DATE:03-26-2026

CASE NO. SPR 26-03
(Issued by Planning Dept.)

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

APPLICANT'S INITIAL STUDY
INITIAL STUDY MUST ACCOMPANY APPLICATION

1. PROJECT TITLE: KK Park LLC

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

3. CONTACT PERSON AND PHONE NUMBER: Anu Doravari, City Planner, (760) 338-1377

4. PROJECT LOCATION: APN 302-271-37, California City, California. The approximately 10 acre (4 ha) study area was located north of Lindbergh Boulevard and east of Yerba Boulevard, T32S, R37E, the N1/2 of the S1/2 of the SW1/4 of the NW1/4 of Section 15, M.D.B.M.

5. PROJECT SPONSOR'S NAME AND ADDRESS:

   Applicant: Katie Cun
   KK Park, LLC
   Address: 22700 Yerba Blvd, California City CA 93505

6. GENERAL PLAN DESIGNATION: Light Industrial and Research.

7. ZONING: M1

8. DESCRIPTION OF PROJECT: The proposed project consists of the phased development of a multi-tenant cannabis project on approximately 10 acres. The project includes a total of 26 pads and, at full buildout, would consist of 23 cannabis-related buildings, including 21 indoor cultivation facilities, one manufacturing facility, and one distribution facility, together with one office building and one restroom building, for a total building area of approximately 213,320 square feet. All 26 pads are included as part of the project entitlement.

   The project also includes associated site improvements and supporting infrastructure, including internal circulation, utilities, drainage facilities, backup generator infrastructure, and LNG fuel systems. Indoor cultivation operations would occur on a continuous basis and would rely on electrical and mechanical systems such as

lighting and HVAC. Backup generators would be used on a limited, intermittent basis for maintenance, testing, and emergency outages and would be subject to applicable regulatory requirements.

9. SURROUNDING LAND USES AND SETTING: The project site is in Planning Sub-area 1 which is in the central core of the City (California City, General Plan 2009 – 2028(CCGP)). Located within the central core of the city, Sub-area 1 provides opportunities for additional residential, neighborhood commercial, community commercial, regional commercial, and light industrial land uses due to the existing development, roadways, airport, utilities, and public services and facilities (CCGP). The project site is bounded on the west by Yerba Boulevard. Highly disturbed desert scrub is adjacent on the north, south, and east sides. Vacant desert land north and south of the project site are zoned M1 (Light Industrial and Research). West of Yerba Blvd is land zoned C2 (Community Commercial). The land in a 0.5 miles southwest radius is zoned RM1/RM2 (High Density Residential) and R1 (Medium Density Residential).

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

    1. Department of Cannabis Control
    2. California Department of Fish and Wildlife
    3. Lahontan Regional Water Quality Control Board
    4. Kern County Environmental Health Department
    5. Eastern Kern Air Pollution Control District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving no impacts that are potentially significant.

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

DETERMINATION: (To be completed by the Lead Agency). On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Anu Doravari
Signature

03-30-2026
Date

Anu Doravari
Printed Name

City Planner
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in its explanation following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant. "Potentially Significant Impact' is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.
Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
   (a) Earlier Analysis Used. Identify and state where they are available for review.
   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address the site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9) The explanation of each issue should identify: (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significant.

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

1.Aesthetics: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.1)?					
Impact AES-1: Result in a substantial adverse effect on a scenic vista, scenic resource, or State-designated scenic highway, and/or the existing visual character or quality of a site and its surroundings. (See PEIR pages 4.1-16 to 4.1-18)					X
The project site is not located next to a state scenic highway and the area is not considered a scenic resource.					
Impact AES-2: Create a new source of substantial light or glare as a result of outdoor security lighting. (See PEIR page 4.1-18)	X				
Project will implement the Design/Image Policies, Dark Sky principles detailed in the California City General Plan, 2009 to 2028, pg. 2-18. The PEIR states that with the implementation of environmental protection measures requiring that all outdoor lighting be downward facing and shielded to minimize the visual effects of the presence of lighting, and that lighting for mixed-light operations is shielded between sunset and sunrise to minimize nighttime glare the visual impacts would be less than significant.					
Impact AES-3: Create a new source of substantial light or glare as a result of indoor cultivation techniques. (See PEIR pages 4.1-18 to 4.1-19.)	X				
As described in the PEIR, these crops are highly dependent on the regulation of the light cycle and generally "…take place within building or other enclosed areas where high-intensity lighting can be managed, without the presence of additional natural lighting coming from windows or spillover from other artificial lighting sources" (pg.4.1-18). The project will also implement the Design/Image Policies, and Dark Sky principles detailed in the California City General Plan, pages 2-18, 2-19 further ensuring no substantial light or glare. Therefore any impacts from light or glare would be less than significant.					
Impact AES-4: Create a new source of substantial light or glare as a result of mixed-light cultivation. (See PEIR page 4.119.)	X				
With the "implementation of environmental protection measures requiring that artificial lighting used for the manipulation of plant growth cycles be shielded to minimize the visual effects of the presence of lighting and nighttime glare" visual effects would be less than significant. PEIR pg. 4.1-19.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

2.Agriculture Resources: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.2)? In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
Impact AG-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use.					X
PEIR documented "No significant impacts possible." Pg. J-12. The PEIR analyzed and concluded there would be no impact and is incorporated by reference (pg. 4.2-20).					
Impact AG-2: Convert farmland to cannabis cultivation from other crops.	X				
PEIR documented "No significant impacts possible." pgs. J-12 and 4.2-21					
Impact AG-3: Potential conflict with existing zoning for agricultural use or Williamson Act contract. (See PEIR page 4.2-23.)					X
California law designates cannabis as an agricultural product for Williamson Act purposes. The California City's General Plan, Land Use Element, defines how land will be developed, preserved, and/or protected. The City's General Plan, Open Space and Conservation Elements further discussed the managed production of agricultural and other resources in the City. Analysis on page 6 of the CEQA Checklist, within the California City General Plan, page 195 of the document.					
Impact AG-4: Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for timberland production. (See PEIR page 4.424.)					
NOT APPLICABLE					
Impact AG-5: Cause loss of forestland or conversion of forestland to nonforest uses. (See PEIR page 4.2-24.)					
NOT APPLICABLE					
Impact AG-6: Involve other changes in the existing environment that, because of their location or nature, could result in conversion of farmland to nonagricultural use ~~or conversion~~					X

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
~~of forest land to nonforest use.~~					
This project is consistent with its zoning designation and will not cause conversion of Farmland to non-agricultural use. PEIR pg. 4.2-22 [This effort] would not involve other changes in the existing environment that because of their location or nature, could result in conversion of farmland to nonagricultural use."					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

Air Quality: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.3)? Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
Impact AQ-1: Conflict with or obstruct implementation of an applicable air quality plan, and/or violate any air quality standard or contribute substantially to an existing or projected air quality violation. (See PEIR pages 4.3-29 to 4.3-32.)			X		

An Odor Control Plan shall be implemented to ensure that project-related odors are not detectable beyond the property boundary. Project will follow air quality regulations and rules for permitting generators, odor control equipment such as carbon filters, and require equipment used during construction to comply with the latest state standards (i.e. Tier 3 or 4). If solvents are utilized as part of operations, permits will be required for the processes using them IAW District Rule 201 (Permits Required) and Rule 210.1 (New and Modified Stationary Source Review). If stationary engines rated at 50-bhp or greater are employed for construction or agricultural operations they will either need to be permitted or registered with the East Kern County Air Pollution Control District. According to the PEIR, the SRIA predicts that under the proposed program the shift from unlicensed cultivators to licensed cultivators increase compliance with all local, state, and federal regulations which may help control and monitor air quality standards more closely and help reduce emissions (pg.4.3-31). Note: PEIR analysis indicated cannabis cultivation activities permitted by CDFA are not anticipated to conflict with or obstruct implementation of air quality plans. However, an Odor Control Plan shall be implemented to ensure that project-related odors are not detectable beyond the property boundary.

Compliance with applicable rules and regulations of the Eastern Kern Air Pollution Control District (EKAPCD), including implementation of fugitive dust control measures such as watering of disturbed areas, minimizing track-out, covering of haul trucks, and stabilization of exposed soils will be ensured through mitigation measures noted below and further explained in the attached Mitigation Monitoring and Reporting Program (MMRP).

Construction activities shall comply with applicable provisions of the California City Municipal Codes related to nuisance conditions, including dust that may affect adjacent properties will be ensured through mitigation measures noted below and further explained in the attached MMRP.

