

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION
COMMITTEE

AGENDA DATE: January 24, 2019

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No. 2

PROJECT TYPE: CUP #18-0022 (1395 Bel Air Holding, LLC) SUPERVISOR DIST # 4

LOCATION: 1395 Bel Air Avenue APN: 014-041-001-000

Salton City, CA PARCEL SIZE: (±)1.16 AC

GENERAL PLAN (existing) Urban GENERAL PLAN (proposed) N/A

ZONE (existing) M-1 (Light Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 01/24/2019

INITIAL STUDY: 18-0019

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER	<u>See Attached</u>			

REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736

(Jim Minnick, Director)

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- NEGATIVE DECLARATION**
- MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Initial Study #18-0019
(Conditional Use Permt #18-0022)
for
1395 Bel Air Holding, LLC**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(760) 482-4236
www.icpds.com

January 2019

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SECTION 1

INTRODUCTION

A. PURPOSE

This document is a policy-level; project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #18-0022 (Refer to Exhibit "A" & "B"). For purposes of this document, the Conditional Use Permit will be called the "proposed project".

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's Rules and Regulations to Implement CEQA, as Amended, an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed application will may result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's CEQA Regulations, Guideline for the Implementation of CEQA, as Amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial CEQA Regulations, Guideline for the Implementation of CEQA, as Amended, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (*30-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. MITIGATED NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Negative Declaration will be conducted under a policy-level, project level analysis.

Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. **Project Title:** Conditional Use Permit #18-0022, 1395 Bel Air Holding, LLC
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Joe Hernandez, Planner IV, (442) 265-1748
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** joehernandez@co.imperial.ca.us
6. **Project location:** 1395 Bel Air Avenue, Salton City
7. **Project sponsor's name and address:** 1395 Bel Air Holding, LLC
7065 Neptune Place
San Diego, CA 92037
8. **General Plan designation:** Light Industrial
9. **Zoning:** M-1 (Light Industrial)
10. **Description of project:** The Applicant proposes Conditional Use Permits #18-0022 to construct 8 (eight) secure greenhouses and four (4) single shipping containers for new cannabis cultivation facility.
11. **Surrounding land uses and setting:** The project site is surrounded by vacant land to the north and east, a propane facility to the south and vacant open space to the west.
12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** Planning Commission, Imperial County Air Pollution Control District, Imperial County Environmental Health Services, and Imperial County Fire Department
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so has consultation begun?** No. A letter for consultation was sent to the Quechan Indian Tribe and Torres Martinez on AB 52 Notice of Opportunity and we received a notification email on December 18, 2018 from the Quechan Historic Preservation Officer stating that they do not wish to comment on this project at this time. We are still waiting on a response from the Torres Martinez Indian Tribe.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

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

Found 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.

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

Found 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.

Found 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.

CALIFORNIA DEPARTMENT OF FISH AND GAME DE MINIMIS IMPACT FINDING: Yes No

<u>EEC VOTES</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
PUBLIC WORKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL HEALTH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APCD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICPDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Jim Minnick, Director of Planning/EEC Chairman

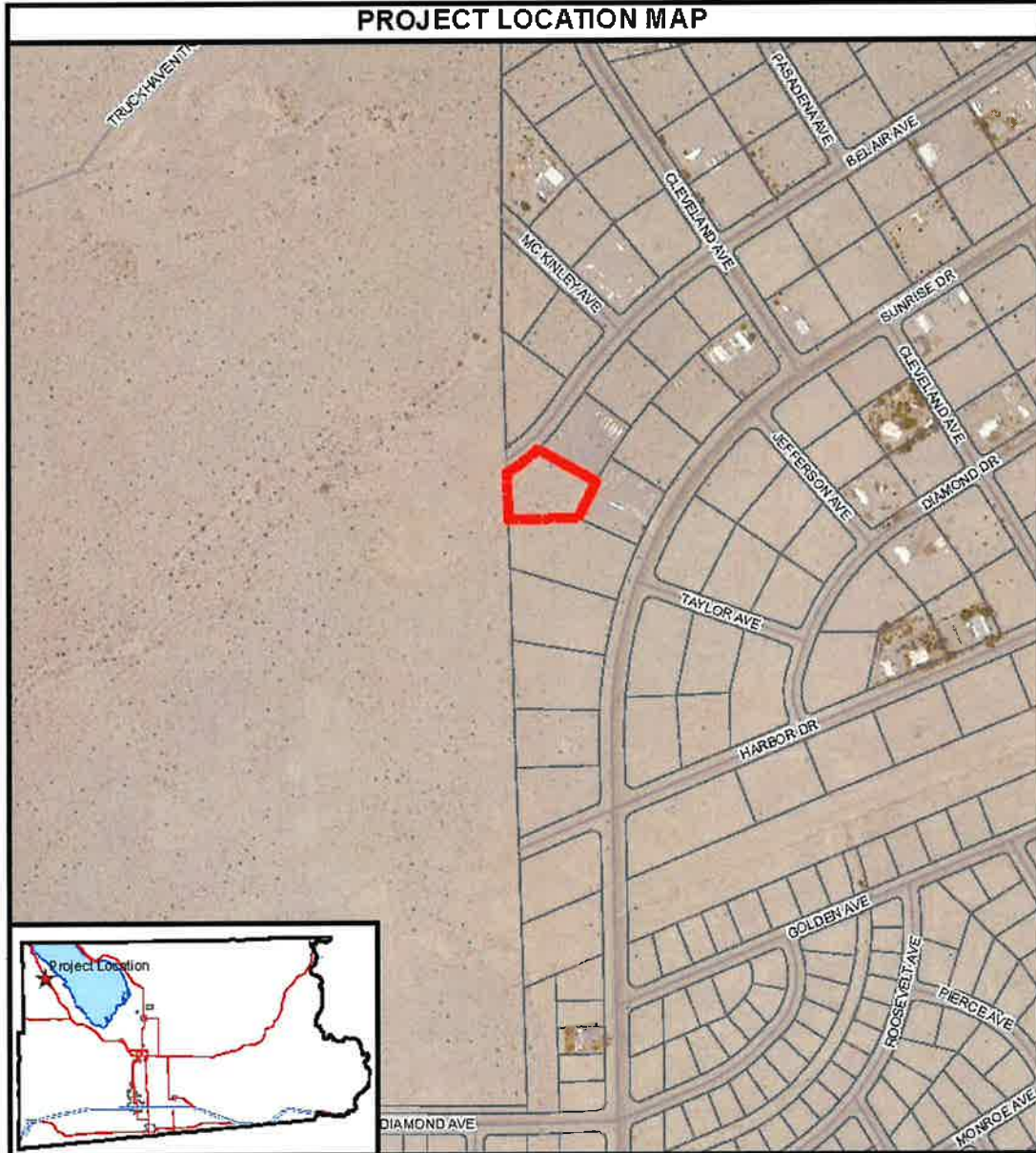
Date:

PROJECT SUMMARY

- A. **Project Location:** The project site is located at 1395 Bel Air Avenue, Salton City, CA, it is identified as Lot 6, Block 11, Tract 570, of Final Map Book 5, Page 24. The 1.16 acre parcel is located on Imperial County Assessor Parcels (APN) 014-041-001-000.
- C. **Project Summary:** The Applicant proposes to construct up to 8 (eight) secure greenhouses and 4 (four) single shipping containers for new cannabis cultivation facility. The facility will have 22,000 square feet of net greenhouse cultivation area for a total of 8 greenhouse structures, totaling 28,400 gross square feet and four separate storage shipping containers units for an additional 16,00 square feet of drying, trimming, storage and employee bathroom. The work also include a free-standing garage for secure loading and unloading of product and raw materials for 510 square feet. The project is proposed to be constructed in phases for quality control.
- D. **Environmental Setting:** The project site is surrounded by vacant industrial zone land to the north and east, and a propane facility to the south and vacant open land to the west.
- E. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated "Urban" and as "Light Industrial under the West Shores – Salton City Urban Area." It is classified as M-1 (Light Industrial) under the Imperial County Land Use Ordinance (Title 9). The proposed Conditional Use Permit could be found consistent with the General Plan and the Cannabis Ordinance with an approved conditional Use Permit.
- F. **General Plan Consistency:** As explained above, the project site is designated "Urban" and as "Light Industrial" under the West Shores – Salton City Urban Area Plan could be found consistent with the General Plan.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Exhibit "A" Vicinity Map



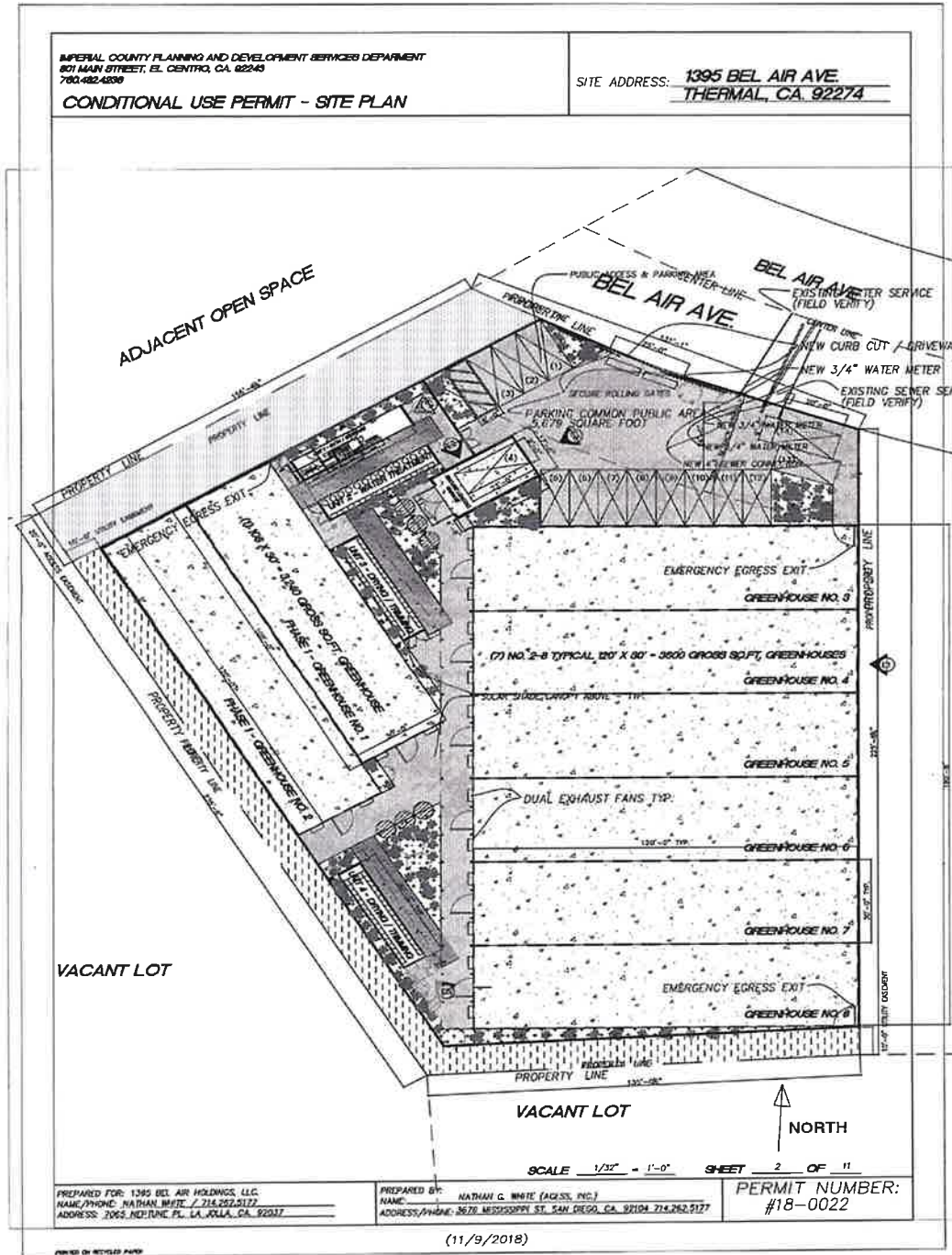
1395 BEL AIR HOLDING, LLC
CONDITIONAL USE PERMIT #18-0022
APN 014-041-001-000

	Project Location
	Centerline
	Parcels



Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Exhibit "B" Site Plan



Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) A scenic vista is the view of an area that is not visually or aesthetically pleasing. Aesthetic components include (1) scenic quality, 2) sensitivity level, and 3) view access. The proposed project site is not located within a scenic highway according to the Circulation and Scenic Highway Element of the Imperial County General Plan (pages 101 thru 105). Therefore, no impacts are expected. | | | | |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The proposed project site is not near a state scenic highway; therefore, it will not damage scenic resources including trees, outcropping, and historical buildings within a state scenic highway. Therefore, no impact is expected. | | | | |
| c) Substantially degrade the existing visual character or quality of the site and its surrounding? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project site is for industrial use, which is consistent with the current surrounding land uses; thus, it is not expected to substantially degrade the existing visual character of the area. However, an impact would appear to be less than significant. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) All on-site lighting will be required to be shielded from adjacent properties and roads. Therefore, less than significant impact is projected. | | | | |

II. AGRICULTURE AND FOREST RESOURCES Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project area is located outside any agriculture area and will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the Imperial County Important Farmland 2016 Map; therefore, no impact are expected. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) There are no Williamson Act contract lands on this parcel. Therefore, no impact is expected. | | | | |

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
--------------------------------------	--	-------------------------------------	----------------

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

c) The project site is zoned for industrial use and will have no impact on forest land. The proposed project will not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production. There are no existing forest lands on or in the immediate vicinity of the Project site. Development of the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is expected.

