

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

AGENDA

December 20, 2018 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

***Videoconference:** Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's Pizzeria). Agenda packets are also posted online at [www.monocounty.ca.gov / boards & commissions / planning commission](http://www.monocounty.ca.gov/boards%20&%20commissions/planning%20commission). For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

3. MEETING MINUTES: Review and adopt minutes of November 15, 2018 – *p. 1*

4. PUBLIC HEARING

10:10 A.M.

CONDITIONAL USE PERMIT 18-004/Tilth Farms: Proposal for cultivation of cannabis on Agriculture (AG-10) parcel located at 108432 Hwy 395, Coleville (APN 002-450-024). Cultivation will occur on six-acre area within the 166-acre property and will not exceed two acres of total canopy area. Canopy area will be divided among a medium outdoor grow and two smaller mixed light cultivation areas. A CEQA 15183 exemption is proposed. *Staff: Bentley Regehr – p. 9*

6. WORKSHOP

7. REPORTS

A. DIRECTOR

B. COMMISSIONERS

8. INFORMATIONAL

9. ADJOURN to regular meeting January 17, 2019

***NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

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Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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DRAFT MINUTES

November 15, 2018

COMMISSIONERS: Scott Bush, Chris I. Lizza, Dan Roberts. **ABSENT:** Roberta Lagomarsini, Mary Pipersky.

STAFF: Wendy Sugimura, CDD director; Gerry Le Francois, principal planner; Bentley Regehr, planning analyst; Nick Criss, code compliance; Christy Milovich, assistant county counsel; CD Ritter, PC secretary

GUESTS: Joe Suppa, Jake Suppa

1. **CALL TO ORDER:** Chair Scott Bush called the meeting to order at 10:03 a.m. at the board chambers in Bridgeport with teleconference to Town/County Conference Room in Mammoth Lakes.

2. **PUBLIC COMMENT:** No items

3. **MEETING MINUTES:**

***MOTION:** Adopt minutes of Sept. 20, 2018 (no October meeting) as amended: Commissioner Lizza was absent. Procedural vote OK. (Roberts/Bush. Ayes: 2. Abstain due to absence: Lizza.)*

4. **PUBLIC HEARINGS**

A. CONDITIONAL USE PERMIT 18-002/Suppa. A farm-stay use of the property that may include four temporary yurts (May-Oct), a kitchen to serve yurt guests similar to a bed-and-breakfast use, class A cottage food permit, farm stand/store, massage/esthetics room, market garden, native-plant nursery, livestock barn, two RV sites for farm labor housing, and a small aquaculture pond. Land use designation agriculture (AG). A CEQA addendum is proposed.

Chair Scott Bush offered waiting for full commission. Applicant Jake Suppa wanted to continue. Gerry Le Francois showed site map and described proposal. Allow people see how small farm operates. Combo of existing and new construction. Subject to Use Permit in AG designation. Class A cottage food permit permitted outright by State, work with Environmental Health. Farm stand is permitted use. Barn, RV for farm labor housing, all OK on AG land. Project to LDTAC, compliance with site plan. Twelve on-site parking spaces, two signs in compliance with sign provisions. Building permits. Yurts up in spring, inspection, down in fall. Not considered structures. Compliance with dark skies. If find any remains, stop work, reevaluate. Addendum not published or circulated, noted not making anything worse. Some uses could stand alone for existing exemptions under CEQA, but not supposed to use multiple exemptions to approve a project. Hence the addendum.

Is aquaculture a fishery (hunting, fishing)? General Plan revision calls out aquaculture under AG designation. Also, SFR with commercial activities like kitchen and massage room, presumably dining facility inside SFR. Not talk about where people eat, just where food prepared.

OPEN PUBLIC COMMENT: Jake Suppa, applicant, distributed representations of his parcel from various vantage points and described the farm-stay concept. Marketing to introduce connectivity to uses. Based on permaculture model that integrates home and outside area into different zones that interact symbiotically, riparian zones to raise fish in pond, habitat to migratory birds and animals. Fishery stocks

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**DISTRICT #5
COMMISSIONER**
Chris I. Lizza

lakes, aquaculture processes fish through USDA regulations. Not much disturbance to land, reduce wind erosion, sustainable. Agritourism is interconnectivity. Produce to local grocers, restaurants, farmers markets, bazaars, brewery. Father on property since 1999, continues to improve, offers baseline model of homestead concept, shows what's possible in barren high-desert landscape

County role? *CDD/code compliance.*

Lizza disclosed use of Suppa family farms.