Mitigation Measure:

MM-AQ-1: Dust Control

MM AQ-2 Generator Emissions

MM-OD-1: Odor Control Plan

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
Impact AQ-2: Expose sensitive receptors to substantial pollutant concentrations as a result of cannabis cultivation. (See PEIR pages 4.3-32 to 4.3-33.)					X
This project is located within a Light Industrial and Research area, no sensitive receptors are present. There would be No Impact.					
Impact AQ-3: Create objectionable odors affecting a substantial number of people as a result of cannabis cultivation. (See PEIR page 4.3-33 to 4.3-34.)			X		
PEIR page 4.3-34, determined this would be less than significant due to compliance with applicable local cannabis cultivation, nuisance, odor related policies and regulations. The operation will develop and implement an Odor Management Plan. Appropriate odor control equipment will be permitted and installed to minimize offensive odors from emanating outside of the growing facility. This plan would detail the air ventilation, filtration system, and best management practices (BMPs) to be used to prevent odors from emanating outside the growing facility. This plan would be circulated with California City and East Kern County Air Pollution Control District prior to setting up the growth facility to ensure the Plan is acceptable and protective. An Odor Control Plan shall be implemented to ensure that project-related odors are not detectable beyond the property boundary. This will be ensured through the following mitigation measure. Mitigation Measure: MM-OD-1: Odor Control Plan					
Impact AQ-4: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors?	X				
After evaluating possible impacts analyzed within the PEIR, Air Quality Section 4.3, it is unlikely there would be a considerable cumulative increase. By following all requirements, regulations, and permitting of the East Kern County Air Quality Control District along with implementation of BMPs it is not anticipated that a cumulatively considerable net increase of any criteria pollutant is likely.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

4. **Biological Resources:** Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.4)?					
Impact BIO-1: Cause adverse effects on aquatic and semiaquatic special-status species. (See PEIR pages 4.4-17 to 4.4-21.)					X
No aquatic or semiaquatic species are present. (Hagan 2017a, page 6.)					
Impact BIO-2: Cause substantial adverse effects on special-status plant species. (See PEIR pages 4.4-21 to 4.4-22.)					X
No special status plants are present (Hagan 2017a page 6.)					
Impact BIO-3: Cause substantial adverse effects on wildlife due to increased light, including special-status terrestrial wildlife species. (See PEIR page 4.4-22.)	X				
Project site is a highly disturbed, cleared, with no special-status terrestrial wildlife species present (Hagan 2017a page 6). Project is required to implement lighting controls to minimize impacts caused by light to the surrounding areas. The surrounding area is highly disturbed with low value to wildlife in its present state (Hagan 2016a, 2016b, 2017b-h). The addition of this facility with lighting controls would not be anticipated to cause substantial adverse effects.					
Impact BIO-4: Cause substantial adverse effects on special-status terrestrial wildlife species due to increased noise and human presence. (See PEIR pages 4.4-22 to 4.4-23.)			X		
There are no special-status terrestrial wildlife species present or expected to move into the site (Hagan 2017a pages 7-9, Hagan 2016, 2017b-h). As noted in the biological assessment and photographs from June 2018 (photographs attached) there is only a graded lot surrounded by a concrete block wall. Based on surveys in the adjacent areas conducted since this site was surveyed prior to grading there still would have been a lack of shrub cover and forage that desert tortoises, and Mohave ground squirrels (MGS) would require. MGS reproduction and survival is significantly affected by consecutive low rainfall years which can lead to local extirpation (Hagan, 2017a, pages 7-9). Due to 7 years of low rainfall, lack of cover and forage, grading activities, along with continued grazing impacts MGS would not be expected to persist even if historically present. Habitat is unsuitable for desert tortoise and MGS within and around the project area. Based on biological assessments completed on this project site and similar sites north, south, and southeast of the project site, no desert tortoises or MGS are anticipated to be present. The assessments this evaluation is based on were conducted at the appropriate level and time given the conditions of the project site, surrounding area, protocol recommendations,					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
previous surveys in the area, and information from the California Natural Diversity Database for the Sanborn, Mojave NE, California North Quadrangles. The assessments were performed by a professional biologist, with over 30 years working with and managing programs for desert tortoise and MGS, knowledgeable of their natural history, the recommended survey protocols, possessed a MOU for MGS for more than 20 years, and having surveyed much of the area in California City. The project site has been previously graded and disturbed, resulting in limited habitat value. The existing environmental baseline reflects these disturbed conditions.					
Impact BIO-5: Cause substantial adverse effects on riparian habitat, other sensitive natural communities, or federally protected wetlands. (See PEIR page 4.4-23 to 4.4-24.)					
NOT APPLICABLE					
Impact BIO-6: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or wildlife corridor, or impede the use of native wildlife nursery sites. (See PEIR pages 4.4-24 to 4.4-25.)					X
No known wildlife corridors exist within this project site and additionally there is an 8 foot block wall around the project site.					
Impact BIO-7: Conflict with applicable habitat conservation plans or natural community conservation plans. (See PEIR page 4.4-25.)					X
There are no conservation plans covering this area.					
Impact BIO-8: Conflict with local policies or ordinances protecting biological resources. (See PEIR page 4.4-25.)					X
This area is a highly disturbed site adjacent to other disturbed habitat and development. An applicant for a cannabis license must comply with all local ordinances and regulations, including those intended to protect biological resources (PEIR pg 4.4-25).					
Impact BIO-9: Cause substantial adverse effects on wildlife due to pesticide use (besides rodenticides). (See PEIR pages 4.4-25 to 4.4-26.)	X				
No pesticide use is anticipated however if that were to change all rules and regulations of use will be followed. The PEIR evaluated pesticide use using the "Human Health and Ecological					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
Screening Risk Evaluation" (available in PEIR, Appendix F). As noted in the PEIR, "Licensees must comply with pesticide laws and regulations as enforced by the Department of Pesticide Regulation and the State Water Resources Control Board, and environmental protection measures that will be contained in CDFA's regulations. This would require that pesticides are applied in accordance with manufacturer's instructions and label requirements, and other requirements such as proper storage, leak containment, cleanup of spills, drift prevention, and using the minimum amount of product necessary to control the target pest. In addition, applicators would be prohibited from applying pesticides when pollinators are present. As described in the Human Health and Ecological Screening Risk Evaluation, application of pesticides in compliance with these regulations and protocols would not result in substantial adverse effects on wildlife." (PEIR 4.4-25, 26)					
Impact BIO-10: Cause substantial adverse effects on wildlife due to rodenticide use. (See PEIR pages 4.4-26 to 4.4-30.)	X				
No rodenticide use is anticipated. However, if that changes, the PEIR, pages 4.4-26 through 4.430, has a review and evaluation of rodenticide use at cannabis sites. CDFA has concluded that "sufficient protections exist to ensure the safe, responsible use of currently registered rodenticides that are allowed for use at licensed cannabis cultivation sites and ensure that any impacts on non-target special-status wildlife would be minimized and would not be substantial." (PEIR pg 4.4-30.)					

Literature Cited:

Hagan, M. 2016. Biological resource assessment of apn 302-271-38, california city, california. 15 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

Hagan, M. 2017a. Biological resource assessment of apn 302-271-37, california city, california. 14 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

Hagan, M. 2017b. Biological resource assessment of apn 302-273-37, california city, california. 12 pp. On file California City Planning Department, California.

Hagan, M. 2017c. Biological resource assessment of apn 302-273-01, california city, california. 11 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

Hagan, M. 2017d. Biological resource assessment of apn 302-273-03, california city, california. 14 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

Hagan, M. 2017e. Biological resource assessment of apn 302-273-26 and 27, california city, california. 14 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

Hagan, M. 2017f. Biological resource assessment of apn 302-273-28, 31, 32 and 33, california city, california. 13 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

Hagan, M. 2017g. Biological resource assessment of apn 302-273-30, california city, california. 11 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

Hagan, M. 2017h. Biological resource assessment of apn 302-273-36, california city, california. 12 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

Hagan, M. 2017i. Biological resource assessment of apn 302-271-39, california city, california. 12 pp. Mark Hagan, 44715 17th Street East, Lancaster, California.

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

5.Cultural Resources: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.5)?					
Impact CR-1: Cause substantial adverse impacts on historical resources, archaeological resources, and human remains. (See PEIR pages 4.5-9 to 4.5-11.)					X
There are no indicators on the surface of the site that would suggest a cultural resource is present. If historical resources are found during excavation, all work will be suspended until the area has been thoroughly examined. Such discoveries would result in delays in development while negotiating mitigation with the overseeing governmental agencies (California City General Plan, Initial Study Checklist, Page 9).					
Impact CR-2: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X
PEIR pg. 4.5-9 evaluated impacts to unique paleontological resources and determined "paleontological resources are not found in soil but are contained within the geologic deposits or bedrock that underlies the soil layer. Therefore, cultivation activities would not encounter any paleontological resources." There are no unique geologic features on the site.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

6.Energy Use and Greenhouse Gas Emissions: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.6)?					
Impact GHG-1: Potential to conflict with an applicable plan, policy, or regulation adopted to reduce the emissions of GHGs, result in wasteful, inefficient, and unnecessary consumption of energy, or cause a substantial increase in energy demand and the need for additional energy resources.	X				
PEIR indicates implementation of the proposed cannabis program (which would include individual projects such as this) would have a beneficial impact on Greenhouse Gas Emissions in the long run.					
Impact GHG-2: Use off-road equipment and motor vehicles for outdoor cultivation activities, resulting in GHG emissions.					
NOT APPLICABLE					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

7.Geology and Soils: Would the proposed activity result in impacts that differ from the impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Section 4.0.10)?					
Impact GS-1: 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. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving earthquake faults, strong seismic-related ground shaking, seismic-related ground failure, including liquefaction, or landslides					X
This issue was eliminated from further evaluation due to the inability to have the potential to be significant (PEIR Sec. 4.0.10, pg 4.0-9). In addition: The nearest fault from the central core of California City is the Garlock Fault (west) (California City General Plan, Table 6-1, pg 6-3). No active or potentially active faults cross the project site, therefore no risk of rupture would be expected. Seismic ground shaking, seismic-related ground failure, including liquefaction could occur without warning in any location in the state of California (California City General Plan, Initial Study, Page 12). The project will be engineered to comply with the California State Building Codes and pursuant City Building Codes.					
Impact GS-2: Would the proposed activity 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?					X
Project site is in a fairly level, stable geological area. “Due to the poorly sorted and coarse grained materials that are anticipated to underlie the project site area and the absence of a shallow groundwater table, the potential for liquefactions is low. The project site has a low susceptibility to liquefaction” (Bruin Geotechnical Services, INC, 2018).					
Impact GS-3: Would the proposed activity be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?					X

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
According to the Geotechnical Investigation Report completed in April of 2018, the expansion index tests indicated that the surficial soils are within the "very low" expansion category. Also reported was that the upper 6 feet has a moderate potential to hydroconsolidate and all recommendations in the report should be incorporated in the design and construction (Bruin Geotechnical Services, INC, 2018). The facility will be engineered to comply with the California State Building Codes and pursuant City Building Codes.					
Impact GS-4: Would the proposed activity have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?					X
The project has an existing, approved and permitted septic system and tank installed.					
Impact GS-5: Result in substantial soil erosion or the loss of topsoil?					X
Construction on the project site will employ BMPs, and be small in its overall extent. A water truck and minimal speeds will be employed to minimize dust. Project construction will comply with the California City General Plan's policies. Construction will be accomplished in accordance with all dust control rules and measures to mitigate air quality effects and thereby soil erosion during all new development. After construction landscaping design will be incorporated using native plants to the maximum extent feasible as recommended in the Biological Resource Assessment. The City's Zoning Code and the California City General Plan (Page 2-17) recommends xeriscaping using drought-tolerant plants and trees to minimize loss of topsoil or soil erosion. "Appropriate analysis, grading and drainage design and site maintenance should minimize the sheet flow erosion potential" (Geotechnical Services, INC, 2018 pg. 9).					