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

d) As explained under item c) above, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is expected.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

e) As explained in item c) above, the proposed project is for a cannabis cultivation facility. There are no existing forest lands on or in the immediate vicinity of the project site. Development of the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. There are adjacent industrial zoned parcels to the north. Therefore, no impact is expected.

III. AIR QUALITY Would the project:

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to the following determinations. Would the Project:

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

a) The proposed project would not conflict with or obstruct implementation of Imperial County Air Pollution Control District (ICAPCD) air quality standards or plan; therefore, it would result in less than significant impact. The permittee will be required to comply with the ICAPCD Regulation VIII, fugitive dust, Rule 801, and obtain a Permit to Operate, Odor Abatement Plan and Ambient Air Plan, thereby reducing any impacts to a level less than significant.

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

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projected air quality violation?

b) The proposed project would not appear to violate any air quality standards or contribute to an existing or project air quality violation. The applicant will be required to obtain a Permit to Operate, Odor Abatement Plan and Ambient Air Plan from the ICAPCD. The project must adhere to the Air District's Fugitive Dust Rules (Regulation III- Fugitive Dust Rules). Therefore, less than significant impacts are expected.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

c) The proposed project does not appear to have any significant cumulatively 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 emission which exceed quantitative thresholds for ozone precursors). The permittee will be required to comply with the ICAPCD requirements. Therefore, less than significant impacts are expected.

d) Expose sensitive receptors to substantial pollutants concentrations?

d) Air quality regulations typically define sensitive receptors as schools, hospitals, residential care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would adversely be impacted by change in air quality. The nearest school is the West Shores High School approximately 1.65 miles northeasterly of the project site. All cultivation greenhouses and support structures will be seal to avoid leakage and discharge of odors as well as internal containment, all fans will have an approved odor control charcoal filtration system (or similar devise) connected to the exhaust fan to eliminate odor discharge from cultivation. The proposed project will be entirely enclosed inside the existing structure on site and is not expected to expose sensitive receptors to substantial pollutants concentrations. Furthermore, with the continued adherence to the ICAPCD requirements as mentioned under item c) above, any impacts would remain at a less than significant.

e) Create objectionable odors affecting a substantial number of people?

e) As mentioned above proposed project will be within an enclosed facility with a filtration system and is not expected to affect a substantial number of people. Less than significant impact are expected.

IV. BIOLOGICAL RESOURCES *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California

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Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

a) The proposed project does not appear to have a substantially adverse effect, either directly or indirectly or through habitat modification, or any species identified as a candidate sensitive, or a special species in local or regional plan, policies, or regulations, or by the California Department of Fish and Wildlife Services. No impacts are anticipated.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b) The proposed project does not appear to have a substantial effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services. No impacts are anticipated.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

c) The proposed project does not appear to result in substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruptions, or other means. No impacts are anticipated.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

d) There are no federally protected wetlands, resident or migratory fish or wildlife species or corridors for wildlife on the existing site. As explained Item a) above, the proposed project will not have an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, no impacts are expected.

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

e) The proposed project does not conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impact

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is expected.

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

f) The proposed project site is not part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan or local Plans and would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts are expected.

V. CULTURAL RESOURCES *Would the project:*

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

The proposed project site is located on disturbed land. The project does not appear to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; therefore, any impacts are considered less than significant.

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

a) As mentioned under Item a) above, the proposed project is located on disturbed land and it is not likely that any historical, archaeological or human remains will be discovered. Therefore, any impacts would be less than significant.

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

c) As mentioned under Item a) above, the proposed project and facility is located on disturbed land and is not expected to directly or indirectly destroy a unique paleontological resource or unique geologic feature. Therefore, any impacts should be less than significant.

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

d) As mentioned under Item a) above, the project site is on disturbed land and is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Therefore, any impact would be less than significant.

VI. GEOLOGY AND SOILS *Would the project:*

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) According to the State of California Special Studies map, the proposed project site is not located within a known fault. The Imperial County is classified as a Seismic Zone 4 by the Uniform Building code (Section 1626 thru 1635); however, the proposed project must comply with the California Building code (CBC). Compliance with the CBC would reduce the risk to a level less than significant.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) The proposed project is not located within a currently established in Alquist-Priolo Earthquake Fault Zone Map or within an otherwise recognized fault rupture zone. No know active faults traverse the project site. Imperial county is historically known as being a very active seismic area. However, the project must comply with the California Building Code CBC). Compliance with the CBC does not eliminate the risks associated with gound shaking; however, it would reduce the risk to a level less than significant.				
2) Strong Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The project site lies in the a seismically active region and is susceptible to ground shaking events. However, potential impacts would not be any higher to the project site than elsewhere in the reagon. The main concern of ground shaking is the corresponding structural damage and the related hazards to life and safety. To ensure the structural intergrity of all building and structures, the project must conform to the Seismic Requirements as outlined with the California Building Code (CBC). Compliance with the CBC does not eliminate the risks associated with gound shaking; however, it would reduce the risk to a level less than significant.				
3) Seismic-related ground failure, including liquefaction and seiche/tsunami?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) The proposed project site is located on relatively flat terrain and is not wih a "Landslide Susceptibility Area" as identified by the GGS Seismic Hazard Zonation Program (SHZP) Data Access Page, and the Imperial County General Plan, Seismic and Public Safety Element, Figure 2 (Landslide Activities). Additionally, the project site is not adjacent to any shore line and, therefore, is not subject to a seiche or tsunami. Therefore, no impacts are anticipated.				
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The project site lies within a generally flat topography and therefore will not be directly or indirectly affected by a landslide. Therefore, no impacts are anticipated.				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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b) The project site is not located within an erosion susceptible area according to the Imperial County, Seismic and Public Safety Element, Figure 3; therefore, no impact is expected.

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

c) The project site is not located on a geological unit or soil that is unstable or would become unstable due to the proposed redesignation/reclassification and entitlement; however, a less than Significant Impact is anticipated.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial risk to life or property?

d) The project site and vicinity properties are not characterized by any expansion soils that would be considered environmentally significant. Potential impact deriving from expansive soils are considered negligible; however, a less than Significant Impact is anticipated.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

e) The project site lies within the Salton Community Service District service area which provides sewer/wastewater services; therefore the use of septic system is not expected. Therefore, no impact are anticipated.

VII. GREENHOUSE GAS EMISSION Would the project:

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

a) The proposed project will generate an insignificant amount of vehicle traffic during the short-termed construction period and the construction of the facility will be phased and would not appear to create any significant impact on the environment. The impacts would appear to be less than significant.

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

b) The construction and operation of the proposed project would not conflict with any plan or policy for reducing greenhouse gas emissions. Therefore, no impact would be expected.

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VIII. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

a) The proposed project would not appear to generate any significant hazards located near or adjacent to any site that uses hazardous materials or hazardous waste. Less than significant impacts are projected.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

b) All future development shall provide proof of a hazardous materials business plan and that appropriate permits have been obtained for any hazardous materials to be kept on-site or hauled. A less than significant impacts is anticipated.

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

c) The proposed projects will not handle hazardous materials or waste within a one-quarter mile of an existing or proposed school site. Therefore, no impact is anticipated

d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

d) The project site is not located on a site included on a list of hazardous material sites; therefore, no impact expected.

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

e) The project site is not located within two miles of a public/military airport. Therefore, no impacts are expected.

f) For a project within the vicinity of a private airstrip, would the project result in a safety

hazard for people residing or working in the project area?

f) The project site is not located in the vicinity of any known private airstrip which would result in a safety hazard for people residing or working in the project area; therefore, no impact is expected.

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

g) The proposed projects would not interfere with any adopted emergency response plan or emergency evacuation plan. The permittee will be required to meet any requirements requested by the Fire/OES Department for emergency responses and plans. Less than significant impacts are anticipated.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

h) The project site is not located in areas susceptible to wildland fires; therefore, no impact is expected.

IX. HYDROLOGY AND WATER QUALITY *Would the project:*

- a) Violate any water quality standards or waste discharge requirements?

a) The proposed project will not violate any water quality standard or waste discharge requirements. The proposed project site is located within the Salton Community Service District for water and sewer services. Less than significant impacts are anticipated.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

b) The proposed project do not propose using any groundwater, and will not substantial deplete groundwater; therefore, no impacts are expected.

- c) 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?

c) The proposed project would not appear to result in significant impacts to hydrology and water quality. Surface runoff quantities are a function of the impermeable surface area and land use types that will be created by development. The project site will not alter the course of a stream or river or create any substantial erosion or siltation on or off site. Any proposed grading will require drainage reviews and approval with Public Works. Less than significant impact is anticipated.

d) Substantially alter the existing drainage patterns 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) The proposed project would not appear to result in significant impacts to hydrology and water quality. Surface runoff quantities are a function of the impermeable surface area and land use types that will be created by development. The project site will not alter the course of a stream or river or create any substantial erosion or siltation on or off site. Less than significant impact is anticipated.

e) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) The proposed project would not appear to result in significant impacts to hydrology and water quality. Surface runoff quantities are a function of the impermeable surface area and land use types that will be created by development. The project site will not alter the course of a stream or river or create any substantial erosion or siltation on or off site. Less than significant impact is anticipated.

f) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) The project does not appear to violate any water quality standards or waste discharge orders. Impacts appear to be less than significant

g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Per FEMA Flood Map #06025C0336C, the project site does not appear to be located within a flood area. Therefore, no impact is expected. No housing is expected within the project area or surrounding area. No impacts are anticipated.

h) Place within a 100-year flood hazard area structures which would impede or redirect

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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the flood flows?

h) No buildings will be placed in the 100-year flood hazard area. No impacts are anticipated.

i) 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?

i) The proposed area would appear to not be impacted by flooding as a result of failure from a levee or dam. Therefore, no impacts are expected.

j) Inundation by seiche, tsunami, or mudflow?

j) The proposed project would not expose people or structures to a significant risk or lost, injury or death involving inundation by seiche, tsunami, or mudflow, therefore, no impact is expected. The site is mostly flat and would not appear to be impacted by seiche, tunami or mudflow. No impact is anticipated.

X. LAND USE AND PLANNING *Would the project:*

a) Physically divide an established community?

a) The proposed project will not physical divide an established community; therefore, no impact is expected. The project site is located within the West Shores/Salton City Urban Area Plan of the General Plan. No impacts are expected.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (include, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

b) The proposed project could be found consistent with the intent of the County's General Plan, and the County's Land Use Ordinance (Cannabis Ordinance) with the approval of the conditional use permit. Therefore, no impacts are expected.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

c) The proposed project site is not within any applicable habitat conservation plan or natural community conservation plan. Therefore, no impacts are anticipated.

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XI. MINERAL RESOURCES Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- a) The proposed projects will not remove mineral resources on-site; therefore, no impact expected.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
- b) The proposed facility will not result in the loss of a locally-important mineral resources recovery site; therefore, no impact is expected.

XII. NOISE Would the project:

- a) 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?
- a) The proposed project is not expected to expose 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. Therefore, less than significant impacts are expected.
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- b) The proposed project is not expected to expose persons to or generation of excessive groundbourne vibration or groundbourne noise levels. Therefore, a less than significant impact is expected.
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- c) The proposed operation is not expected to create substantial permanent increase in ambient noise levels in the property vicinity and above levels existing without the project. Therefore, less than significant impacts are expected.
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) The proposed operation is not expected to create a substantial temporary or perodic increase in ambient noise levels in the project vicinity above levels existing without the

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project. Therefore, less than significant impacts are expected.

- e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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e) The project site is not located within two miles of a public airport. Therefore, no impacts are expected.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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f) The proposed site is not within the vicinity of a private airport nor is it within the close vicinity of a private airstrip. Therefore, no impact is expected for the proposed facility.

XIII. POPULATION AND HOUSING Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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a) The proposed facility will not appear to induce substantial population growth in the area, either directly or indirectly; therefore, no impact is expected.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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b) The proposed expansion will not displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere; therefore, no impact is expected.

- c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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c) The proposed facility will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere; therefore, no impact is expected.

XIV. PUBLIC SERVICES Would the project:

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

a) This proposed project will have a less than a significant impact on fire and police protection services and other public facilities. As the project is non-residential in nature, there does not appear to be significant impacts to schools or parks. The facility will have up to 12 potential workers on site at any one time. Less than significant impacts are expected.