Describe yurt use. *Yurts for couples, one for family of four to five.*

Bathroom facilities at yurts? *Yes, ministerial for water and septic. Use VRBO, etc. for booking. Keep privacy in home.*

Family yurt dining facility? *Possibility, but main SFR allows.*

Cottage food permit allows dinners in facility? *Pastas, dried veggies, preserves.*

Hot meals? *Dine in home or at yurt. Catering food to location, but synonymous to B&B vs. restaurant.*

All meals? *More like B&B. Father running, Jake full-time job. Menu. Capitalize on remote back road to Bodie. CDFW standards, environmental also. Public Works not involved.*

Hoop houses? *In disturbed area shown in site plan. AG 20 acres, proposing 2.4 acres.*

Chair Bush cited last chance for full commission. *No.*

Conflict of interest for Lizza? Milovich: No legal conflict, or even appearance. No financial gain.

CLOSE PUBLIC COMMENT.

DISCUSSION: On-site meals? Le Francois indicated environmental health permit would allow. Cottage food permit allows foods produced on site for sale.

Sugimura referred to Mono website list of 16 types of food allowed: baked goods, candies, dried fruit, etc. If want any other type, get commercial kitchen approved by environmental health. Le Francois indicated other permits may be triggered after CUP.

MOTION: Approve CUP 18-002 subject to conditions of approval. Adopt prepared addendum.

(Lizza/Roberts. Ayes: 3-0. Absent: Pipersky, Lagomarsini.)

B. BASELINE MATERIAL SITE/Caltrans: Public hearing to approve Mining Operations Permit and associated Reclamation Plan. The Baseline pit is on public land managed by the U.S. Department of the Interior Bureau of Land Management. The site was used for over 50 years for mining aggregate materials until the late 1990s when mining operations ceased, and it was partially reclaimed. Caltrans is proposing resuming mining operations at an estimated 12,000 cubic yards per year in addition to the existing material storage use. The mining area has been redefined from its originally approved 120 acres to 30.22 acres to vacate previously reclaimed acreage. The proposed end land use is material and maintenance storage. The project site (APN 021-130-036) is located near the community of Lee Vining and within the watershed for Mono Lake, in Mono County and it includes portions of Parker Creek and Rush Creek (T1N, R26E, Section 34). In accordance with the California Environmental Quality Act, the County proposes to certify, as a responsible agency, a Mitigated Negative Declaration prepared by Caltrans under its lead agency status.

Nick Criss introduced proposals. Baseline located on BLM land in Mono Basin south of Lee Vining. Used by Caltrans 50 years till 1990s, when partial reclamation took place. Resume operations for next 54 years. Phase 1: East pit area. Phase 2: mining north of east pit. Phase 3: West into mixing table. Pave Phase I, move storage operations into that area. Phase 2 for additional storage. All slopes revegetated and reclaimed. Consistency County Code Ch 7.10. Enviro review triggers CEQA but not NEPA. Explained mining operations permit findings and conditions of approval, reclamation plan findings and conditions of approval. Subject parcel owned by BLM, so no Mono jurisdiction involved

Bush noted mining ceased in 1990. Toured prior to shutdown. Looks like perfect place.

Ship material across state lines? *Criss: Only for District 9 road projects.*

Fencing? Prohibit fencing as visual impediment. *Criss: Only at gate entrance.*

Lizza noted reclamation plan mentions no permanent fencing. Wanted to prohibit fencing as condition of approval.

Temporary batch plant? How often? *Criss: Only with road project. After phases 1 and 2, down lower. Two other adjacent facilities on other side of creek.*

OPEN PUBLIC COMMENT: Postpone to later date option. Forest Becket, SMARA coordinator, did overview. Of Caltrans' 12 districts, District 9 most active mining district, more like Nevada. Proximity to material important due to trucking costs, environmental impact. District 9 has had 307 material sites throughout history. Currently 10 sites. No active mining in Mono County, four active in Inyo County. Monitoring sites for reasonable haul distances for maintenance activities.