Literature Cited

Bruin Geotechnical Services, INC. 2018. Geotechnical investigation report. 67 pp. Ryan Duke, Duke Engineering, 44732 Yucca Avenue, Lancaster, California, 93534.

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

8. Hazards, Hazardous Materials, and Human Health: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.7)?					
Impact HAZ-1: Release hazardous materials from routine transport, use, and disposal. (See PEIR pages 4.7-17 to 4.7-18.)			X		
The project includes a backup generator and associated LNG storage to support operations. LNG storage and handling shall comply with all applicable fire, building, and hazardous materials regulations. Compliance with existing laws and regulations related to transport, use, and disposal of hazardous materials would avoid creating a substantial hazard to the public. Less than significant shall be ensured by implementing the below mitigation measures which is detailed further in the attached MMRP. MM-HZ-1: LNG Storage and Handling					
Impact HAZ-2: Create a significant hazard through release of hazardous materials from upset or accident conditions. (See PEIR page 4.7-18.)	X				
The project includes a backup generator and associated LNG storage to support operations. LNG storage and handling shall comply with all applicable fire, building, and hazardous materials regulations. Project cultivators will comply with all federal, State, and local laws and ordinances regarding the use and storage of hazardous materials. Therefore, the risk of accidental releases of hazardous materials from lawful cannabis cultivation operations would be lower than many other ongoing activities in the state, including existing unpermitted cannabis cultivation activities. Therefore, this impact would be less than significant.					
Impact HAZ-3: Cause health risks from pesticide use. (See PEIR pages 4.7-18 to 4.7-19.)					X
No Pesticides will be used. However if that were to change the analysis within the PEIR included a screening-level human and ecological health risk evaluation conducted by Blankinship & Associates and Ardea Consulting that found, for the pesticides analyzed, no significant risks to human or ecological health as a result of their use by cannabis cultivators, when used in accordance with licensing requirements and other applicable laws and regulations. Use of currently approved pesticides will result in an impact that would be less than significant.					
Impact HAZ-4: Emit hazardous emissions or materials within 0.25 mile of a school. (See PEIR pages 4.7-19 to 4.7-20.)					X
The nearest school is 1. 5 miles to the southeast of the project site.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
Impact HAZ-5: Locate project activities on a hazardous materials site. (See PEIR page 4.7-20.)					X
No hazardous material sites within 5,000 feet were noted within or near this project area on the Envirostor database.					
Impact HAZ-6: Locate project activities near an airport or private airstrip such as to increase hazards. (See PEIR page 4.7-21.)					X
The project site is located in proximity to a local airport; however, the proposed use would not result in an airport-related safety hazard.					
Impact HAZ-7: Expose people or structures to substantial risk of loss from wildfire. (See PEIR pages 4.7-21 to 4.7-22.)	X				
The PEIR is incorporated by reference (page 4.7-21 to 23). This project will adhere to State and local building, electrical, and fire codes. The local fire department has been notified of the cultivation site through the City's planning process (such as SDR) to ensure that local firefighters are aware of the risks posed by cannabis cultivation operations so they may respond more effectively and safely. Existing laws, such as requirements for maintenance of defensible space around structures [wildland protection], and implementation of environmental protection measures specified in the cannabis regulations will reduce potential impacts. The facility will comply with building, electrical, and fire codes, which would require installation of fire suppression systems, where appropriate.					
Impact HAZ-8: Create substantial hazards for firefighters and first responders from indoor cultivation. (See PEIR pages 4.7-22 to 4.7-23.)					
NOT APPLICABLE.					
Impact HAZ-9: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X
This project is estimated to increase traffic by 100 vehicles a day. This is not a level that would be expected to impair implementation of the emergency evacuation plan.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

9. Hydrology and Water Quality: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.8)?					
Impact HWQ-1: Cause adverse effects on beneficial uses from surface water diversions for crop irrigation, or cause insufficiency of surface water supplies. (See PEIR pages 4.8-35 to 4.8-36.)					X
A small percentage of the overall water used by California City (approximately 7%) is surface water from AVEK (California City General Plan, pages 5-30). This project will be using water from California City Municipal Water District via a waterline in Yerba Boulevard. Since some of the water that California City supplies is through AVEK a small percentage may be used by this operation. No increase in surface water over and above what California City already receives is anticipated.					
Impact HWQ-2: Cause aquifer depletion from use of groundwater for crop irrigation and result in insufficiency of groundwater supplies. (See PEIR pages 4.8-36 to 4.8-38.)					X
It is estimated that 1,000,000 gallons a year (8 afy) of groundwater would be used. The project's projected usage is equal to adding approximately 60 individuals to the population using an average of 133,590 gallons of water per year (566 gallons per day). The watering systems for cultivation will incorporate recycling. This amount of water use is considered minimal. In addition, the CDFA (PEIR, pg. 4.8-35) indicates that the required cultivation plan will include the water source to be used along with the location of any groundwater diversions, pumps, and diversion systems.					
Impact HWQ-3: Cause discharges of sediment, nutrients, or other contaminants (excluding pesticides) from outdoor or mixed-light cultivation. (See PEIR pages 4.8-38 to 4.8-39.)	X				
This effort is not anticipated to have any discharges of sediment, nutrients, or other contaminants. The greenhouses will have concrete flooring decreasing the potential to discharge contaminants to surface water or groundwater. Concrete flooring will have a drain into a tank which will then be used to recycle the water back into the watering system. The facility would follow all the State Water Resources Control Board requirements and comply with the Cannabis Policy 27 October 2017.					
Impact HWQ-4: Cause water quality impacts from pesticide use in outdoor or mixed-light cultivation. (See PEIR pages 4.8-39 to 4.8-40.	X				

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
No blue line streams were found on the USGS topographic map. No washes or streams were observed in study site and no fish, amphibians or aquatic invertebrates were observed or anticipated (Hagan 2017a page 6). No pesticide use is anticipated. However, if that were to change, cultivators will follow all guidelines described in the PEIR regarding the safe and proper use of pesticides as outlined on pg. 4.8-36 and appendix F-21. As also noted in the PEIR, "Licensees must comply with pesticide laws and regulations as enforced by the Department of Pesticide Regulation and the State Water Resources Control Board, and environmental protection measures that will be contained in CDFA's regulations. This would require that pesticides are applied in accordance with manufacturer's instructions and label requirements, and other requirements such as proper storage, leak containment, cleanup of spills, drift prevention, and using the minimum amount of product necessary to control the target pest.					
Impact HWQ-5: Cause discharges of sediment, nutrients, and other contaminants (excluding pesticides) from indoor cultivation operations. (See PEIR pages 4.8-40 to 4.8-41.)					
NOT APPLICABLE.					
Impact HWQ-6: Cause water quality impacts from pesticide use in indoor cultivation. (See PEIR page 4.8-41.)					
NOT APPLICABLE.					
Impact HWQ-7: Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?					X
The California City General Plan, Figure 5-6, indicates this is within an area of minimal flooding. No significant risk would be anticipated.					
Impact HWQ-8: Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					X
The California City General Plan, Figure 5-6, shows this site to be outside any 100 year flood hazard area and indicates it is within an area of minimal flooding.					
Impact HWQ-9: Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X		

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
There could be an increase in runoff due to impermeable surfaces but not substantial. A retention basin design has been professionally engineered to ensure the pre-development hydrograph is maintained and no additional runoff will occur. The basin has been engineered to capture a 10 year, 5 day storm of 3.17 inches. The capacity of the basin is 98,388.08 cubic feet. The basin will be 90% impervious. The project shall be designed and constructed to ensure that post-development runoff does not exceed pre-development conditions. Final drainage and grading plans shall be reviewed and approved by the City Engineer prior to issuance of grading or building permits as noted in the below mitigation measure and further delineated in the attached MMRP. Mitigation Measure MM-HYD-1					
Impact HWQ-10: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					X
According to a recent Geotechnical Investigation Report, the site topography is relatively flat and level with a general slope to the east/northeast with drainage by sheet flow approximately one to two percent across the site (Bruin Geotechnical Services, INC, 2018 pg. 2) and recommendations for drainage will be followed as described in the report (Bruin Geotechnical Services, INC, 2018 pg. 9,13). See HWQ-9 for drainage basin capacity.					
Impact HWQ-11: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					X
There are no drainage patterns, streams, or washes on the project site which would be expected to result in substantial erosion or siltation. No washes were observed within or adjacent to the study area (Hagan, 2017a, page 6). No springs or areas indicative of shallow ground water are present on site (Bruin Geotechnical Services, INC, 2018).					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