1) Fire Protection?

a1) The proposed project is not expected to result in substantial impact on fire protection. A letter from the Imperial County Fire Department has been submitted regarding fire requirements. These comments will be included into the conditional use permit. Therefore, however, any impacts would appear to be less than significant.

2) Police Protection?

a2) The proposed project site will be fenced and gated on a 24 hour basis for security. The site will be lighted for security for safety purposes. The facilities will have a security plan approved by the County. Therefore, any impacts would appear to be less than significant.

3) Schools?

a3) The proposed project is not expected to have an impact on schools; therefore, no impact is expected.

4) Parks?

a4) The proposed project are not expected to have an impact on parks; therefore, no impact is expected.

5) Other Public Facilities?

a5) The proposed project is not expected to create a substantial impact on other public facilities; therefore, less than significant impacts are anticipated.

XV. RECREATION *Would the project:*

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

a) The proposed project would not increase the use of the existing neighborhood and regional parks or other recreational facilities; therefore, no impact is expected.

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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

b) The proposed project would not appear to include or require the construction of recreational facilities; therefore, no impact are expected.

XVI. TRANSPORTATION / TRAFFIC Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

a) The Permittee for the proposed project shall comply with all applicable conditions and regulations with the County's circulation plan, land use ordinance and transportation planning. A less than significant impact is anticipated.

b) Conflict with an applicable congestion management program, including but not limited to level of service standard and travel demand measures, or other standards established by the county congestions/management agency for designated roads or highways?

b) The proposed project will not conflict with any applicable congestion management program or other standards established by the County congestion/management agency for designated roads or highway. Therefore a less than significant impact is expected.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

c) The proposed project will not cause a change in air traffic patterns that would result in safety risks; therefore no impact is expected.

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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d) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. Therefore, less than significant impact is expected.

e) Result in inadequate emergency access?
 e) The proposed project would not result in inadequate emergency access; therefore, no impacts are expected.

f) Conflicts with adopted policies, plans, programs, regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

f) The proposed project would not conflict with adopted policies, plans, programs regarding public transit or decrease the performance or safety of such facility; therefore, no impacts are expected.

XVII. TRIBAL CULTURAL RESOURCES Would the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

a. The project would not cause an adverse change in the significance of a tribal cultural resource, therefore, any impacts are considered less than significant. Based on Figure 6 Known Areas of Native American Sensitivity of the Conservation and Open Space Element of the Imperial County General Plan, the project site is not located with any sensitive area. Additionally, a letter was sent to the Quechan Indian Tribe and on December 18, 2018; we received a notification email from the Quechan Historic Preservation Office stating that they do not wish to comment on this project at this time. We are still waiting on a response from the Torres Martinez Indian Tribe. However a Less than significant impacts is expected.

1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or

1) The proposed project would not appear to cause a substantial change in the significance of a tribal cultural resource and no historical resources have been identified as significant in the project area; therefore, any impact is considered less than significant.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) The project site is zoned for light industrial uses and would not appear to have a impact to cultural resources. Therefore, no resources as defined in the Public Resources Code Section 5024.1 will be impacted. No impacts are expected.				

XVIII. UTILITIES AND SERVICE SYSTEMS *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board, therefore no impacts are expected. | | | | |
| b) Require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project will not result in the construction of a new water or or water treatment facility or expansion of existing facility. The property is located within the Salton Community Service District which services the area with water and sewer services. Therefore, the impacts would appear to be less than significant. | | | | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. Therefore, less than significant impacts are expected. | | | | |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project is not expected to exceed the capacity of the current water service | | | | |

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
--------------------------------------	--	-------------------------------------	----------------

provided and no new or expanded entitlement are required. However, less the significant impact would be anticipated.

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

e) Based on the size of the proposed operation, i.e. the number of employees and traffic utilizing the project site would not appear to exceed the providers capacity. The level of impacts appear to be less than significant level of impact.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

f) The proposed project will be required to contract with a commercial hauler for solid waste services and the proposed uses would be minimal, any impacts would appear to be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

g) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste; any impacts are expected to be less than significant.

Reference 7 APCD letter dated June 19, 2018

Reference 8 & OES letter dated June 28, 2018

Reference 11 letter dated June 6, 2018

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA

Revised 2011- ICPDS

Revised 2016 - ICPDS

Revised 2017 - ICPDS

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Joe Hernandez, Project Planner
- Imperial County Air Pollution Control District
- Ag Commissioner
- Environmental Health Services

B. OTHER AGENCIES/ORGANIZATIONS

Imperial Irrigation District

(Written or oral comments received on the checklist prior to circulation)

V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. County of Imperial Land Use Ordinance (Title 9) originally Enacted in 1998 and Revised in 2003 and 2004, and as Amended by the County in 2006, 2008, 2009, 2013 and 2016
3. Williamson Act map created in 2012 by the Imperial County Planning & Development Services Department for the Imperial County Board of Supervisors Order
4. Imperial County Air Pollution Control District's Air Quality Handbook (November 2007)
5. State of California's, Alquist-Priolo Earthquake Fault Zone Maps, Revised January 1, 1980, Special Studies Map
6. U.S. Department of Homeland Security, Federal Emergency Management Agency's Flood Insurance Rate Maps, effective September 26, 2008.
7. Comment letter Fire Department dated October 17, 2018
8. Comment letter Imperial County Ag Commissioner Office dated October 2, 2018
9. Comment letter Health Dept. dated October 16, 2018
10. Imperial Irrigation District Letter dated November 26, 2018 and November 21, 2018
11. Imperial County Public Works Department letter dated October 22, 2018
12. Imperial County Air Pollution Control District dated December 14, 2018
13. Quechan Historic Preservation Officer email dated August 10, 2018
14. Coachella Valley Water District letter dated December 19, 2018
15. Salton Community Service District no comment response dated December 3, 2018

VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Conditional Use Permit #18-0022

Project Applicant: 1395 Bel Air Holding, LLC

Project Location: The project site is located at 1395 Bel Air Avenue, Salton City, CA, it is identified as Lot 6, Block 11, Tract 570, of Final Map Book 5, Page 24. The 1.16 acre parcel is located on Assessor Parcel Number (APN) 014-041-001-000.

Description of Project: The Applicant proposes Conditional Use Permit #18-0022 to construct eight (8) secure greenhouses and four (4) single shipping containers for a new cannabis cultivation facility.

VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:

- The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- The Initial Study identifies potentially significant effects but:
- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
 - (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
 - (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

Date of Determination Jim Minnick, Director of Planning & Development Services

S:\APN\014\041\001\CUP18-0022\IEEC Pkg\IS for CUP18-0022.docx

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

_____ _____
Applicant Signature Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

Section 4
VIII. Response to Comments

ADMINISTRATION / TRAINING

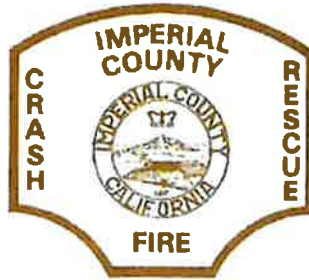
1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011



OPERATIONS/PREVENTION

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

October 17, 2018

RE: Conditional Use Permit #18-0022

1395 Bel Air Avenue, Thermal, CA; APN: 014-041-001

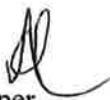
Imperial County Fire Department would like to thank you for the chance to review and comments on the project located at 1395 Bel Air Avenue, Thermal, CA; APN: 014-041-001

Imperial County Fire Department has the following comments and/or requirements for Cannabis operations.

- An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.
- All cannabis facilities shall have an approved automatic fire suppression system. All fire suppression systems will be installed and maintained to the current adapted fire code and regulations.
- All cannabis facilities shall have an approved automatic fire detection system. All fire detection systems will be installed and maintained to the current adapted fire code and regulations.
- All cannabis facilities shall have an approved automatic smoke removal system with approved filtration for cannabis operations.
- Fire department access and gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
- Compliance with all required sections of the fire code.
- Fiscal Impacts will remain open until meeting the department head(s) and developer(s), which may include but not limited to:
 - Capital purchases which may be required to assist in servicing this project
 - Costs for services during construction and life of the project
 - Training

Imperial County Fire Department reserves the right to comment at a later time as we feel necessary. Further requirements may be required as the California Fire Code are being revised and/or amendments being added for cannabis operations

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper 

Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Bureau



Office of the
Agricultural Commissioner
Sealer of Weights & Measures

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures

Jolene Dessert
Asst. Agricultural Commissioner
Asst. Sealer of Weights & Measures

October 2, 2018

Joe Hernandez, Planner III
Imperial County
Planning & Development Services
801 Main Street
El Centro, CA 92243

Re: Conditional Use Permit #18-0022

Dear Mr. Hernandez:

Our department has reviewed the documents pertaining to Conditional Use Permit #18-0022 for applicant Nathan White who proposes a cannabis cultivation facility at 1395 Bel Air Avenue in Thermal, California with an existing M-1 Light Industrial zone.

As it is required to landscape by Title 9 Division 3 Section 90302.3 – Landscaping standards – Industrial uses, our office asks that if plant material is not sourced from a nursery within Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines of movement of plant material, as there are several quarantines that must be observed.

Regarding the cannabis cultivation facility, please refer to the handouts attached. The handouts will explain the need for the applicant to obtain an Operator Identification Number with our Pesticide Use Enforcement Division, Seed and Nursery stock quarantines and help in determining what type of scale(s) will be required for their operations. Please be advised that any commercial weighing and measuring devices are required to be type approved for commercial use and must be registered, inspected and sealed by our office on an annual basis.

If you or the applicant has any questions, please feel free to contact our office at (442) 265-1500.

Regards,

A handwritten signature in blue ink that reads "Carlos Ortiz".

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures



COUNTY OF IMPERIAL

PUBLIC HEALTH DEPARTMENT

ROBIN HODGKIN, M.P.A.

Director

STEPHEN W. MUNDAY, M.D., M.P.H.

Health Officer

October 16, 2018

Joe Hernandez, Planner IV
IC Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: CUP #18-0022 1395 Bel Air Ave - Request for Comments

Dear Mr. Hernandez:

The Imperial County Public Health Department, Division of Environmental Health (DEH), is providing the comments below, in response to the October 2, 2018 request for review and comments. Based on the documentation provided, the applicant proposes construction of nine secure greenhouses and four single shipping containers for a new cannabis cultivation facility (CUP #18-0022).

Our agency is providing the following comments for consideration by the project applicant:

Potable Water & Wastewater

The application indicates that parcel 014-041-001 will have access to municipal sources for sewer and water. Will-Serve letters from the Coachella Valley Water District and the Salton City Community Services District will be required for the proposed potable water and sewer connections, respectively. Failure to obtain will-serve letters from these agencies will require installation of on-site potable water and/or on-site wastewater systems.

Solid Waste

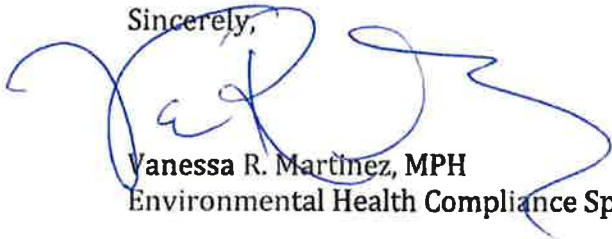
All proposed projects within Imperial County shall contract with a locally licensed waste hauler to provide collection bins and for waste hauling services during operation and construction. All solid waste generated by a facility must be taken to a permitted solid waste disposal and/or recycling facility. A waste management plan providing insight as to where generated waste will be held and disposed must be submitted to DEH.

This letter is being provided as a guide for project planning. DEH reserves the right to provide specific comments concerning your project at any time during the environmental

review process. DEH encourages the applicant to visit our office to discuss the project in detail.

If you have any questions, please do not hesitate to contact me at 442-265-1888.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vanessa R. Martinez', with a large, stylized flourish extending to the right.

Vanessa R. Martinez, MPH
Environmental Health Compliance Specialist



IID

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November 26, 2018

Mr. Joe Hernandez
Planner IV
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: 1395 Bel Air Holding, LLC (N. White) Cannabis Cultivation Facility in Thermal, CA;
CUP Application No. 18-0022

Dear Mr. Hernandez:

On November 21, 2018, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a re-circulated request for agency comments on Conditional Use Permit application no. 18-0022. The applicant, 1395 Bel Air Holding, LLC (initially represented by Nathan White); is proposing the construction of nine greenhouses that together with four shipping containers will constitute a new cannabis cultivation facility to be located at 1395 Bel Air Avenue, Thermal, CA.

The Imperial Irrigation District has assessed the information and found that the comments provided in the October 17, 2018 district letter (see attached letter) continue to apply.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept.
Enrique B. Martinez – Manager, Energy Dept.
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Randy Gray – Supervisor, Real Estate
Jessica Lovechio – Environmental Project Mgr. Sr., Water Dept.



