation measures. The project would not result in an impact that is peculiar to the project.

#### Conclusion

Assembly Bill (AB) 52 went into effect July 1, 2015, which established a formal consultation process for California Native American tribes as part of CEQA. The SBP EIR was prepared before AB 52 was adopted, thus the SBP EIR did not analyze the impacts to tribal cultural resources. The discussion above indicated the construction and operation of the proposed project would not result in impacts to tribal cultural resources. Further environmental analysis is not required under CEQA.



### 3 ENVIRONMENTAL ANALYSIS

#### 3.19 UTILITIES AND SERVICE SYSTEMS

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Impact not Identified by SBP EIR	Substantial New Information
a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

(a) (b) The SBPOA would provide water to both the construction and operation activities. The SBPOA plans to construct a new well due to issues with the sanitary seal on the existing well that has compromised potable water quality. The new well was planned prior to

### 3 ENVIRONMENTAL ANALYSIS

BVI filing their application, is not part of the project, and will not affect the allocation of water to SBP properties. The construction of the project will not result in a change of allocated water to properties and as such, the project would not require construction of new water supply utilities. The project applicant has also obtained a Will Serve Letter from Mountain Meadows Mutual Water Company as alternative water supplier due to SBPOA issues with the existing groundwater well (see Appendix E). The Mountain Meadows Mutual Water Company has sufficient water available to supply the project. The project would have sufficient water supplies available to operate and would not require construction of new water supply infrastructure.

Electric power would be provided by Southern California Edison which is the power supplier to other SBP properties. Sierra Tel and Verizon would be the telecommunication provider. The project would increase the impervious surfaces by approximately 29,578 square feet. Surface runoff from these impervious surfaces would flow into a dry well that would be designed to retain water and the runoff would be consistent with the stormwater drainage considered as part of the SBP. The portable toilet waste generated during construction would be minimal and would not substantially affect the capacity of wastewater treatment facilities. The project would not require the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The extension of these utilities to the project is consistent with the SBP development plan; therefore, no impacts peculiar to the project or parcel would occur.

- (c) A septic system (septic tank and leach field) would be installed on site to retain all non-cultivation related wastewater from the project, where it would be picked up by certified waste disposal company and disposed of properly. The SBP EIR analyzed the impacts of on-site septic system to water quality and concluded that the SBP site conditions are suitable for use of the septic systems (refer to Section 5.2.3 of the SBP EIR). Therefore, no impacts peculiar to the project or parcel would occur.
- (d) The project site is flat and would require minimal grading. The cut material would be disposed of at the Benton Crossing Landfill in Whitmore Hot Springs (approximately 7.2 miles northwest of project site). This landfill is estimated to close in 2023 and has approximately 695,047 cubic yards of capacity remaining (CalRecycle, 2019). The landfill has adequate capacity to accommodate the disposal of construction materials from the project. Therefore, no impacts peculiar to the project or parcel would occur.

Operation and maintenance of the project would generate solid waste consisting of paper, cardboard, and other common materials. Mammoth Disposal would be the solid waste hauler for the project. The project applicant would arrange for recycling services for solid waste, consistent with state and local laws, to the extent that these services are offered and available from Mammoth Disposal. Therefore, no impacts peculiar to the project or parcel would occur.

### 3 ENVIRONMENTAL ANALYSIS

- (e) The project would comply with all federal, state, and local statutes and regulation related to solid waste. The project would consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris) and thus would not result in significant long-term solid waste generation. Solid waste produced during construction would be disposed of in accordance with all applicable regulations. The project applicant has developed a Waste Disposal Management Plan that details the disposal process of waste produced from the cultivation facility to ensure disposal of waste is performed in a manner consistent with applicable local, state, and federal law. Therefore, no impacts peculiar to the project or parcel would occur.

#### Conclusion

As discussed above, the project would not result in significant impacts to utilities and service systems. Further environmental analysis is not required under CEQA.

#### 3.20 WILDFIRE

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Impact not Identified by SBP EIR	Substantial New Information
If the located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3 ENVIRONMENTAL ANALYSIS

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Impact not Identified by SBP EIR	Substantial New Information
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

(a)-(d) The project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones (Cal Fire, 2007); therefore, no impacts peculiar to the project or parcel would occur.

#### Conclusion

As discussed above, the project would not result in impacts on wildfire. Further environmental analysis is not required under CEQA.

### 3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Impact Identified by EIR	Substantial New Information
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3 ENVIRONMENTAL ANALYSIS

Impact Statement	No Impact/Less Than Significant	Less Than Significant with SBP Mitigation	Significant Project Impact	Impact Identified by EIR	Substantial New Information
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- (a) The construction and operation of the project would not result in significant impacts to habitat of fish or wildlife species or threaten to eliminate a plant or animal community. There are no important examples of major Californian prehistoric or historic periods in the project site. The project would not eliminate important examples of the major periods of California history or prehistory.
- (b) There are no other past, present, or reasonably foreseeable future projects outside of the SBP in the vicinity of the project site. Development of the SBP was previously analyzed in the SBP EIR and any future development within the SBP would be conducted consistent with the conditions of the SBP EIR; therefore, development within the SBP is not considered a cumulative impact. No cumulatively considerable impacts would occur.
- (c) Mono County General Plan policies and regulations include countywide policies to guide the operations of commercial cannabis. The countywide commercial cannabis policies include designated land use for commercial cannabis activities; avoidance, reduction, and prevention of potential issues specific to commercial cannabis activities that may adversely affect communities; encouragement of responsible establishment and operation of commercial cannabis activities; and working toward consistent and compatible regulations and efficient oversight of cannabis activities with other responsible entities. The project would be located within a land use designation that allows for cannabis activities. The project applicant has developed a Cultivation Operating Plan that addresses odor, sanitation, waste disposal, and workspace safety issues specific to commercial cannabis activities (see Appendix B). The design of the project is consistent with countywide policies, standard and SBP design guidelines to

### 3 ENVIRONMENTAL ANALYSIS

ensure there would not be substantial adverse effect on human beings, either directly or indirectly.

#### **Conclusion**

As discussed above, the project would not substantially degrade the quality of the environment, impact plant or animal communities, or impact historic or prehistoric resources. The project would not result in cumulatively considerable impacts on the environment and would not result in significant impacts on human beings.

## 4 DETERMINATION

### 4 DETERMINATION

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Based on this initial evaluation:

I find that the proposed infill project WOULD NOT have any significant effects on the environment that have not already been analyzed. Pursuant to Public Resources Code §21083.3 and CEQA Guidelines §15183, projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an EIR was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review.

A Notice of Determination (§15094) will be filed:

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project and/or revisions in the project have been made by or agreed to by the project proponent.

A Negative Declaration will be prepared:

I find the proposed project MAY have a significant effect on the environment.

An Environmental Impact Report is required:

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, and uniformly applied development standards are required.

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Signature

Date

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Printed Name

Title

## 4 DETERMINATION

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