10. Land Use and Planning					
Impact LU-1: Physically divide an established community. (See PEIR pages 4.9-4 to 4.9-5.)					X
This project will not divide an established community.					
Impact LU-2: Conflict with applicable land use plans, policies, or regulations. (See PEIR page 4.9-5.)					X
This project is being accomplished in compliance with the California City General Plan to include zoning considerations.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

11. **Mineral Resources: Would the proposed activity result in impacts that differ from the impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Section 4.0.10)?**					
Impact MR-1: Would the proposed activity 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?					X
There are no known mineral resources in the City according to the California City General Plan, Page 5-23.					
Impact MR-2: Would the proposed activity 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?					X
There are no known mineral resource recovery sites in the City according to the California City General Plan, Page 5-23.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

12. **Noise: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.10)?**					
Impact NOI-1: Expose people or residences to excessive noise levels within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport. (See PEIR page 4.10-16.)	X				
The California City Airport is approximately 0.24 miles northwest of the project area. PEIR pg. 4.10-16: "…cultivation operations are not anticipated to expose nearby residents or workers to substantial additional noise levels beyond those already generated by the airport or airstrip. Specifically, noise-generating sources used for cultivation operations (generally temperature and climate control equipment) would not be significantly different than other climate control equipment used for other land uses. Therefore, this impact would be less than significant."					
Impact NOI-2: Use mechanical equipment for the cultivation of cannabis resulting in generation of excessive groundborne vibration or groundborne noise levels. (See PEIR pages 4.10-16 to 4.10-17.)	X				
A loaded truck, an HVAC system, and other potential equipment types expected to possibly be used at a cannabis site were evaluated within the PEIR, specifically page 4.10-16, and determined they would not generate substantial vibration and this would be less than significant.					
Impact NOI-3: Use of mechanical equipment for the cultivation of cannabis resulting in a substantial permanent increase in ambient noise levels in the vicinity of a Proposed Program activity above levels existing without the Proposed Program. (See PEIR page 4.10-17.)	X				
Although there may be a rise in ambient noise levels in the vicinity it is not considered substantial. Equipment to be used would not be significantly different than other climate control equipment used for other land uses. This area is currently zoned M1 (light industrial).					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
Impact NOI-4: Use mechanical equipment for the cultivation of cannabis resulting in excessive noise for sensitive receptors, and/or resulting in a substantial temporary or periodic increase in ambient noise levels. (See PEIR pages 4.10-18 to 4.10-19.)	X				
There are no sensitive receptors (hospitals, schools, elderly housing, convalescent facilities, daycare facilities) near the planned site.					
Impact NOI-5: Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		
A generator will be used for electrical power for this facility which will generate noise. This will be at a level that meets local noise standards. This shall be ensured through compliance with the below mitigation measures which is further detailed in the attached MMRP. Construction will comply with City standards. The site will comply with all noise ordinances which determine the hours in which construction may take place. MM-NO-1: Construction Noise					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

13. **Population and Housing: Would the proposed activity result in impacts that differ from the impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Section 4.0.10)?**					
Impact PH-1: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					X
Fifty employees are expected to be at the cannabis site. This will not create a substantial population growth.					
Impact PH-2: Would the proposed activity displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					X
No housing would be displaced, nor would it necessitate the construction of replacement housing.					
Impact PH-3: Would the proposed activity displace substantial numbers of people, necessitating the construction of replacement housing elsewhere					X
No people would be displaced.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

14. Public Services:					
Impact PS-1: Cause a substantial adverse impact related to police protection services. (See PEIR pages 4.11-6 to 4.11-9.)	X				
An 8 foot CMU wall currently exists on all sides. There will be no public access. Response time is dependent on so many factors that the California City Police Department, Dispatch cannot provide a good estimate. Per Dispatch, the quickest response time would be the time it would take to normally drive from the Police Department (21130 Hacienda Boulevard) to the response destination as plotted on a GPS mapping application. Based on that information the quickest possible response time would be 8 minutes (approximately 4.5 miles). The PEIR noted: "After controlling for various sociodemographic factors, the study found that the implementation of laws allowing cultivation and business activities related to medicinal cannabis were not predictive of higher crime rates and may be related to reductions in rates of homicide and assault (Morris et al. 2014). Similarly, Kepple and Freisthler (2012) evaluated the relationship between medicinal cannabis dispensaries and crime, based on location, and found no relationship between the two. The results suggest that measures such as surveillance cameras and private security services may act as effective deterrents to crime."					
Impact PS-2: Cause a substantial adverse impact related to schools. (See PEIR pages 4.11-9 to 4.11-10.)	X				
As noted in the PEIR pp. 4.11-9 to 4.11-10 the CDFA will not license cultivation sites within 600 feet (193.5 m) of a school to reduce potential for conflicts. The nearest school is approximately 1. 5 miles to the east of the project site. The cannabis operation will not significantly increase a demand for these facilities. It is projected only 50 employees will be at the site.					
Impact PS-3: Cause a substantial adverse impact related to parks or other public services. (See PEIR page 4.11-10.)					X
No substantial population growth is anticipated with this facility.					
Impact PS-4: Cause a substantial adverse impact related to fire protection services from outdoor cultivation. (See PEIR pages 4.11-10 to 4.11-11.)					
NOT APPLICABLE.					
Impact PS-5: Cause a substantial adverse impact related to fire protection services from indoor cultivation. (See PEIR pages 4.11-11 to 4.11-13.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
NOT APPLICABLE.					
Impact PS-6: Cause a substantial adverse impact related to fire protection services from mixed-light cultivation. (See PEIR page 4.11-13.)	X				
The PEIR evaluated the issue of increased fire events at cannabis facilities and indicated this was based on illegal grow facilities using inadequate electrical infrastructure. "Any time the capacity of the electrical circuit is exceeded or more current is allowed to flow across lines than they were designed to accommodate, heat is generated and fire risk increases." "Licensed operations would be anticipated to have a substantially reduced risk of fire compared to baseline conditions." The facility will comply with building, electrical, and fire codes, which would require installation of fire suppression systems, where appropriate. Response time for the Fire Department is estimated to be the same as the Google maps drive time to the area per Fire Marshall, Jeremy Kosick. Based on that information the quickest possible response time would be 8 minutes (approximately 4.5 miles).					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
15. Recreation: Would the proposed activity result in impacts that differ from the impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Section 4.0.10)?					
Impact REC-1: Would the proposed activity 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					X
The cannabis operation will not significantly increase a demand for these facilities. It is projected only 50 employees will be at the site.					
Impact REC-2: Does the proposed activity include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X
The cannabis operation will not significantly increase a demand for these facilities. It is projected only 50 employees will be at the site.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

16. Transportation and Traffic: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.12)?					
Impact TRA-1: Conflict with circulation plans, ordinances, or policies. (See PEIR pages 4.12-4 to 4.12-7.)					X
This project will assist in moving the City's circulation plan forward and will not conflict with any ordinances or policies. A substantial increase in traffic is not expected. This project is estimated to increase traffic by 50 cars and 1 truck a day. The closest cross streets are Yerba Boulevard (arterial road) and Lindbergh Boulevard (collector street) within the California City General Plan. According to the California City General Plan, page 3-13, "The City shall require the completion of planned arterial and collector streets as they become necessary to serve new development or to meet cumulative traffic demands in the City." Road improvements will be engineered per the California City General Plan, local City ordinances, and the Caltrans design guidelines/requirements.					
Impact TRA-2: Conflict with congestion management programs. (See PEIR pages 4.12-7 to 4.12-8.)					X
This project will not cause a conflict with congestion management programs.					
Impact TRA-3: Result in a change to air traffic patterns. (See PEIR page 4.12-8.)					X
This project will not cause a change to air traffic patterns.					
Impact TRA-4: Increase hazards due to a design feature or incompatible uses. (See PEIR page 4.12-8.)					X
There are no plans to accomplish road design changes.					
Impact TRA-5: Result in effects on emergency access. (See PEIR page 4.12-8.)		X			
There are no plans in effect to change emergency access.					
Impact TRA-6: Result in effects related to public transit, bicycle, or pedestrian facilities. (See PEIR pages 4.12-8 to 4.129.)					X
There currently are no public transit, bicycle, or pedestrian facilities in this area.					
Impact TRA-7: Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?					X

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
This project has no opportunity for exceeding, individually or cumulatively, the level of service standards.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

17. Tribal Cultural Resources: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.13)? . 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:					
Impact TCR-1: Cause a substantial adverse impact on tribal cultural resources. (See PEIR pages 4.13-8 to 4.13-9.)					X
If a tribal cultural item, place, or other resource is found during excavation/construction, all work will be suspended until the area has been thoroughly examined. The City's Final Housing Element 2015-2023 discusses the importance of historical and cultural resources and how they should be handled during ground disturbance. See EIR SCH# 1987110918 the 1988-2028 Redevelopment Agency Plan Project Area.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

18: Utilities and Service Systems: Would the proposed activity result in impacts that differ from the following impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR (see PEIR Chapter 4.14)?					
Impact UTL-1: Exceed wastewater treatment requirements, result in expansion of wastewater treatment facilities, or result in a determination by the wastewater treatment provider that it has inadequate capacity to serve Proposed Program activities. (See PEIR pages 4.14-5 to 4.14-7.)					X
This project will recycle 100% of all waste water generated from farming operations.					
Impact UTL-2: Require or result in the construction of new or expanded water treatment facilities. (See PEIR pages 4.14-7 to 4.14-8.)					X
No construction or expansion of water treatment facilities will occur.					
Impact UTL-3: Require or result in the construction of new or expanded storm water facilities. (See PEIR page 4.14-8.)					X
Other than the retention basin, see HWQ-9, no significant drainage facilities are required nor expansion of existing facilities.					
Impact UTL-4: Potential to be served by a landfill with insufficient capacity. (See PEIR page 4.14-8.)					X
The impact on the existing landfill will be minimal given the size of the operation. An estimate of approximately 25 tons of solid waste (non-plant) per year is projected to go to the landfill. On average each individual in the population is anticipated to generate approximately 5 pounds of solid waste a day, approximately 0.5 tons per year. Based on that, this projected waste stream would be insignificant. Plant waste will be removed by a certified/licensed cannabis waste hauler.					
Impact UTL-5: Failure to comply with existing statutes related to solid waste. (See PEIR page 4.14-9.)					X
Project will comply with all federal, state, and local statutes and regulations.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
Impact UTL-6: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					
California City has both a large capacity of groundwater supplies as well as an untapped supply of water from AVEK. California City has set evaluation points for proposed cannabis projects as a continual evaluation process to determine competency in meeting proposed project water demands. The first evaluation point is when the proposed projects' water demands reach 100 acre feet a year (afy). The second evaluation point would be at 500 afy. Since 1 acre foot a year equals 325,851 gallons a year it is apparent this proposed project's estimated usage is so low 12 afy (4,000,000 gallons a year) as to be of no impact. Supporting utilities are available in the vicinity of the project. To ensure installation and use of utilities (water, wastewater, etc.) are accomplished appropriately the below mitigation is required. Further discussion of the mitigation measure is provided in the attached MMRP. UT-1 – Service of utilities during all phases.					