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October 17, 2018

Mr. Joe Hernandez
Planner IV
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: N. White Cannabis Cultivation Facility in Thermal, CA; CUP Application No. 18-0022

Dear Mr. Hernandez:

On October 2, 2018, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit application no. 18-0022. The applicant, Nathan White, is proposing the construction of nine greenhouses that together with four shipping containers will constitute a new cannabis cultivation facility to be located at 1395 Bel Air Avenue, Thermal, CA.

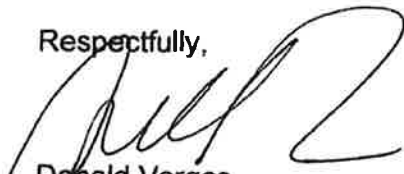
The Imperial Irrigation District has assessed the information and has the following comments:

1. For electrical service, the applicant should be advised to contact the IID Customer Project Development offices at (760) 482-3426 and speak with Mr. Ignacio Romo, Customer Project Development Planner or e-mail Mr. Romo at igromo@iid.com to review the project's scope of work and initiate the electrical service application process. In addition to submitting a formal application for electrical service (see <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit electrical loads, panel size, voltage, project CAD files (electronic and hard copy), project schedule, estimated in-service date, applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. Please note that a circuit study may be required to serve the project.
2. The applicant shall be responsible for any and all costs related to providing electrical service to the project, including but not limited to all required circuit and service upgrades, rights of way and required environmental documentation and all associated fees.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept.
Enrique B. Martinez – Manager, Energy Dept.
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Randy Gray – Supervisor, Real Estate
Jessica Lovecchio – Environmental Project Mgr. Sr., Water Dept.



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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<https://twitter.com/CountyDpw/>



Public Works works for the Public

October 22, 2018

Mr. Jim Minnick, Director
Planning & Development Services Department
801 Main Street
El Centro, CA 92243

Attention: Joe Hernandez, Planner IV

SUBJECT: CUP 18-0022;
Nathan White
Located on 1395 Bel Air Avenue, Salton City CA
APN 014-041-001-000

Dear Mr. Minnick:

This letter is in response to the documents submitted on October 2, 2018 received by this Department for the above-mentioned project. The Applicant proposes to construct nine (9) secure greenhouse and four (4) single shipping containers for a new cannabis cultivation facility.

Department staff has reviewed the package information and the following comments shall be Conditions of Approval:

1. No road right of way conditions required. (As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
2. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
3. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding County roads.
4. Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:
 - a. Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures,

buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress. Street improvements shall include but not be limited to streets, curbs, gutters, driveways, sidewalks, and asphalt paving between the curb and gutter and edge of existing paved road.

- b. For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County" revision dated September 15, 2008, is hereby adopted and made a part of this division by reference, three copies of which are on file in the office of the clerk of the board of supervisors and for use and examination by the public. Copies of the manual can also be found at the Imperial County Department of Public Works.

5. Per Section 12.10.030 - Building Permits of Imperial County Ordinance:

- a. No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by Section 12.10.010 of this chapter have been installed. In addition, no building permit shall be issued until there has been compliance with Chapter 12.12 of this title and the requirement that an encroachment permit be obtained.
6. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance. Any activity and/or work may include, but not be limited to, curb, gutter, sidewalk, driveways, asphalt paving between the curb and gutter and edge of existing paved road, temporary traffic control devices for construction activities, etc.
7. The Applicant stated via email correspondence on October 11, 2018 that the Project will have a staff of 12 employees per day at build-out, 1 truck trip per day for products leaving the site, and 1 truck trip for materials brought to the site. The site plan documents submitted by the Applicant illustrate 1 ADA parking space, 1 truck loading parking space, and 15 standard parking spaces for a total of 17 parking spaces.
- a. The site shall be limited to 12 passenger vehicle trips per day and 2 truck trips per week.

Respectfully,

John A. Gay, PE
Director of Public Works

By: 

Manuel Ortiz
Assistant County Engineer

OB/ag



AIR POLLUTION CONTROL DISTRICT

December 14, 2018

Jim Minnick
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED
DEC 14 2018
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: CUP 18-0022 Re-Circulation of the October 2, 2018 Request for Review Package

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") would like to express our gratitude in allowing us to comment on the Re-Circulation of the October 2, 2018 Request for Review Conditional Use Permit #18-0022.

SUMMARY

According to the information provided the project intends to build a "New Industrial Cannabis Cultivation Development w/8 greenhouses, 4 shipping containers, [and] 1 secure garage."

COMMENT

In an initial comment letter dated October 22, 2018 the Air District sought clarification on a number of issues. Those questions have largely been clarified in the Recirculated application. The Air District thanks the applicant for the response.

While reverse osmosis systems typically do not require an Air District Permit there are a few associated processes that should be explained in order to determine whether the project will require an Air District permit. Generally, it is unclear whether the electrical generation is from the grid or will be powered by a generator or multiple generators. Another potential issue arises out of any potential odors. It is unclear what impact, **if any**, high winds will have on the processes. If odors remain localized because of design with minimal impact due to leaks or venting it is unclear who would be impacted should high

winds cause odors to drift into residential or other recreational areas. For example, will employees need to have ventilation while working in any of the greenhouses or in any of the storage containers? Assuming odors remain localized, what precautions will be taken should winds elevate? Is there a potential for odors to affect nearby residents. Not wanting to make assumptions that can become an unexpected cost it is perhaps advisable the applicant confer with the Engineering Division of the Air District to assure no permit will be required.

Finally, during the construction phases dust emissions must remain below 20% opacity. Because of the project size a "Construction" Dust Control Plan (DCP) will be required. A fillable "Construction" DCP can be downloaded from the Air District webpage at www.co.imperial.ca.us. Please locate the Air Pollution Control District under departments and access the forms page under "Resources". Should you have any additional questions or concerns please do not hesitate to call our office at 442.265.1800

Respectfully,



Monica N. Soucier
APC Division Manager

Joe Hernandez

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Tuesday, December 18, 2018 2:48 PM
To: Joe Hernandez
Subject: Comments for Conditional Use Permit #18-0022 Imperial County

Hello,

I have received your consultation letter for the above referenced project. The Historic Preservation Office does not wish to provide any comments on this project.

*Thank you,
St. Jill McCormick, M.A.*

Quechan Indian Tribe
Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-919-8325
E-mail: historicpreservation@quechantribe.com



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COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

December 17, 2018

RECEIVED

DEC 19 2018

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Joe Hernandez
Imperial County Planning and Building Department
801 Main Street
El Centro, CA 92243

Dear Mr. Hernandez:

Subject: Conditional Use Permit 18-0022, 1395 Bel Air Avenue, Thermal,
Cannabis Cultivation Facility, APN 014-041-001-000

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Imperial (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of CVWD for the provision of domestic water service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

Joe Hernandez
Imperial County Planning and Building Department
December 17, 2018
Page 2

This notice of domestic water service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,


Carrie Oliphant
Assistant Director of Engineering

cc: 1395 Bel Air Holding, LLC
7065 Neptune Place
San Diego, CA 92037

RM:s\Eng\DevSvcs\2018\Dec\DRLPZ18-9446 Cannabis Cultivation

File: 0163.1, 0421.1, 0721.1, 1150.21
Geo. 10-10-19-3
PZ 18-9446





Imperial County Planning & Development Services Planning / Building

NOV 20 2018

Jim Minnick
DIRECTOR

RECEIVED

DEC 04 2018

November 21, 2018

REQUEST FOR REVIEW AND COMMENTS

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the Imperial County's Planning & Development Services Department. Please review the proposed project based on your agency/department's area of interest, expertise, and jurisdiction.

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office- Andy Home, Deputy CEO	<input checked="" type="checkbox"/> Augustine Band of Cahuilla Mission Indians - Amanda Vanca/Karen Kupcha	<input checked="" type="checkbox"/> Torres-Martinez Desert Cahuilla Indians - Mary Resvaloso/Debra Frinco
<input checked="" type="checkbox"/> AG - Carlos Ortiz/Sandra Mendivil/Jolene Desert	<input checked="" type="checkbox"/> Campo Band of Mission Indians - Ralph Golf	<input checked="" type="checkbox"/> Native American Heritage Commission - Katy Sanchez
<input checked="" type="checkbox"/> County Counsel - Adam Crook	<input checked="" type="checkbox"/> Chemehuevi Reservation - Charles Wood	<input checked="" type="checkbox"/> HD Environmental-Donald Vargas
<input checked="" type="checkbox"/> Public Works - John Gay/Carlos Yee	<input checked="" type="checkbox"/> Colorado River Indian Tribe - Dannie Patch	<input checked="" type="checkbox"/> Kwaaymii Laguna Band of Mission Indians- Carmen Lucas
<input checked="" type="checkbox"/> APCD - Matt Dessert/Monica Soucier/Axel Seles	<input checked="" type="checkbox"/> Cocopah Indian Tribe - Sherry Cordova	<input checked="" type="checkbox"/> Seaview Elementary School - Tim Steele
<input checked="" type="checkbox"/> EHS Office - Jeff Lamoure/ Jorge Perez/Vanessa Martinez	<input checked="" type="checkbox"/> Ewiiapaayp Tribal Office - Will Micklin	<input checked="" type="checkbox"/> West Shores High School - Richard Pimentel
<input checked="" type="checkbox"/> IC Fire/OES Office - Alfredo Estrada, Jr/Robert Malek/ Andrew Loper	<input checked="" type="checkbox"/> Fort Yuma - Quechan Indian Tribe - Keeny Escalanti, Sr/ H Jill McCormick	<input checked="" type="checkbox"/> Inter-Tribal Cultural Resources Protection Council - Frank Brown
<input checked="" type="checkbox"/> IC Sheriff's Office - Ray Loera/Thomas Garcia	<input checked="" type="checkbox"/> La Posta Band of Mission Indians - Gwendolyn Parada	<input checked="" type="checkbox"/> Manzanita Band of Kumeyaay Nation - Leroy J. Elliot
<input checked="" type="checkbox"/> Salton Community Service District - Mitch Mansfield	<input checked="" type="checkbox"/> Coachella Valley Water District - Jim Barrett	

Project Contact: Project Planner: Joe Hernandez, Planner IV (442) 267-1736 ext. 1748
 • E-mail ICPDScommentletters@co.imperial.ca.us.

Project ID: Conditional Use Permit #18-0022 - (Re-Circulation of October 2, 2018 request for review package)

Project Location: 1395 Bel Air Avenue, Thermal, CA; APN 014-041-001-000.

Project Description: Applicant proposes construction of 9 (nine) secure greenhouse and four single shipping containers for new cannabis cultivation facility.

Project Applicant: 1395 Bel Air Holding, LLC, 7065 Neptune Place, San Diego, CA 92037

Your written comments, recommendations, or conditions are requested by the deadline below so that the Director of Planning & Development Services can review them for appropriateness and incorporate it as part of project consideration. Please submit your response to the Case Planner. Jim Minnick, Director, Thank You!

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

No Comments

Name: *Mitch Mansfield* Signature: *[Signature]* Title: *General Manager*

Date: *12-3-18* Telephone No.: *760-394-4446* E-mail: *mmanfield@saltoncsd.ca.gov*

Comments Due By: **December 14, 2018**

EEC Hearing: TBD

J:\HLAIS\APND14\041\001\ICUP18-0022\Re-Circulated Req for Comm - CUP18-0022 (11212018).docx

CONDITIONAL USE PERMIT #18-0022
Application Package

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Marc Lipschitz	EMAIL ADDRESS MLipschitz@centerbrokerage.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 7065 Neptune Place, San Diego, CA	ZIP CODE 92037	PHONE NUMBER 619-857-2882
3. APPLICANT'S NAME 1395 Bel Air Holdings LLC	EMAIL ADDRESS agessinc@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 7065 Neptune Place, San Diego, CA	ZIP CODE 92037	PHONE NUMBER 714-262-5177
4. ENGINEER'S NAME Designer: Nathan White	C.A. LICENSE NO. N/A	EMAIL ADDRESS agessinc@gmail.com
5. MAILING ADDRESS (Street / P O Box, City, State) 1020 Madison Ave, San Diego, CA	ZIP CODE 92116	PHONE NUMBER 714-262-5177
6. ASSESSOR'S PARCEL NO. 014-041-001	SIZE OF PROPERTY (in acres or square foot) 1.16 Acres	ZONING (existing) M-1
7. PROPERTY (site) ADDRESS 1395 Bel Air Ave, Thermal, CA 92274		
8. GENERAL LOCATION (i.e. city, town, cross street) Sathon City		
9. LEGAL DESCRIPTION Lot 6, Block 11, Tract 570 of FM 5-30		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) New Industrial Cannabis Cultivation Development w/ 8 greenhouses, 4 shipping containers, 1 secure garage.	
11. DESCRIBE CURRENT USE OF PROPERTY Vacant land	
12. DESCRIBE PROPOSED SEWER SYSTEM Existing Municipal (SCSD)	
13. DESCRIBE PROPOSED WATER SYSTEM Existing Municipal (CVWD)	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM sprinklers	
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 12

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Marc Lipschitz **11/5/18**
Print Name Date

[Signature]
Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
	DATE _____	<input type="checkbox"/> _____

CUP #
18-0022

CONDITIONAL USE PERMIT - COVER

GENERAL REQUIREMENTS

PROJECT WILL CONFORM TO REGULATIONS OF THE WEST SHORES URBAN PLAN, DEVELOPMENT STANDARDS FOR COMMERCIAL & INDUSTRIAL ZONES SECTION 90300.0, OFF STREET PARKING REGULATIONS PER SECTION 904002.00 AND FENCING REGULATIONS ARE SUBJECT TO SECTION 90403.00 OF LAND USE ORDINANCE. PURSUANT TO THE WEST SHORES URBAN PLAN THE MAXIMUM FLOOR AREA RATIO (FAR) IS 3:1.

PROCESS DESCRIPTION

CULTIVATION PROCESS:

CULTIVATION IS DONE USING A SUNLIGHT CONTROL AND DEPRIVATION SYSTEM WITH SUPPLEMENTAL LIGHTING. THE GREENHOUSE STRUCTURES HAVE BUILT IN SUNLIGHT BLOCKING CURTAINS THAT REGULATE LIGHT TO THE PLANTS. THIS ALSO REGULATES EXTERIOR LIGHT POLLUTION AT NIGHT. THE CURTAINS WILL BLOCK THE SPILL OF ARTIFICIAL LIGHT TO THE SURROUNDING COMMUNITY. ADDITIONAL OUTDOOR LIGHTING USED FOR PROPERTY VISIBILITY AND SECURITY WILL BE DOWN FACING. THIS WILL SERVE THE OPERATIONAL NEEDS FOR STAFF AND SECURITY PATROLLING BUT ALSO LIMIT LIGHT SPILL TO OUR INDUSTRIAL NEIGHBORS. MOTION ACTIVATED EXTERIOR FACING LIGHTS WILL ONLY ELIMINATE WHEN SOMEONE IS IN THE AREA AND ALSO REDUCE LIGHT POLLUTION. GREENHOUSE 1 WILL BE USED FOR YOUNG PLANTS TO BE TRANSPLANTED TO GREENHOUSES 2 THROUGH 8. GREENHOUSE 2 THROUGH 8 WILL BE SUBDIVIDED INTO ROOM SUBSECTIONS AND WILL PRODUCE THE FINISHED PRODUCT/FLOWERS. INSIDE EACH OF SEVEN PRODUCTION GREENHOUSE(S) THERE WILL BE 70 LED LIGHT FIXTURES PER ROOM, WITH 4X8 FOOT GROWING SECTIONS, MAKING UP 6X16 ROWS OF GROWING BEDS ON ROLLING TABLES. IN TOTAL THERE WILL BE 96 TABLES RUNNING LENGTHWISE IN THE STRUCTURE. THE CENTRAL SECTION OF EACH GREENHOUSE WILL BE 54 INCHES WIDE, ALLOWING FOR EASE OF ACCESS. GREENHOUSE 1 WILL HAVE 22 ROWS OF NON-ROLLING 4X8 FOOT TABLES, RUNNING CROSSWISE TO THE BUILDING. EACH ROW WILL BE MADE UP OF 3 TABLES, FOR A TOTAL OF 66 TABLES, IRRIGATED WITH PVC AND FLEXIBLE TUBING WHERE APPLICABLE. GREENHOUSE 1 WILL ALSO HAVE 70 LED LIGHTS. EACH GREENHOUSE WILL HAVE AIR DUCTING FROM AIR HANDLERS ABOVE THE RAFTERS WITH 4 HORIZONTAL AND 4 VERTICAL FANS PER SUBSECTION AND 2 INTAKE FANS AND 2 EXHAUST FANS PER GREENHOUSE STRUCTURE. GREENHOUSE EXTERIOR WALLS WILL BE CONSTRUCTED WITH CORRUGATED STEEL PANELS.

STORAGE/DRYING:

INSULATED SHIPPING CONTAINERS WILL SERVE THE PURPOSE OF A CURING/DRYING SPACE FOR THE CULTIVATED PRODUCT. THESE STORAGE SPACES WILL CONTAIN HUMIDIFIERS, DEHUMIDIFIERS AND AIR CONDITIONING TO CONTROL THE ENVIRONMENT. THE SECURED STEEL STRUCTURES WILL BE LOCKED AT ALL TIMES, WITH REGULAR LOGGED SECURITY CHECKS THROUGHOUT EACH 24-HOUR TIME PERIOD. CONTAINERS OF THE CURED FLOWER, AWAITING PACKAGING AND DISTRIBUTION WILL ALSO BE SECURED WITHIN THE CONTAINERS.

TRIMMING/DISTRIBUTION:

THE TRIMMING AREA WILL BE A CLEAN ROOM INSIDE THE INSULATED SHIPPING CONTAINER. THIS CLIMATE CONTROLLED AREA WILL ENSURE PRODUCT QUALITY FOR LATER OFF SITE PROCESSING AND PACKAGING. ONCE COMPLETED THE PRODUCTS WILL EITHER BE STORED OR SHIPPED FOR DISTRIBUTION. ALL DISTRIBUTION WILL BE DONE THROUGH A LICENSED THIRD PARTY OFF SITE.

WATER PROCESS:

WATER WILL BE SUPPLIED FROM A 2:1 REVERSE OSMOSIS SYSTEM, CAPABLE OF PRODUCING 5,000 GALLONS PER DAY. EXCESS WATER WILL BE USED FOR IRRIGATION OF THE PROPERTY'S ECO-FRIENDLY LANDSCAPE AND WILL ALSO BE RECYCLED BACK IN THE SYSTEM FOR RE-USE. THE REVERSE OSMOSIS WATER WILL BE USED TO WATER THE CANNABIS CROP AND ALSO TO CREATE ORGANIC/BIO SYNTHETIC FEED FOR THE CROPS. DRAINAGE FROM THE WATERING ACCOUNTS FOR ABOUT 10% OF THE ORIGINAL WATER INTRODUCED TO EACH POTTER. SOME OF THE DRAINAGE WILL BE SPREAD TO EVAPORATE AND AID IN KEEPING THE STRUCTURES PROPERLY HUMIDIFIED IN THE DESERT CONDITIONS. INSTALLED FLOOR DRAINS WILL COLLECT EXCESS DRAINAGE THAT WILL THEN BE DELIVERED TO STORAGE TANKS FOR RE-USE. A PRIMARY WATER ROOM LOCATED WITHIN ONE INSULATED SHIPPING CONTAINER, WILL HOUSE THE REVERSE OSMOSIS SYSTEM AS WELL AS THE MAIN PUMP REGULATING SYSTEM (SUPPLIED BY ARGUS) AND PIPING SUPPLYING THE ENTIRE FACILITY.

PARKING:

PARKING FOR THE FACILITY WILL BE LOCATED IN THE FRONT PORTION OF THE PROPERTY. THIS INDUSTRIAL LOT AS WELL AS MANY OF THE SURROUNDING PARCELS CARRY A LARGE 35 FOOT FRONT SETBACK. PER CODE SECTION 90402.11(A), PARKING SHALL NOT BE LOCATED WITHIN THE FRONT YARD SETBACK AREA WITHIN RESIDENTIAL AREAS, UNLESS IT IS DETERMINED BY THE LOCAL AGENCY THAT THIS IS NOT FEASIBLE. CODE SECTION 90402.11(B) FOR NON-RESIDENTIAL PARKING MAKES NO MENTION OF LIMITING PARKING WITHIN THE FRONT SETBACK AREA. THE CODE IS SILENT ON THIS MATTER AND DUE TO THE FACT OUR FACILITY IS NON-RESIDENTIAL, OUR PARKING WILL BE LOCATED WITHIN THIS FRONT AREA, ENABLING EFFICIENT USE OF THE PROPERTY. THE FACILITY WILL HAVE A SMALL NUMBER OF STAFF AND CARS AT ANY GIVEN TIME. THIS PARKING CONFIGURATION MAKES THE MOST SENSE FOR THIS OPERATION. WE PROPOSE 12 STANDARD PARKING SPACES, 1 ADA PARKING SPACE AND 1 SECURED PARKING SPACE FOR TRANSPORT OF MATERIALS AND GOODS FOR A TOTAL OF 14 PARKING SPACES.

TRAFFIC:

DAILY SITE TRAFFIC WILL CONSIST OF 12 EMPLOYEES MAXIMUM PER DAY. THIS INCLUDES ON-SITE 24 HOUR SECURITY WITH 1 TO 3 SECURITY OFFICERS IN 8 HOUR SHIFTS. THE SITE WILL ALSO HAVE ONE INCOMING SUPPLY DROP OFF PER WEEK AND 1 OUTGOING PRODUCT PICK UP PER WEEK.

SCOPE OF WORK

CONDITIONAL USE PERMIT FOR NEW CANNABIS CULTIVATION FACILITY. 22,000 SQUARE FEET OF NET GREENHOUSE CULTIVATION AREA FOR A TOTAL OF EIGHT (8) NEW GREENHOUSE STRUCTURES, TOTALING 28,440 GROSS SQUARE FEET AND FOUR SEPARATE STORAGE SHIPPING CONTAINER UNITS FOR AN ADDITIONAL 1600 SQUARE FEET OF DRYING, TRIMMING, STORAGE AND EMPLOYEE BATHROOM. THE WORK ALSO INCLUDES A FREE-STANDING GARAGE FOR SECURE LOADING AND UNLOADING OF PRODUCTS AND RAW MATERIALS AND 510 SQUARE FEET. TOTAL SITE CONSTRUCTION AREA IS 30,550 SQUARE FEET. THE PROJECT WILL BE CONSTRUCTED IN PHASES FOR QUALITY CONTROL. PHASE 1 WILL BE BUILT WITH GREENHOUSE STRUCTURE NO.1 AND NO.2 TO THE NORTH WEST AND THREE SHIPPING CONTAINERS UNIT 1-3 ALSO TO THE NORTH WEST. THE DIFFERENCE OF GROSS SQUARE FOOTAGE TO CULTIVATION SQUARE FOOTAGE IS A RESULT OF EMPLOYEE CIRCULATION WITHIN THE GREENHOUSE STRUCTURES. WE EQUATE TO ROUGHLY 25% OF FLOOR AREA IS DEDICATED TO CIRCULATION SPACE.

OWNER

OWNER NAME - MARC LIPSCHITZ
OWNER ADDRESS - 7065 NEPTUNE PL.
LA JOLLA, CA. 92037
OWNER PHONE - 619.857.2882

APPLICANT

APPLICANT NAME - NATHAN WHITE (1395 BEL AIR HOLDINGS, LLC.)
ADDRESS - 7065 NEPTUNE PL.
LA JOLLA, CA. 92037
APPLICANT EMAIL - ACESSINC@GMAIL.COM
APPLICANT PHONE - 714.262.5177

SITE ADDRESS

1395 BEL AIR AVE. THERMAL CA. 92274

SITE INFORMATION

ZONE: M-1
SIZE OF PROPERTY (ACRES): 1.16
CODES: 2016 CALIFORNIA BUILDING CODE
2016 PLUMBING CODE
2016 GREEN CODE
2016 MECHANICAL CODE
2016 ELECTRICAL CODE

EASEMENTS: NONE
REQUIRED SETBACKS: FRONT 35'-0"
EAST SIDE 0'-0"
SIDE 20'-0"
REAR 10'-0"
PROVIDED SETBACKS: FRONT 35'-0"
EAST SIDE 0'-0"
WEST SIDE 20'-0"
REAR 10'-0"

PARCEL NUMBER

014-041-001

LEGAL DESCRIPTION

LOT 6, BLOCK 11, TRACK 570, OF FM 5-30

PARKING SPACES

14 SPACES TOTAL = 1 ADA SPACE, 1 TRUCK LOADING, 12 STANDARD

SHEET INDEX

C1 COVER SHEET
SP SITE PLAN

VICINITY MAP

NO SCALE



SHEET 1 OF 11

PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
NAME/PHONE: NATHAN WHITE / 714.262.5177
ADDRESS: 7065 NEPTUNE PL. LA JOLLA, CA. 92037