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact

19: Cumulative Impacts/Mandatory Findings of Significance: Would the proposed activity result in impacts that differ from the impacts identified and discussed in the CalCannabis Cultivation Licensing PEIR related to the following topics (see PEIR Chapter 6)?					
Impact CI-1: Aesthetics (See PEIR pages 6-24 to 6-25.)					X
No cumulative significant impacts are anticipated to Aesthetics due to location and size of project.					
Impact CI-2: Agricultural and Forestry Resources (See PEIR page 6-25.)					X
No cumulatively significant impacts to agricultural resources are anticipated.					
Impact CI-4: Air Quality (See PEIR pages 6-25 to 6-27.)					X
An Odor Control Plan shall be implemented to ensure that project-related odors are not detectable beyond the property boundary. By following all air quality regulations and rules for permitting generators, odor control equipment such as carbon filters, and requiring equipment used during construction to comply with the latest state standards (i.e. Tier 3 or 4) no significant cumulative impacts are anticipated.					
Impact CI-5: Biological Resources (See PEIR pages 6-27 to 6-30.)					X
No sensitive biological resources are present within the site. The site is heavily disturbed and observations of even common wildlife species were low during both visits to the site. There will be no cumulative significant direct or indirect impacts to biological resources.					
Impact CI-6: Hazards, Hazardous Materials, and Human Health (See PEIR pages 6-30 to 6-32.)					X
No cumulative significant impacts are anticipated. Cultivators will not be using pesticides or hazardous materials. Construction and operational activities are required to comply with existing laws regarding storage and use of hazardous materials. Analysis within the PEIR included a screening-level human and ecological health risk evaluation that found, for the pesticides analyzed, no significant risks to human or ecological health as a result of their use by cannabis cultivators, when used in accordance with licensing requirements and other applicable laws and regulations.					
Impact CI-7: Hydrology and Water Quality (See PEIR pages 6-32 to 6-33.)					X
No cumulative significant impacts are anticipated to hydrology and water quality as all permitting requirements, rules, and regulations will be followed.					
Impact CI-8: Noise (See PEIR pages 6-33 to 6-34.)					X
No cumulative significant impacts are anticipated in this area, or California City as a whole, due to noise issues.					
Impact CI-9: Public Services (See PEIR pages 6-34 to 6-35.)					X

This document incorporates the CalCannabis Programmatic Environmental Impact Report (PEIR), Nov 2017 in its entirety and specifically as noted below.	Consistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Less than Significant	Inconsistent with the PEIR, Potentially Significant	No Similar Impact	No Impact
No cumulative significant impacts are anticipated to public services. This cannabis project is expected to add needed tax revenue to the City which would benefit public services.					
Impact CI-10: Transportation and Traffic (See PEIR pages 6-35 to 6-36.)					X
No cumulative significant impacts are anticipated due to traffic issues. Projects are being analyzed as to their use of the traffic system as they are proposed and implemented. Demand is still within California City's capacity to provide and projects are providing needed improvements within the City.					
Impact CI-11: Utilities and Service Systems (See PEIR page 6-36 to 6-37.)					X
No cumulative significant impacts are anticipated due to use of utilities and service systems. Projects are being analyzed as to their use of these systems as they are proposed and implemented. Demand is still within California City's capacity to provide.					

KK PARK, LLC – APN 302-271-37

KK PARK LLC
APN 302-271-37
YERBA BLVD, CALIFORNIA CITY, CALIFORNIA

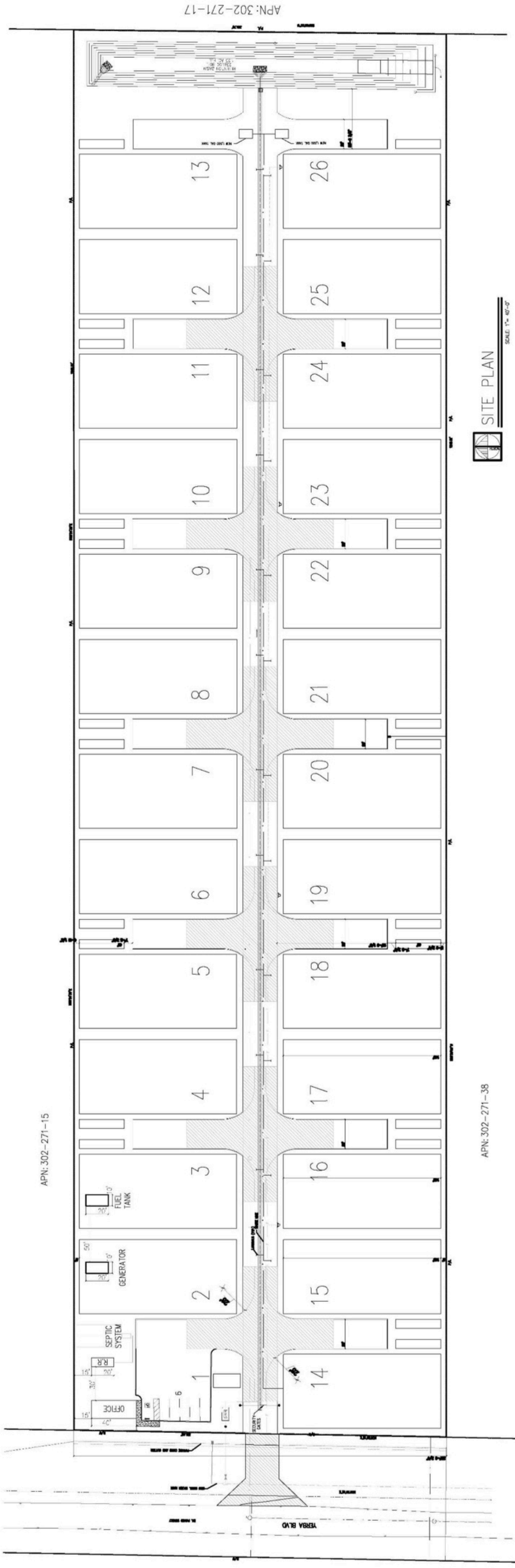
THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PURPOSE SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE SUPPLIED OR PREPARED. THESE DRAWINGS SHALL NOT BE LOANED, COPIED OR REPRODUCED IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT 2020 MCLENNAN ARCHITECTURE GROUP, INC.

ISSUE DATES
No. Date Description

SHEET TITLE
SITE PLAN

Project No.: 192000
Date: 2020 11 13
Drawn: MV

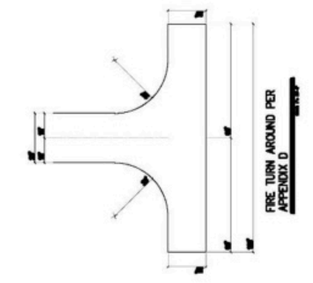
SHEET NO.
A-1.0



SITE PLAN
SCALE: 1"= 40'-0"

SHEET INDEX:

ARCHITECTURAL:
A-1.0 COVER SHEET & SITE PLAN



CITY OF CALIFORNIA CITY
NEW DEVELOPMENT

APPLICABLE CODES
2025
CALIFORNIA BUILDING CODE
CALIFORNIA MECHANICAL CODE
CALIFORNIA ELECTRICAL CODE
CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 LA COUNTY FIRE CODE

JURISDICTIONS
CITY OF CALIFORNIA CITY
BUILDING DEPARTMENT, PLANNING DEPARTMENT, PUBLIC WORKS & FIRE DEPARTMENT
KERN COUNTY ENGINEERING

SCOPE OF WORK
NEW 9,240 S.F. GREENHOUSE
SHELL ONLY.

SITE DATA
APN: 302-271-37-00
ADDRESS: _____ YERBA BLVD, CALIFORNIA CITY, CA, 93505
LOT AREA: LOT SIZE= ~ 435,600 S.F. ACRE= ~10 ACRES
ZONING: M-1; LIGHT INDUSTRIAL

LOT TABLE

LOT 1 OFFICE, RESTROOMS, SECURITY INCLUDES ROAD, RETENTION BASIN AND WATER BACKFLOW

LOTS 2 THRU 26
FUTURE BUILDING PADS

Site plan for KK Park Cannabis Facility, APN 302-271-37, Yerba Boulevard, California City, California.