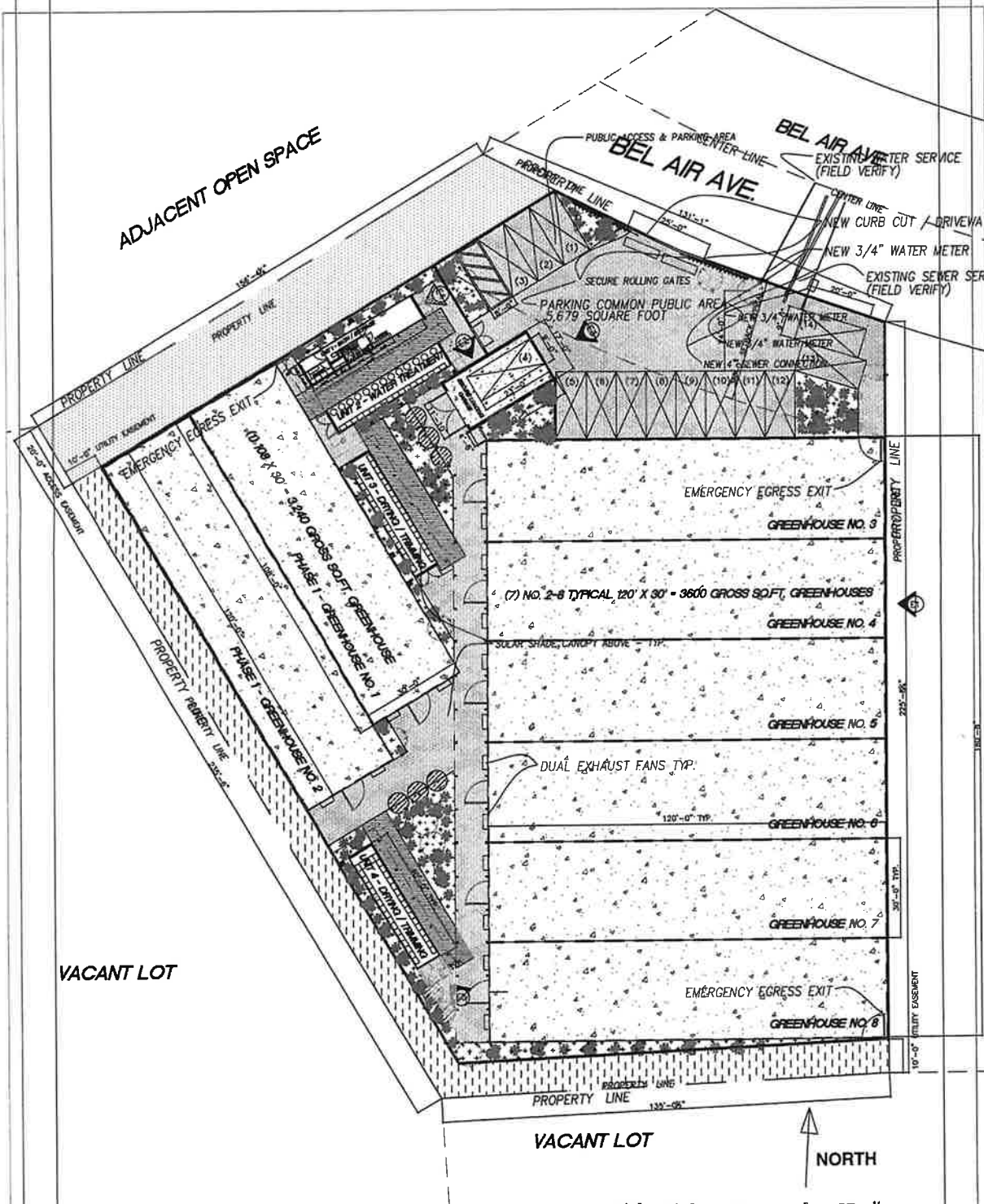
PREPARED BY: NATHAN G. WHITE (ACESS, INC.)
NAME: NATHAN G. WHITE (ACESS, INC.)
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

PERMIT NUMBER:
#18-0022

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
 801 MAIN STREET, EL CENTRO, CA. 92243
 760.482.4236

SITE ADDRESS: 1395 BEL AIR AVE
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - SITE PLAN



PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
 NAME/PHONE: NATHAN WHITE / 714.262.5177
 ADDRESS: 7065 NEPTUNE PL. LA JOLLA, CA. 92037

PREPARED BY: NATHAN G. WHITE (AGESS, INC.)
 NAME:
 ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177







PERMIT NUMBER:
 #18-0022

(11/9/2018)

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
 801 MAIN STREET, EL CENTRO, CA. 92243
 760.482.4236

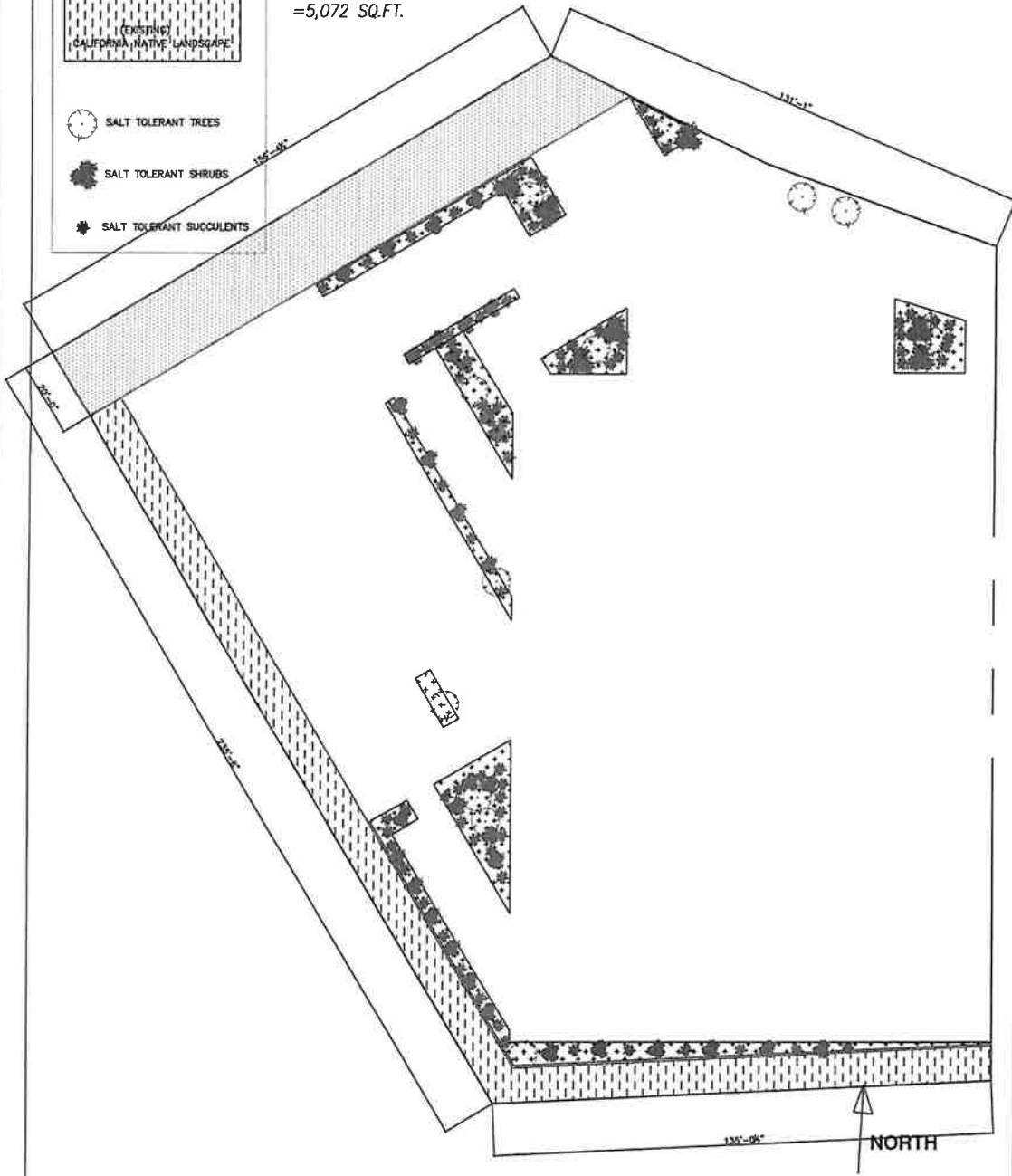
SITE ADDRESS: 1395 BEL AIR AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - LANDSCAPE PLAN

-  ACCESS ROAD-NATIVE SAND(N/A)
-  SALT TOLERANT GROUND COVER
-  (EXISTING)
CALIFORNIA NATIVE LANDSCAPE
-  SALT TOLERANT TREES
-  SALT TOLERANT SHRUBS
-  SALT TOLERANT SUCCULENTS

LANDSCAPE AREA
 PROVIDED-6,186 SQ.FT

50,719 SQ.FT TOTAL
 10% REQUIRED
 =5,072 SQ.FT.



SCALE 1/32" = 1'-0" SHEET 3 OF 11

PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
 NAME/PHONE: NATHAN WHITE / 714.262.5177
 ADDRESS: 7065 NEPTUNE PL. LA JOLLA, CA. 92037

PREPARED BY:
 NAME: NATHAN G. WHITE (AGESS, INC.)
 ADDRESS/PHONE: 3576 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

PERMIT NUMBER:
 #18-0022

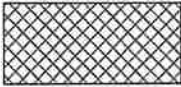
(11/9/2018)

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 1395 BEL AIR AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - LOT COVERAGE CALC

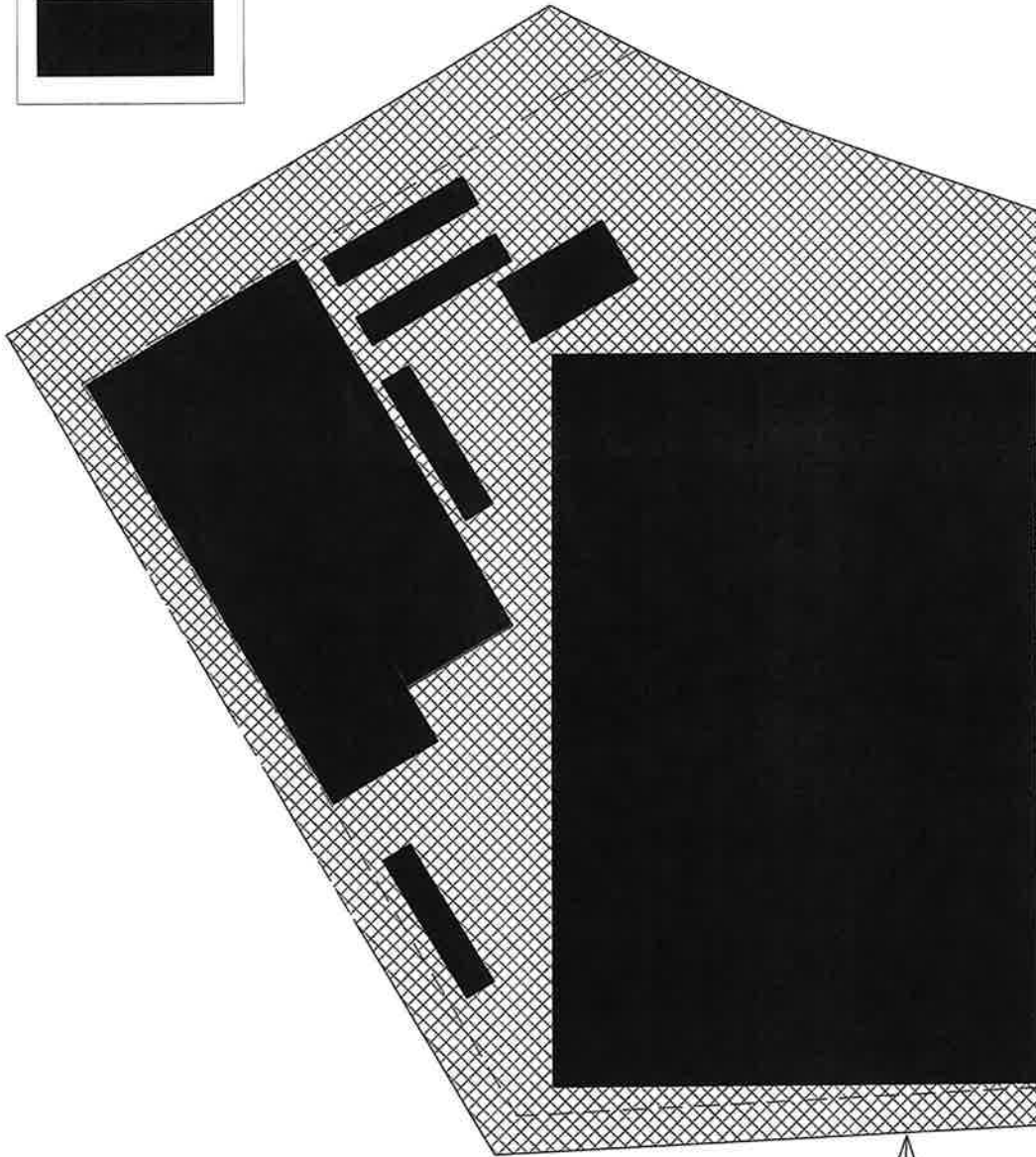
OPEN SPACE
20,169 SQ.FT.



BUILDING FOOTPRINT
30,550 SQ.FT.