Biological Resource Assessment of
APN 302-271-37
California City, California

June 19, 2017

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

B.S. Degree, Wildlife Management
Humboldt State University

Biological Resource Assessment of APN 302-271-37, California City, California

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

Abstract

Development has been proposed for APN 302-271-37, California City, California. The approximately 10 acre (4 ha) study area was located north of Lindbergh Boulevard and east of Yerba Boulevard, T32S, R37E, the N1/2 of the S1/2 of the SW1/4 of the NW1/4 of Section 15, M.D.B.M. A line transect survey was conducted on 15 June 2017 to inventory biological resources. The proposed project area was characteristic of a recently cleared, highly disturbed, creosote bush (*Larrea tridentata*) scrub plant community. A total of seventeen plant species and twelve wildlife species or their sign were observed during the line transect survey. No desert tortoises (*Gopherus agassizii*) or their sign were observed during the field survey. No Mohave ground squirrels (*Xerospermophilus mohavensis*) were observed or audibly detected during the field survey. No burrowing owls (*Athene cunicularia*) or their sign were observed during the field survey. No sensitive plants, specifically, alkali mariposa lily (*Calochortus striatus*), desert cymopterus (*Cymopterus deserticola*), and Barstow woolly sunflower (*Eriophyllum mohanense*) are expected to occur within the study area due to lack of suitable habitat. Prairie falcons (*Falco mexicanus*) and other raptors may fly over the site but there are no nesting or roosting opportunities available within the study area. Migratory birds would not be expected to nest within the study area. No other state or federally listed species are expected to occur within the proposed project area. No washes were observed within or adjacent to the study area.

Recommended Protection Measures:

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

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

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

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

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

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

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

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

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

Significance: This project is not expected to result in a significant adverse impact to biological resources.

Development has been proposed for APN 302-271-37, California City, California (Figure 1). Development would include installation of access roads, utilities (water, sewer, electric, etc.), parking areas, etc. The entire area would likely be graded prior to construction activities.

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

Study Area

The approximately 10 acre (4 ha) study area was located north of Lindbergh Boulevard and east of Yerba Boulevard, T32S, R37E, the N1/2 of the S1/2 of the SW1/4 of the NW1/4 of Section 15, M.D.B.M. (Figure 2). Creosote bush (*Larrea tridentata*) scrub habitat occurred adjacent to the northern and eastern boundary of the study area (Figure 3). Moderately to highly disturbed creosote scrub habitat occurred adjacent to the southern boundary of the study area. Lindbergh Boulevard (dirt road) was situated about 330 feet (106 m) south of the southern boundary of the study area. Yerba Boulevard (paved road) formed the western boundary of the study area. Heavily disturbed creosote bush scrub habitat occurred west of Yerba Boulevard.

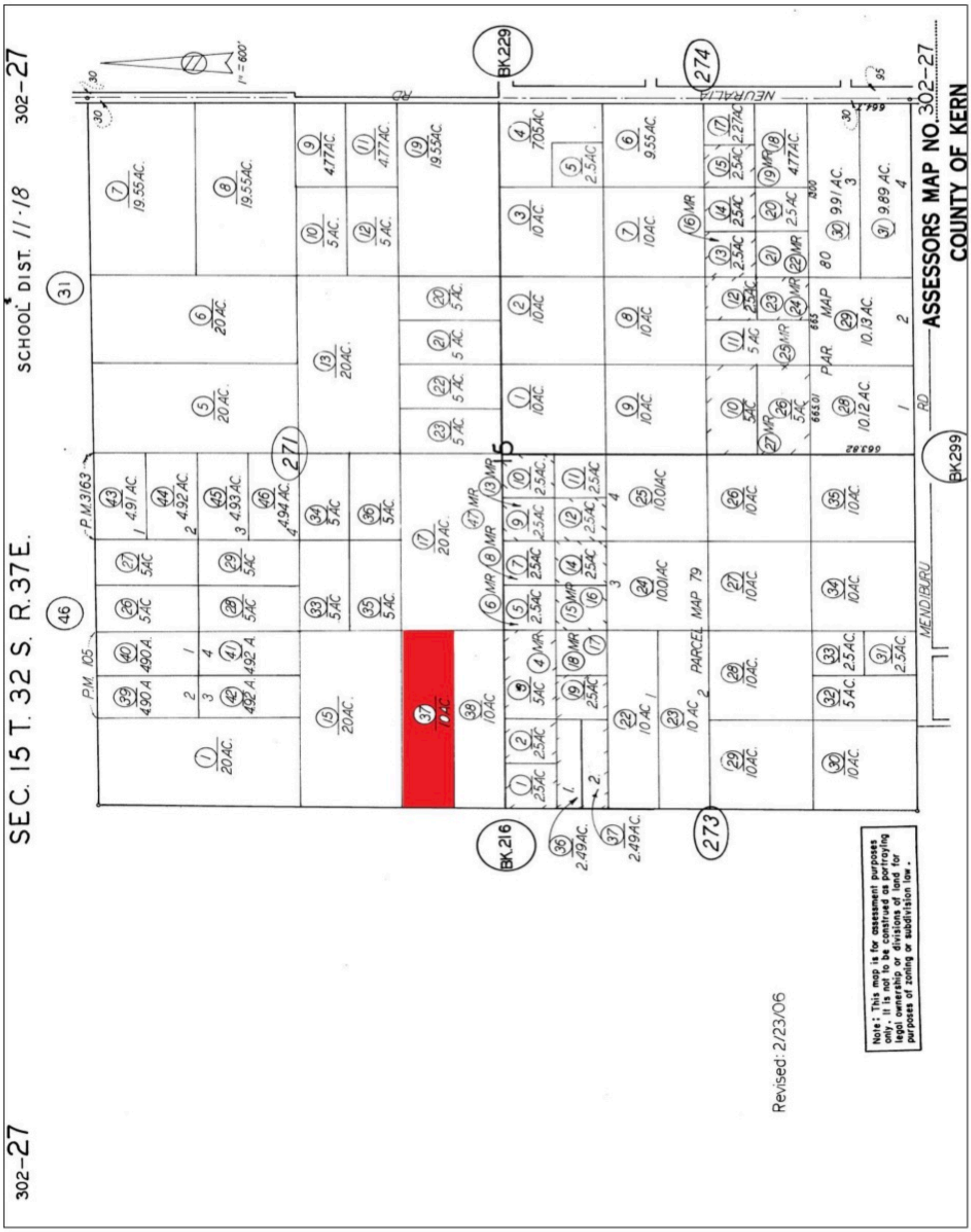


Figure 1. Approximate location of proposed project area as depicted on APN map.

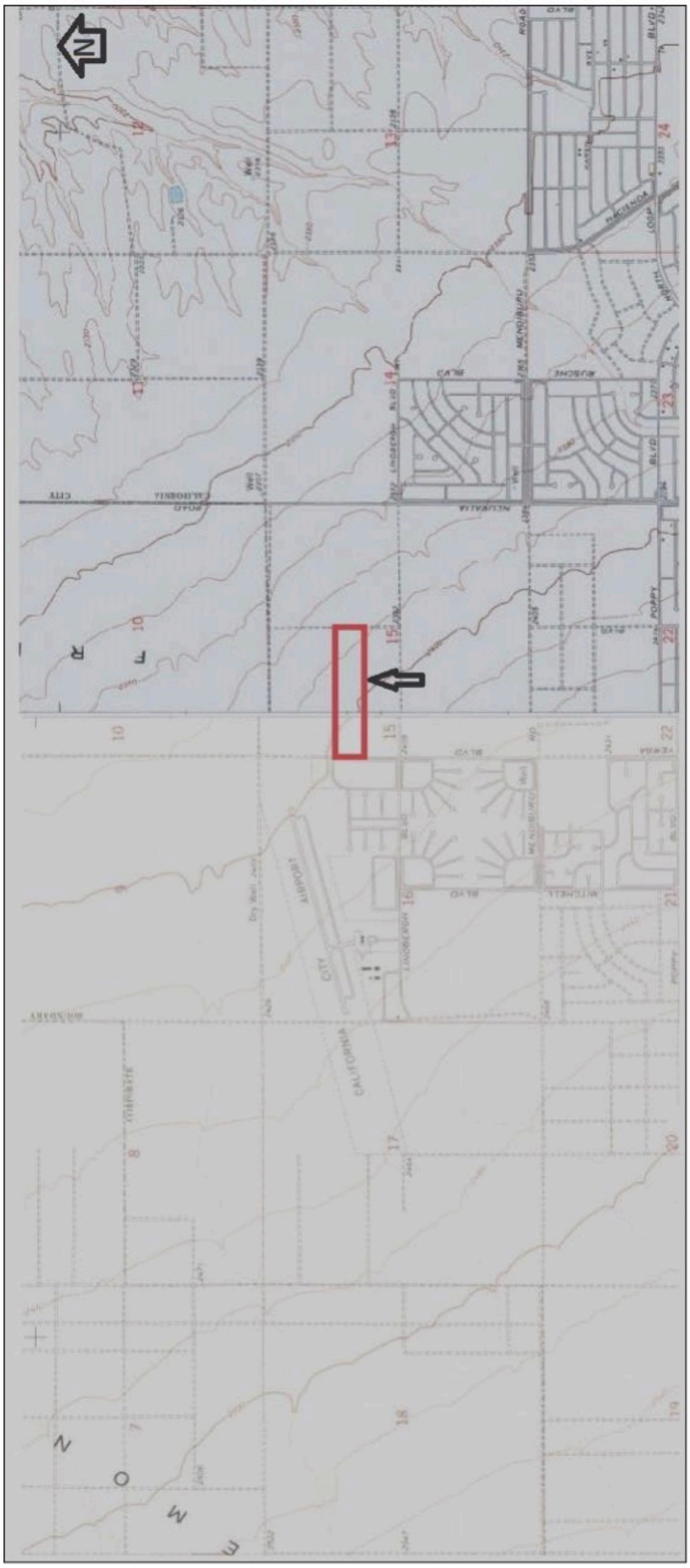


Figure 2. Approximate location of study area as depicted on excerpt from USGS Quadrangles, Mojave NE and California City North, Calif., 7.5' 1973.