50,719 SQ.FT TOTAL
 $1 / 4 = 12,679$ REQUIRED
1.16 ACRES



SCALE $1/32" = 1'-0"$ SHEET 1 OF 11

PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
NAME/PHONE: NATHAN WHITE / 714.262.5177
ADDRESS: 7065 NEPTUNE PL. LA JOLLA, CA. 92037

PREPARED BY: NATHAN G. WHITE (AGESS, INC.)
NAME:
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104. 714.262.5177

PERMIT NUMBER:
#18-0022

(11/9/2018)

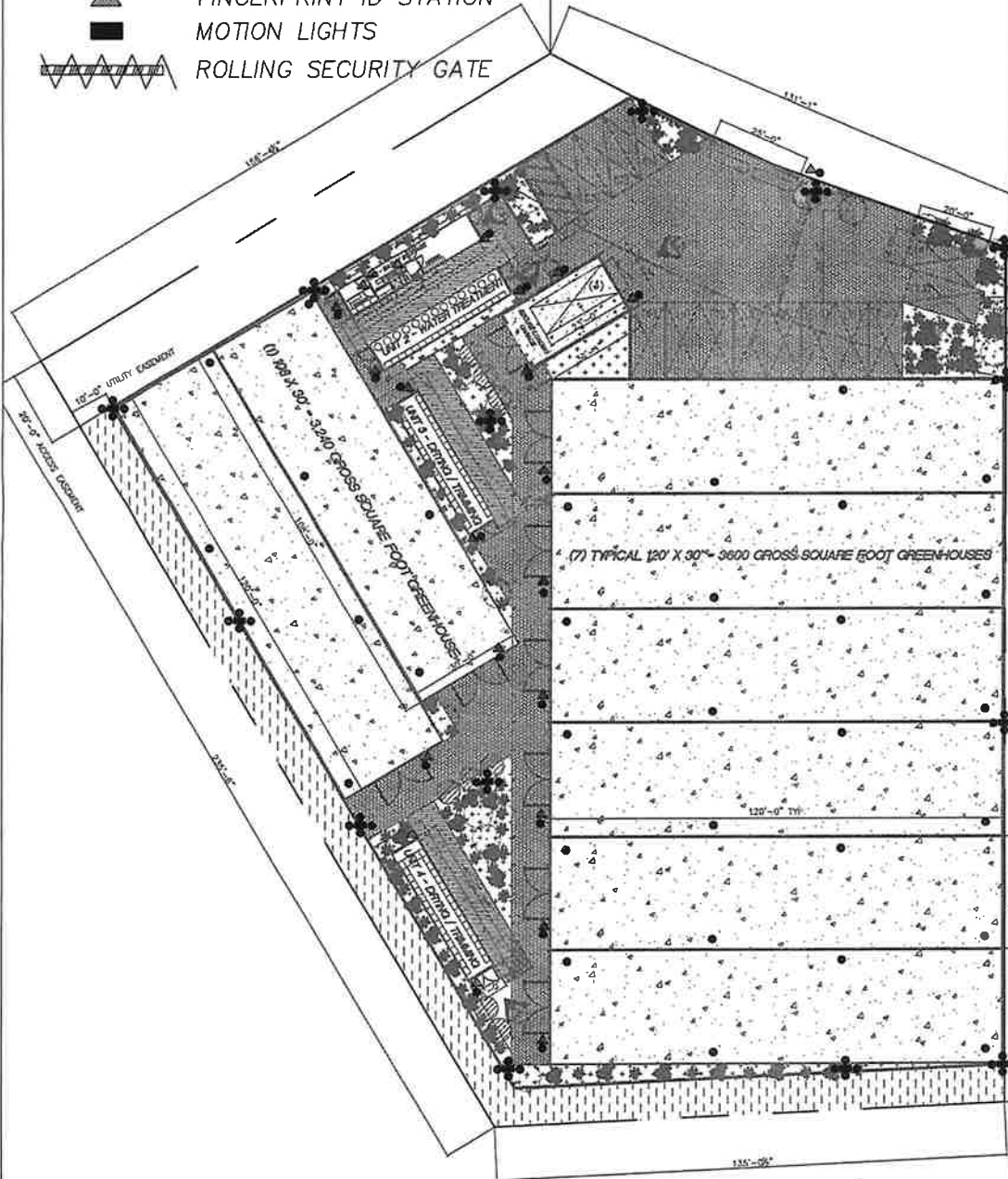
IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 1395 BEL AIR AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - SECURITY PLAN

LEGEND - SECURITY SYMBOLS

- CAMERA
- ▲ FINGERPRINT ID STATION
- MOTION LIGHTS
- ▨ ROLLING SECURITY GATE



SCALE 1/32" = 1'-0" SHEET 5 OF 11

PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
NAME/PHONE: NATHAN WHITE / 714.262.5177
ADDRESS: 2065 NEPTUNE PL. LA JOLLA, CA. 92037

PREPARED BY: NATHAN G. WHITE (AGESS, INC.)
NAME:
ADDRESS/PHONE: 3876 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

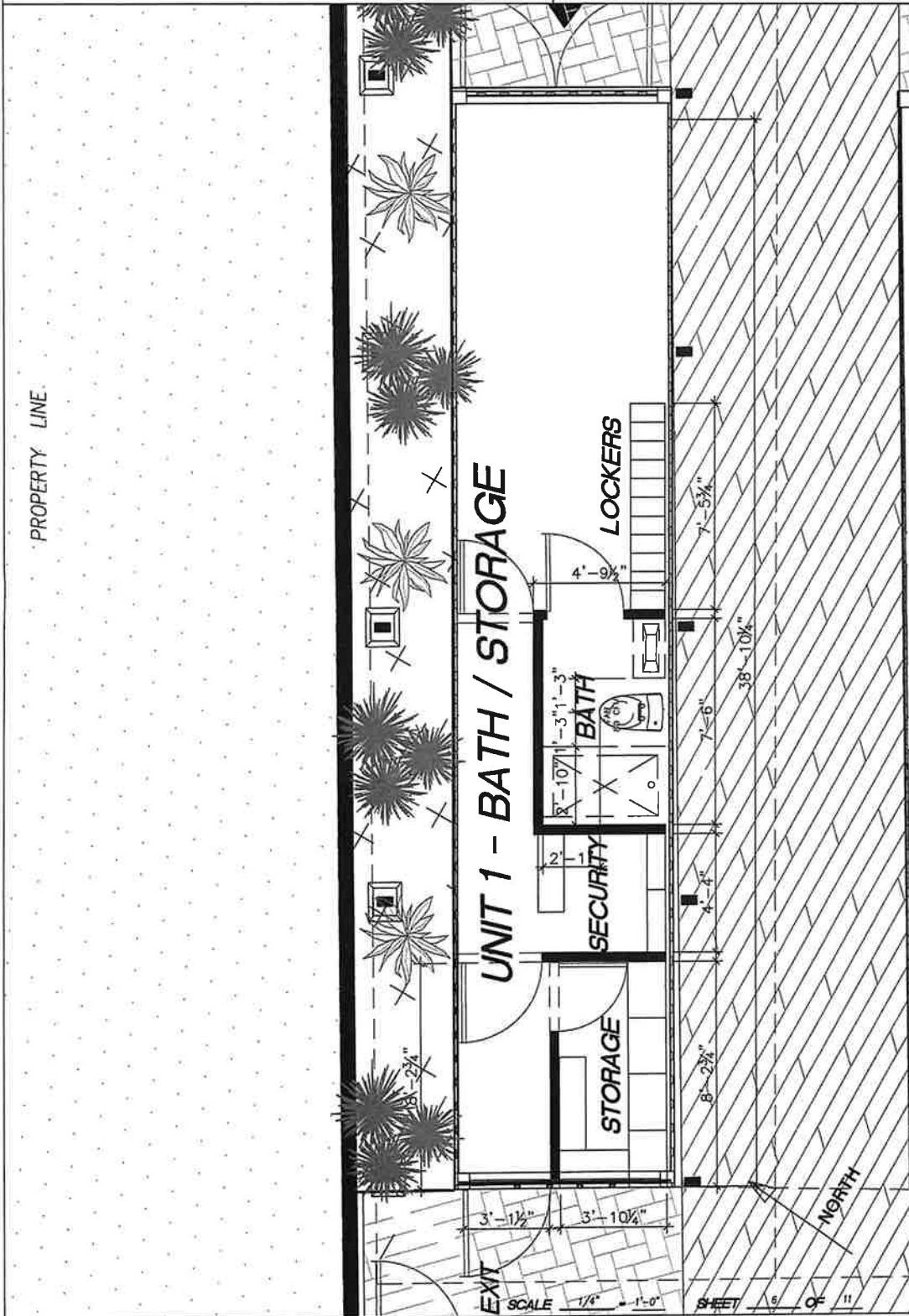
PERMIT NUMBER:
#18-0022

(11/9/2018)

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 1395 BEL AIR AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - FLOOR PLAN - UNIT 1



PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
NAME/PHONE: NATHAN WHITE / 714.262.5177
ADDRESS: 7065 NEPTUNE PL. LA JOLLA, CA. 92037

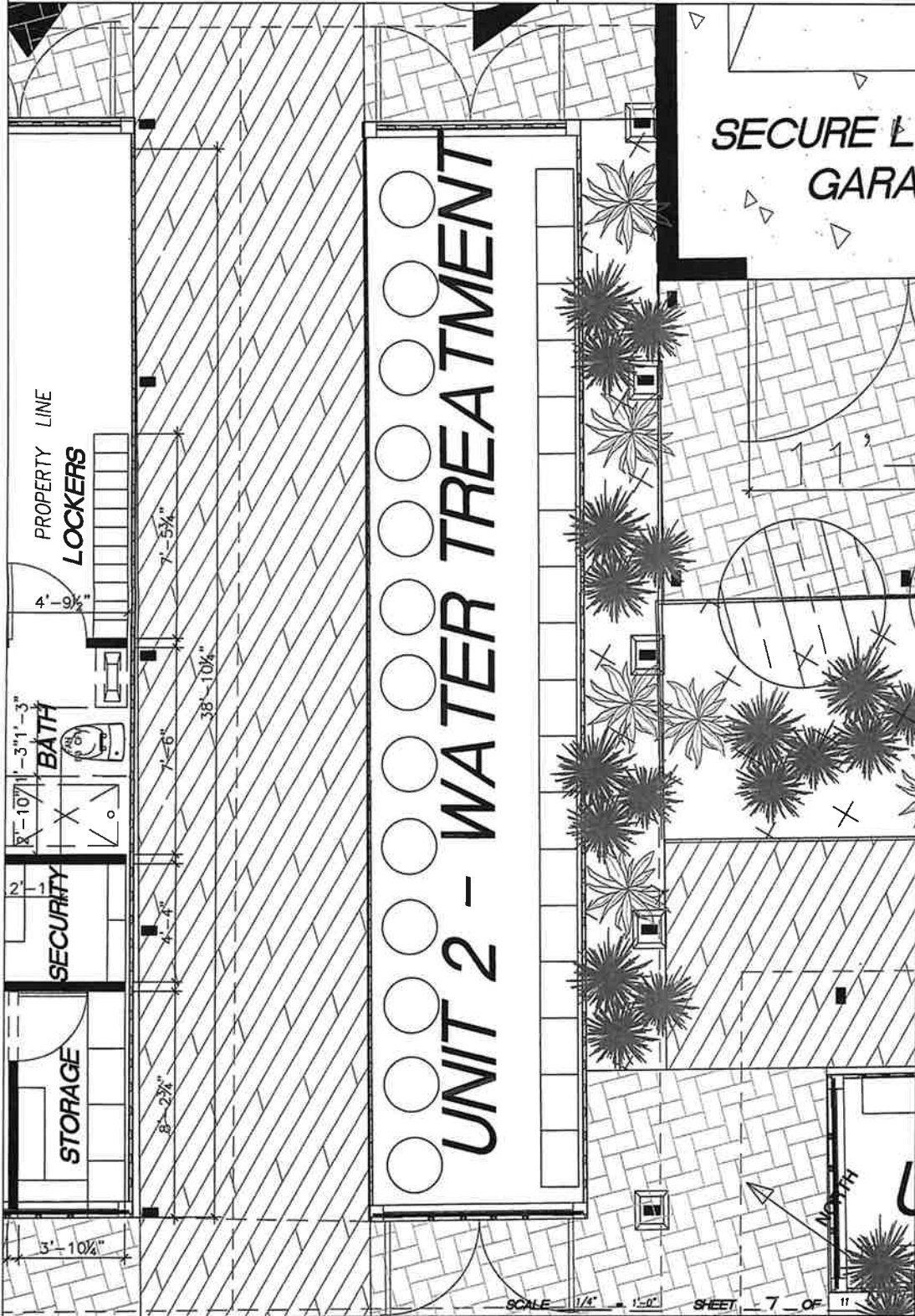
PREPARED BY: NATHAN G. WHITE (AGESS, INC.)
NAME:
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

PERMIT NUMBER:
#18-0022

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 1395 BEL AIR AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - FLOOR PLAN - UNIT 1



PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC
NAME/PHONE: NATHAN WHITE / 714.262.5177
ADDRESS: 2065 NEPTUNE PL. LA JOLLA, CA. 92037

PREPARED BY: NATHAN G. WHITE (AGESS, INC.)
NAME:
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