Figure 3. Aerial photo showing surrounding land use, Google Earth from Kern County GIS, Tax Assessor Site, accessed June 2017.

Methods

A line transect survey was conducted to inventory plant and wildlife species occurring within the proposed project area (Cooperrider et al. 1986, Davis 1990). Because the proposed project site had been recently cleared and grubbed a protocol desert tortoise survey was not conducted (U.S. Fish & Wildlife Service 2016). Two line transects were walked within the cleared area to look for animal remains and wildlife sign, such as tracks and scat. These line transects were walked in an east-west orientation. A single line transect was walked outside the perimeter of the project site to determine plant and wildlife species likely to have been present prior to the site having been cleared.

All observations of plant and animal species were recorded in field notes. Field guides were used to aid in the identification of plant and animal species (Arnett and Jacques 1981, Borror and White 1970, Burt and Grossenheider 1976, Gould 1981, Jaeger 1969, Knobel 1980, Robbins et al. 1983, Stark 2000). Observations were aided with the use of 10x50 binoculars. Observations of animal tracks, scat, and burrows were also utilized to determine the presence of wildlife species inhabiting the proposed project area (Cooperrider et al. 1986, Halfpenny 1986, Lowrey 2006, Murie 1974). Aerial photos and USGS topo maps were reviewed. A photograph was taken of the study area (Figure 4).

Results

A total of 6 line transects were walked on 15 June 2017. Weather conditions consisted of warm temperatures (estimated 75-80 degrees F), 0% cloud cover, and a slight breeze. Sandy loam surface soil texture was observed throughout the study area. No blue line streams were found on USGS topo maps. No washes were observed within or adjacent to the study site. Topography of the study area was approximately 2,400 feet (774 m) above sea level.

The proposed project area was characteristic of a recently cleared and grubbed, highly disturbed creosote scrub (*Larrea tridentata*) habitat (Barbour and Major 1988). A total of seventeen plant species were observed during the line transect survey (Table 1). The dominant shrub species adjacent to the study area was creosote bush. Schismus (*Schismus* sp.) was the dominant annual species adjacent to the study area. No alkali mariposa lilies, Barstow woolly sunflowers, desert cymopterus or suitable habitat for these plant species were observed within or adjacent to the study area.

A total of twelve wildlife species, or their sign were observed during the line transect survey (Table 2). No desert tortoises or their sign were observed during the field survey. No burrowing owls or their sign were observed during the field survey. No bird nests were observed adjacent to the study area. No Mohave ground squirrels were observed or audibly detected during the field survey. Sheep (*Ovis* sp.) sign was observed adjacent to the study area.

The study area had been recently cleared and grubbed resulting in an area devoid of shrubs and scarified surface soil. No brush piles were observed within or adjacent to the study area. A small amount of scattered litter was observed adjacent to the study site. Off highway vehicle (OHV) tracks were observed adjacent to the study site. A new vehicle trail was created as a result of vegetation clearing. Approximately 1 acre (0.4 ha) was cleared adjacent to the southern boundary of the study area.



Figure 4. Representative photo of study site.

Table 1. List of plant species that were observed during the line transect survey of APN 302-271-37, California City, California.

Common Name	Scientific Name
Creosote bush	*Larrea tridentata*
Burrobush	*Ambrosia dumosa*
Scale broom	*Lepidospartum squamatum*
Rabbit brush	*Chrysothamnus nauseosis*
Silver cholla	*Opuntia echinocarpa*
Desert straw	*Stephanomeria pauciflora*
Spotted buckwheat	*Eriogonum maculatum*
Goldfields	*Lasthenia californica*
Davy gilia	*Gilia latiflora davyi*
Apricot mallow	*Sphaeralcea ambiqua*
Turkey mullein	*Eremocarpus setigerus*
Jimson weed	*Datura meteloides*
California mustard	*Caulanthus lasiophyllus*
Fiddleneck	*Amsinckia tessellata*
Red stemmed filaree	*Erodium cicutarium*
Schismus	*Schismus* sp.
Tumble mustard	*Sisymbrium altisissiimum*

Table 2. List of wildlife species, or their sign, that were observed during the line transect survey of APN 302-271-37, California City, California.

Common Name	Scientific Name
Rodents	Order: Rodentia
Kangaroo rat	*Dipodomys* sp.
Rabbit	Family: Leporidae
Squirrel sp.	Family: Sciuridae
Domestic dog	*Canis familiaris*
Sheep	*Ovis* sp.
Mourning dove	*Zenaida macroura*
Common raven	*Corvus corax*
Horned lark	*Eremophila alpestris*
Harvester ants	Order: Hymenoptera
Millipede	Order: Diplopoda
Butterfly (white)	Order: Lepidoptera

Discussion

The study area was once characteristic of a creosote bush scrub plant community (Barbour and Major 1988). It is possible that some annual species were not visible during the time the field survey was performed. Plant species observed during spring 2017 surveys of nearby properties are included as expected species (Table 3). No sensitive plant species would be expected to have occurred within the study area. Although not observed, several wildlife species would be expected to have occurred within the proposed project area (Table 3).

Human impacts in the area are expected to continue. The site is less than one mile (1.6 km) away from a route to Randsburg Open Area. OHV use has been observed in this area during surveys on nearby properties. OHV tracks were observed within the project site. Habitat in the general area will continue to become degraded and fragmented. Burrowing animals within the proposed project area are not expected to have survived the clearing and grubbing activities. More mobile species, such as lagomorphs (rabbits and hares), coyotes (*Canis latrans*), and birds are expected to survive construction activities. Development of this site will result in less cover and foraging opportunities for species occurring within and adjacent to the study area.

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

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

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

The Mohave ground squirrel (MGS) is a state listed threatened species. The proposed project site was located within the geographic range of the MGS. Cover and forage for MGS appeared to be limited within and adjacent to the study area. MGS have not been documented in or near the study area (California Natural Diversity Database, 2015). Although this site was not surveyed during the spring flowering season, remnants of many annuals are easily observable later in the year. The project site had little evidence of an abundance of annual forbs. No winterfat (*Eurotia lanata*), or spiny hopsage (*Grayia spinosa*) were found adjacent to the study area. These two species are considered important forage for MGS. Dr. Leitner (2008) determined that combined densities of winterfat and spiny hopsage greater than 250 to 300 per ha (2.5 acres) are associated with occupancy of MGS. Dr. Leitner postulated based on trapping

Table 3. List of plants and wildlife species that may have occurred within the study area, APN 302-271-37, California City, California.

Plants

Common Name	Scientific Name
Peachthorn	*Lycium cooperi*
Basin sagebrush	*Artemisia tridentata*
Cotton thorn	*Tetradymia spinosa*
Russian thistle	*Salsola iberica*
Comet blazing star	*Mentzelia albicaulis*
Desert dandelion	*Malacothrix glabrata*
Desert calico	*Langloisia matthewsii*
Lacy phacelia	*Phacelia tanacetifolia*
Sun cups	*Camiissonia campestris*
Fremont pincushion	*Chaenactis fremontii*
Comb-bur	*Pectocarya recurvata*
Gilia	*Gilia minutiflora*
Small flowered poppy	*Eschscholtzia minutiflora*
Chick lupine	*Lupinus microcarpus var.horizontalis*
Red brome	*Bromus rubens*
Cheatgrass	*Bromus tectorum*

Wildlife

Common Name	Scientific Name
Deer mouse	*Peromyscus maniculatus*
Merriam kangaroo rat	*Dipodomys merriami*
Desert cottontail	*Sylvilagus auduboni*
Black-tailed jackrabbit	*Lepus californicus*
Coyote	*Canis latrans*
Sage thrasher	*Oreoscoptes montanus*
Northern mockingbird	*Mimus polyglottos*
Sage sparrow	*Amphispiza belli*
White crowned sparrow	*Zonotrichia leucophrys*
Western whiptail	*Cnemidophorus tigris*
Side blotched lizard	*Uta stansburiana*
Mojave rattlesnake	*Crotalus scutulatus*
Gopher snake	*Pituophis melanoleucus*
Grasshopper	Order: Orthoptera
Darkling beetle	*Coelocnemis californicus*
Ladybird beetle	*Hippodamia convergens*
Spider	Order: Araneida
Painted lady butterfly	Order: Lepidoptera

surveys in the southern portion of the MGS range that densities of < 24/ha for spiny hopsage and < 100/ha of winterfat on a site was considered poor forage and may be related to the absence of MGS. No streams or washes were noted on the study site. Absence of this habitat feature further lessens the likelihood of MGS presence on the study site or their ability to persist during long term drought conditions (Logan 2016). No wildlife corridors are expected to exist between the closest core MGS population and the project site. The farthest documented movement of MGS is 3.9 miles (Harris and Leitner 2005). The Little Dixie Wash, postulated by Dr. Leitner (2008) to be one of four core areas for MGS is located approximately 30 miles (48 km) to the northeast and the Desert Tortoise Natural Area, a recognized MGS population area, is located approximately 7 miles to the east. Neither population area is considered to have immigration into this project site or the lands adjacent to the study area. MGS reproduction appears to be tied to adequate rainfall and forage. In low rainfall years (e.g., less than 6.5 cm [2.6 in.]), they may forego breeding (MGSWG 2011), and breeding may not occur for several years during prolonged drought (Best 1995). Because of the small geographic range of the species, low rainfall can lead to reproductive failure throughout the range (MGSWG 2011, Dudek, 2012). Given the short life span of MGS, approximately 5 to 7 years, if too many years pass with less than 2.6 inches (6.6 cm) of rainfall this reproductive strategy may cause the extirpation of local populations. Rainfall measured over the last 5 years at Edwards AFB, the closest rainfall station registering data, was 2012: 1.5", 2013: 1.16", 2014: 1.75", 2015: 0.30", and as of November 2016: 0.59". Based on these factors, Mohave ground squirrels are not expected to have been present within the study area. No protection measures are recommended for Mojave ground squirrels.

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

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

Recommended Protection Measures:

Although desert tortoises are not expected, the following desert tortoise protection measures will be employed.

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

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

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

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

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

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

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

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

Significance: This project is not expected to result in a significant adverse impact to biological resources.

Literature Cited

Adams, L.W. and L.E. Dove. 1989. Wildlife reserves and corridors in the urban environment. National Institute for Urban Wildlife, Columbia, MD. 91pp.

Arnett, R.H., Jr. and R.L. Jacques, Jr. 1981. Simon and Schuster's guide to insects. Simon and Schuster, Inc. New York. 511pp.

Barbour, M.G. and J. Major, Eds. 1988. Terrestrial vegetation of california. Calif. Native Vegetation Society, Special Publication Number 9. 1020pp.

Best, T. L. 1995. "Spermophilus mohavensis." Mammalian species 509:1–7

Borror, D.J. and R.E. White. 1970. A field guide to insects. Houghton Mifflin Company, Boston. 404pp.

Burt, W.H. and R.P Grossenheider. 1976. A field guide to the mammals. Houghton Mifflin Company, Boston. 289pp.

California Department of Fish and Game. 2012. Staff report on burrowing owl mitigation. Calif. Dept. of Fish and Wildlife, Wildlife Branch, Sacramento, CA. 36pp.

California Department of Fish and Wildlife. 2015. State & federally listed endangered & threatened animals in california. Calif. Dept. of Fish and Wildlife California Natural Diversity Database, Sacramento, CA. 14pp.

California Department of Fish and Wildlife. 2015. Special vascular plants, bryophytes, and lichens list.. Calif. Dept. of Fish and Wildlife California Natural Diversity Database, Sacramento, CA. 144pp.

California Natural Diversity Database (CNDDB). 2015. Mojave ne quadrangle. Calif. Dept. of Fish and Wildlife California Natural Diversity Database, Sacramento, CA. 8pp.

Cooperrider, A.L., Boyd, R.J. and H.R. Stuart, Eds. 1986. Inventory and monitoring of wildlife habitat. U.S. Dept. of Inter., Bur. Land Manage. Service Center, CO. 858pp.

Davis, D.E. 1990. Handbook of census methods for terrestrial vertebrates. CRC Press, Boca Raton, FL. 397pp.

Dudek, 2012, Draft Mohave Ground Squirrel (*Xerospermophilus mohavensis*), http://www.drecp.org/meetings/linkdocs/2012-02-24_meeting/species_profiles/Mohave%20Ground%20Squirrel.pdf

Gilbert, F.F. and D.G. Dodds. 1987. The philosophy and practice of wildlife management. Krieger Publishing Company, Malabar, FL. 279pp.

Gould, F.W. 1981. Grasses of southwestern united states. Univ. of Arizona Press, Tucson, AZ. 343pp.

Halfpenny, J. 1986. A field guide to mammal tracking in western america. Johnson Publishing Company, Boulder, CO. 161pp.

Harris, J.H. and P. Leitner. 2005. "Long-distance movements of juvenile mohave ground squirrels, *spermophilus mohavensis*." *The Southwestern Naturalist* 50(2)188-196.

Jaeger, E.C. 1969. Desert wild flowers. Stanford Univ. Press, Stanford, CA. 322pp.

Knobel, E. 1980. Field guide to the grasses, sedges and rushes of the united states. Dover Publications Inc. New York, NY 83pp.

Leitner, P. 2008. Current status of the mohave ground squirrel. Transactions of the Western Section of the Wildlife Society 44:11-29 .

Lowery, J.C. 2006. The tracker's field guide. The Globe Pequot Press, Gilford, CT 408pp.

Logan, M.K. Assessing site occupancy of mohave ground squirrels: implications for conservation. Journal of Wildlife Management 80(2):208-220; 2016.

MGSWG (Desert Managers Mohave Ground Squirrel Work Group). 2011. Draft mohave ground squirrel conservation strategy

Murie, O.J. 1974. A field guide to animal tracks. Houghton Mifflin Company, Boston. 375pp.

Robbins, C.S., Bruun, B. and H.S. Zim. 1983. A field guide to identification: birds of north america. Golden Press, NY. 360pp.

Smith, J.P., Jr. and K. Berg, Eds. 1988. Inventory of rare and endangered plants vascular plants of california. Calif. Native Plant Society, Special Publication No. 1. Fourth Edition, Sacramento, CA. 168pp.

Stark, M. 2000. A flower-watchers guide to wildflowers of the western mojave desert. Published by Milt Stark. Lancaster, CA 160pp.

U.S. Fish & Wildlife Service. 2016. Listed species believed to or known to occur in California. 8pp. http://ecos.fws.gov/tess_public/reports/species-listed-by-state-report?state=CA&status=listed , accessed 1 March 2016.

U.S. Fish & Wildlife Service. 2010. Dt pre-project survey protocol 2010 field season. U.S. Fish & Wildl. Serv., 18pp.

Weather Warehouse. 2016. https://weather-warehouse.com/WeatherHistory/PastWeatherData_EdwardsAfbUpperArpt_Edwards_CA accessed 14 November 2016.

Photographs - all Four Compass Points of Adjacent Land and the Interior of the Project Site, taken 7 June 2018.



Looking east off the project site.



Looking south off the project site.

Photographs - all Four Compass Points of Adjacent Land and the Interior of the Project Site, taken 7 June 2018.

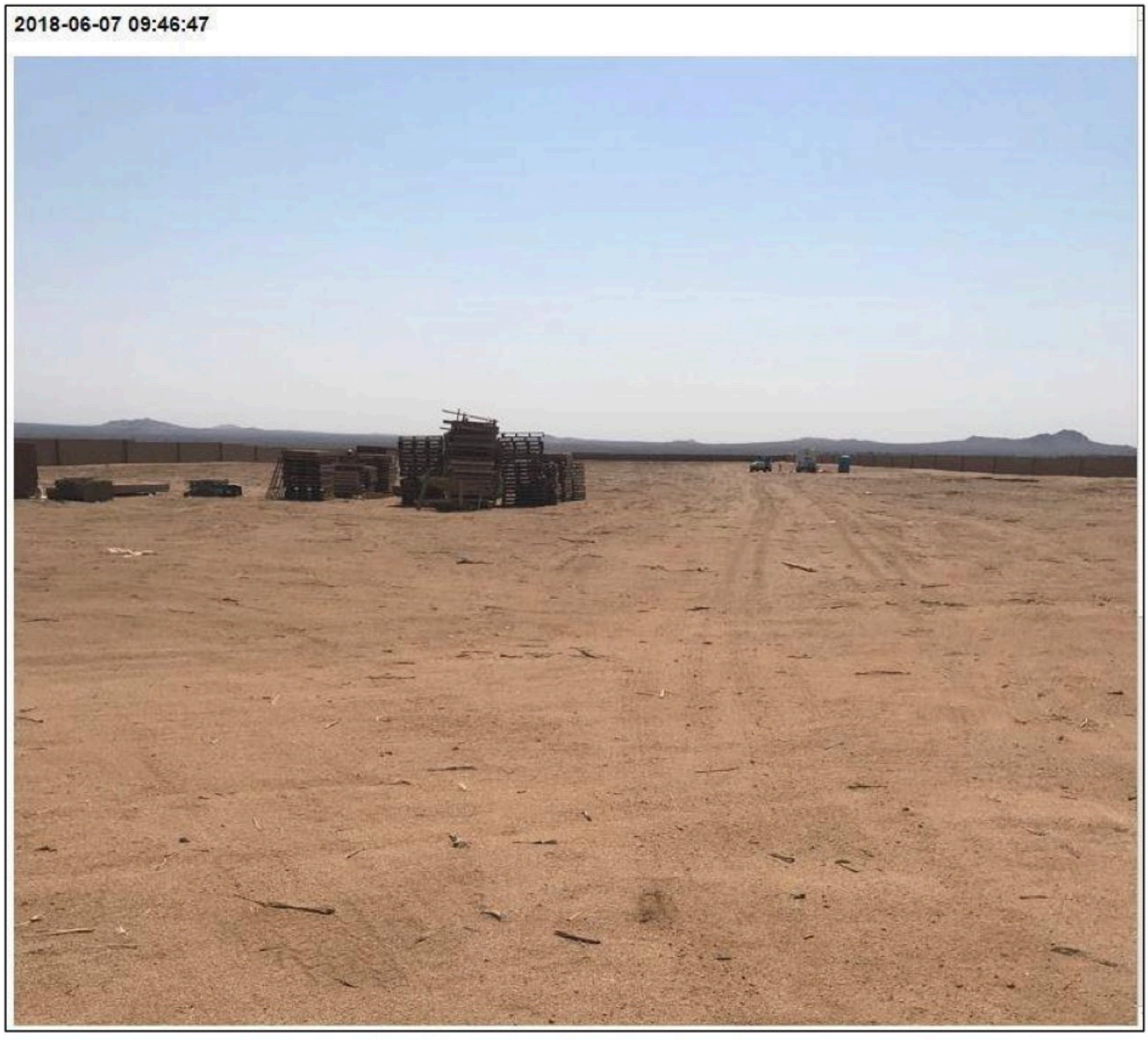


Looking north off the project site.



Looking west off the project site.

Photographs - all Four Compass Points of Adjacent Land and the Interior of the Project Site, taken 7 June 2018.



Looking at interior of project site.