PERMIT NUMBER:
#18-0022

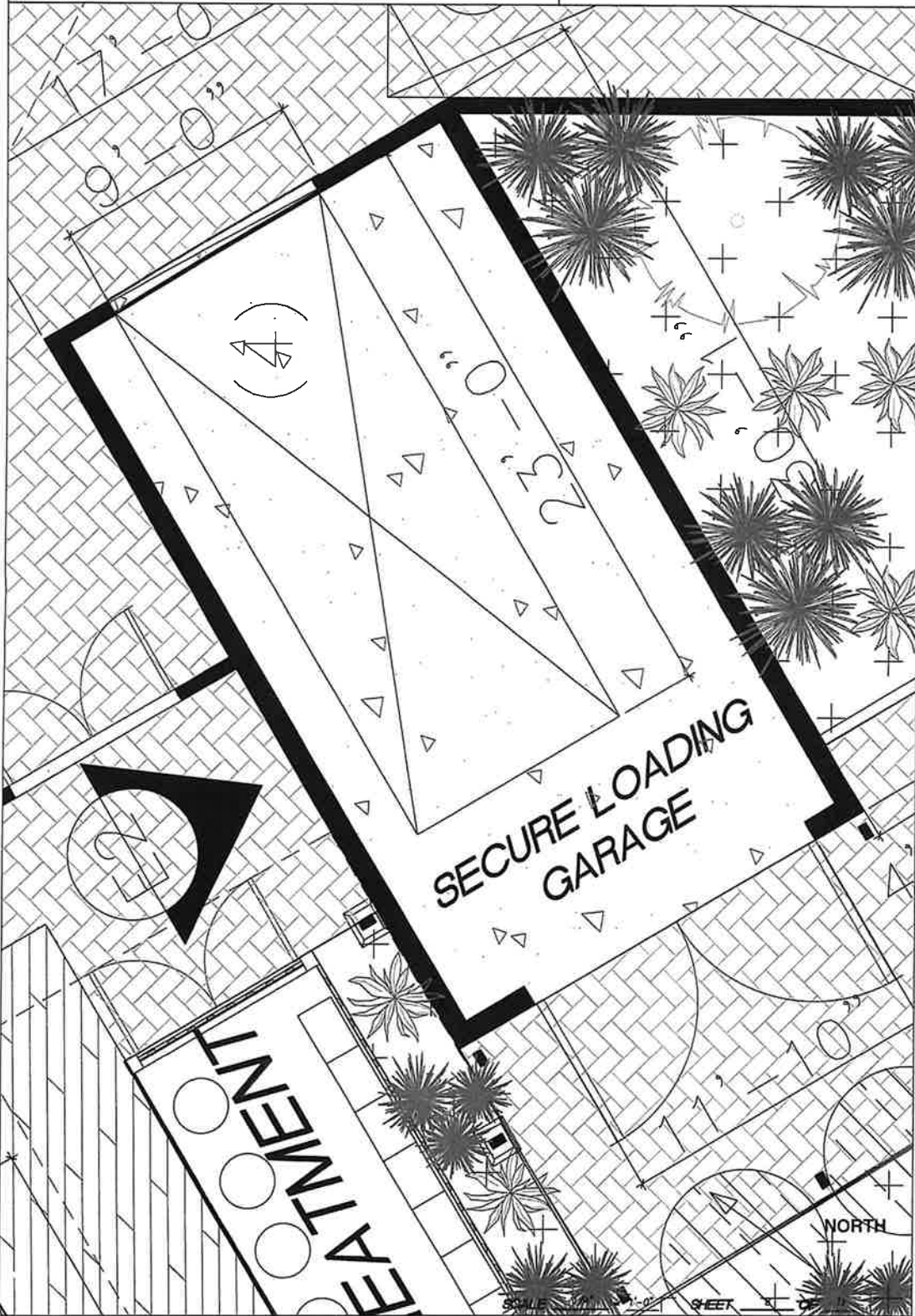
SCALE 1/4" = 1'-0" SHEET 7 OF 11

(11/9/2018)

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92543
760.482.4236

SITE ADDRESS: 1395 BEL AIR AVE
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - FLOOR PLAN - GARAGE



PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
NAME/PHONE: NATHAN WHITE / 714.262.5177
ADDRESS: 2065 NEPTUNE PL. LA JOLLA, CA. 92037

PREPARED BY: NATHAN G. WHITE (AGESS, INC.)
NAME:
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

PERMIT NUMBER:
#18-0022

(11/9/2018)

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 1395 BEL AIR AVE
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - FLOOR PLAN - UNIT 4



SCALE 1/4" = 1'-0" SHEET 9 OF 11

PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC
NAME/PHONE: NATHAN WHITE / 714.262.5177
ADDRESS: 2065 NEPTUNE PL. LA JOLLA, CA. 92037

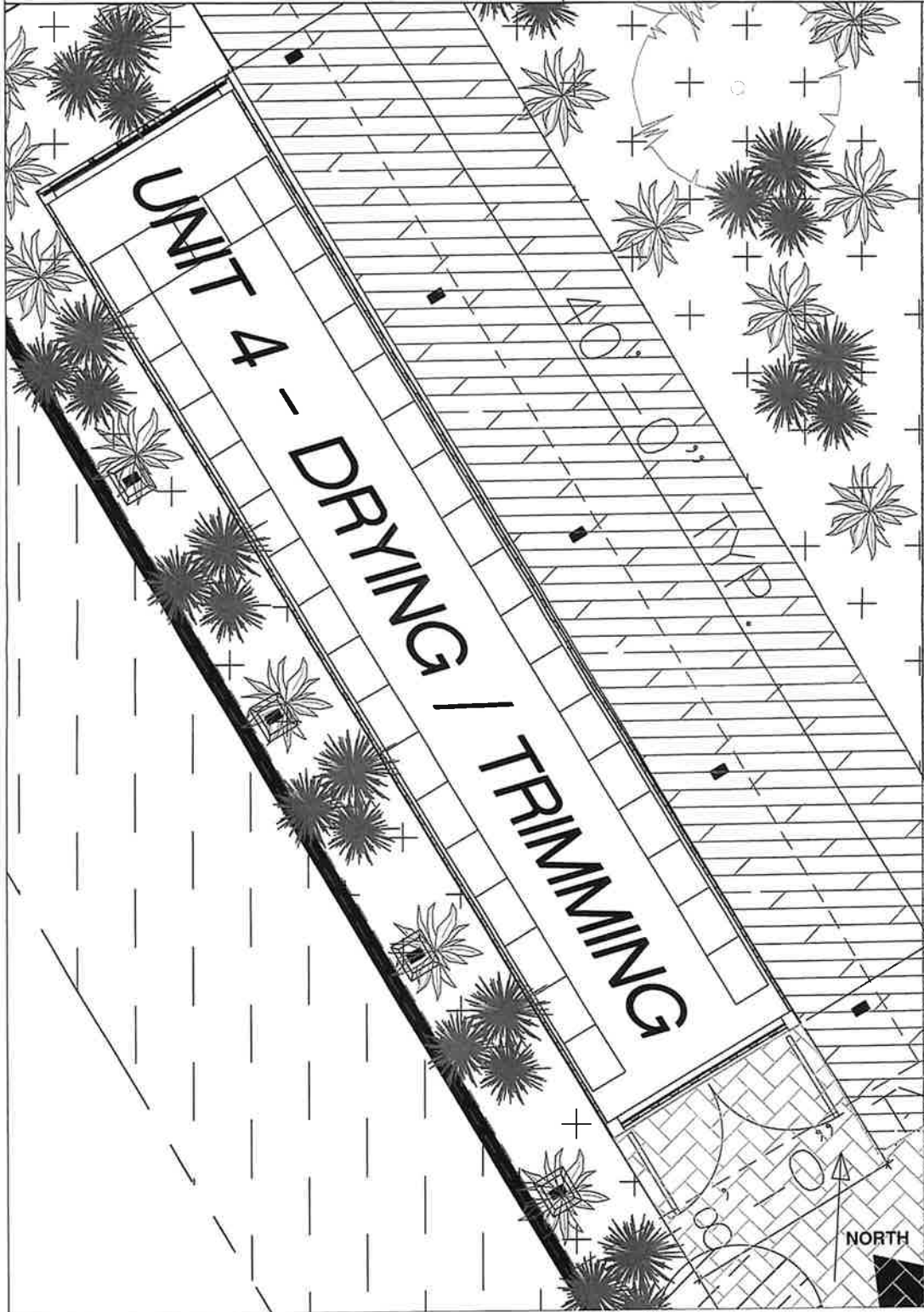
PREPARED BY: NATHAN G. WHITE (AGCESS, INC.)
NAME:
ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

PERMIT NUMBER:
#18-0022

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
801 MAIN STREET, EL CENTRO, CA. 92243
760.482.4236

SITE ADDRESS: 1395 BEL AIR AVE.
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - FLOOR PLAN - UNIT 4



SCALE 1/4" = 1'-0" SHEET 10 OF 11

PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
NAME/PHONE: NATHAN WHITE / 714.262.5177
ADDRESS: 7065 NEPTUNE PL. LA JOLLA, CA. 92037

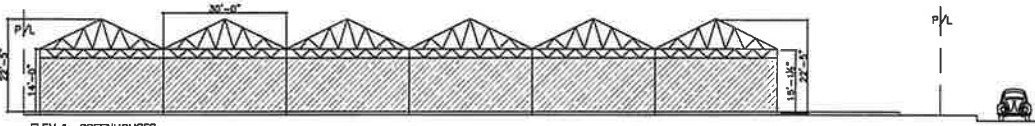
PREPARED BY: NATHAN G. WHITE (AGESS, INC.)
NAME:
ADDRESS/PHONE: 3576 MISSISSIPPI ST. SAN DIEGO, CA. 92104 714.262.5177

PERMIT NUMBER:
#18-0022

IMPERIAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
 801 MAIN STREET, EL CENTRO, CA 92243
 760.482.4236

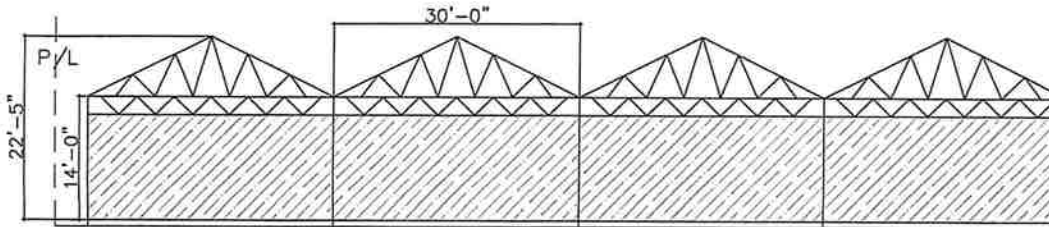
SITE ADDRESS: 1395 BEL AIR AVE
THERMAL, CA. 92274

CONDITIONAL USE PERMIT - FLOOR PLAN - UNIT 4



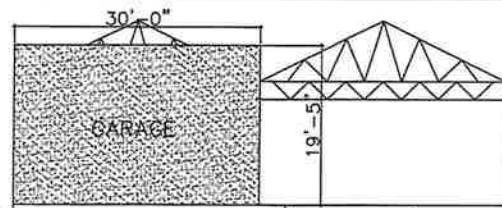
ELEV 1: GREENHOUSES

SCALE $\frac{1}{32} = 1'-0"$

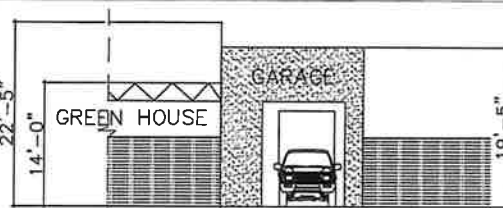


ELEV 1: GREENHOUSES

SCALE $\frac{1}{16} = 1'-0"$

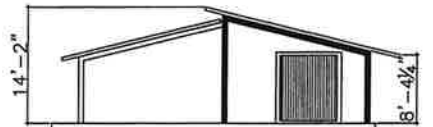


ELEV 2: GARAGE - FRONT ELEVATION

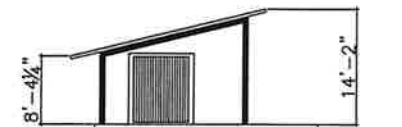


ELEV 3: GARAGE - FRONT ELEVATION

SCALE $\frac{1}{16} = 1'-0"$



ELEV 4: TYPICAL STORAGE CONTAINER



ELEV 5: TYPICAL STORAGE CONTAINER

SCALE $\frac{1}{16} = 1'-0"$

SCALE $\frac{1}{16} = 1'-0"$ SHEET 11 OF 11

PREPARED FOR: 1395 BEL AIR HOLDINGS, LLC.
 NAME/PHONE: NATHAN WHITE / 714.262.5177
 ADDRESS: 7065 NEPTUNE PL. LA JOLLA, CA. 92037

PREPARED BY:
 NAME: NATHAN G. WHITE (AGESS, INC.)
 ADDRESS/PHONE: 3676 MISSISSIPPI ST. SAN DIEGO, CA. 92104. 714.262.5177

PERMIT NUMBER:
 #18-0022

(11/9/2018)