Increase truck traffic? *Becket: Regular maintenance crews getting materials at stockpiles from summer landslides. Maybe 10 truck trips daily. Heightened level if mobile batch plant existed. Environmental document strictly baseline use. Caltrans can advertise projects, contractor might want small batch plant. Analyze project by project. Could get materials from Nevada. Maximum duration one to two seasons for contractor. Condition of shielding/netting on site. Visual impact early on.*

Water source on property? *Becket: Not. Approached BLM office, asked for well, brushed aside. Any water needed for dust control would be trucked on site in tanks.*

Oppose permanent fencing? *Becket: Only highway right-of-way fencing, no other needed. No illegal dumping since gate installed. Could add condition. Delineation with posts, 50' buffer zone.*

Becket saw no controversy, so move ahead. **CLOSE PUBLIC COMMENT.**

DISCUSSION: Lizza recalled Mono Basin RPAC mentioned dust control last night. *Becket: 10k gallon water tank if needed.*

Where to put fencing? No permanent fencing around site other than that needed to reasonably control vehicular access.

Mechanism to reopen later? *Criss: Amend permit. Caltrans tends to stay away from fencing. Milovich stated Caltrans would go through appropriate process.*

MOTION: Adopt Initial Study/Negative Declaration, subject to identified mitigation measures with no significant adverse effect on environment and direct staff to file Notice of Determination with County Clerk; make required Mining Operations Permit Findings in project staff report; approve Mining Operations Permit 18-001, subject to noted conditions of approval; make required Reclamation Plan Findings in project staff report; and approve Reclamation Plan 18-001, subject to noted conditions of approval. Add condition: "No permanent fencing around site other than that needed to reasonably control vehicular access. (*Lizza/Roberts. Ayes: 3-0. Absent: Pipersky, Lagomarsini.*)

5. WORKSHOP

A. GPA 18-02: MFR CLEANUP. Currently, inconsistencies exist between minimum lot size and allowed density for multi-family residential land use designations. The land use designations in question consist of Multi-Family – High (MFR – High), Multi-Family - Medium (MFR – M), and Multi-Family – Low (MFR-L). The amendment proposes to adjust the minimum lot sizes for developments to match current density standards. The amendment allows for greater consistency across MFR parcels, creates flexibility to build on smaller MFR parcels, and encourages more efficient use of land. The General Plan Amendment also includes language for permitting historically allowed transient rental use in MFR units. Transient rentals (fewer than 30 consecutive days) are prohibited in MFR-L and MFR-M, except in areas of historical use. The amendment allows the County to document the existing complexes where transient rentals will continue to be allowed.

Bentley Regehr noted where STRs occurred historically. Exempt complexes: Aspen Meadows, Hideaway Down Canyon, Interlaken, Birch Creek, Edgewater, and Sierra Suns.

Limit condo development? *Through current STR process. Nonconforming uses.*

Sugimura noted Ch 25 STR applies to MFR-L, but some historically had STRs. Technically MFR-M not have STR. Allowing existing nonconforming use. MFR-H permitted subject to Use Permit.

How long MFR-M exist? *Sugimura: In existence long time.*

Roberts noted condos could be STR.

Sugimura indicated making it easier to build more MFR units for workforce, STR not used outright. MFR-M not a use. Conducted prior to current regulations.

Designations changed? *Sugimura: Research, zoning codes back to 1970s. Terminology has evolved over time. STR now called out as specific use.*

Trigger mechanism for TOT? *Sugimura: Biz license and TOT. No other land use requirements.*

Le Francois recalled early 1990s when Crowley Lake properties alternated month-to-month with transient. Fishing oriented, so nightly in summer, month-to-month in winter.

Sugimura stated MFR-H mentions four or more dwelling, but silent on STR of three or fewer. Address that? Le Francois suggested similar but not more obnoxious use.

Sugimura thought case by case to PC on three or fewer units as similar but not more obnoxious use or permitted outright or subject to Use Permit. Four units is CEQA threshold vicinity. Negative Declaration or something else for five or more.

Three or four units for family, four or more cluster?

Lizza thought could be exceptions.

Sugimura: Commission interpretation. Tell applicant STR not permitted in three or fewer.

How protect for long-term rentals? People go where make most money. Condos better for STRs than houses. Marine housing mostly four-plexes that look like houses.

Sugimura noted STR applies to residential. Transient separate for C, MU, etc.? *Regehr: Dwelling unit defined by building code.*

Duplex as STR with owner in half permitted? *Sugimura: No, Ch 25 not apply to MFR-H. Increase in density controls other development standards. Taking to RPAC, may package with Type II STRs.*

6. REPORTS

A. DIRECTOR: 1) Cannabis: BOS approved DeCoster retail cannabis shop; 2) Staff: Assistant Planner Kelly Karl is working on transportation grant, and Hailey Lang, who starts Dec. 3, has transportation experience; 3) Tioga Inn: Administrative draft early next year to update Specific Plan; 4) Housing with BOS: Dedicate staff resources specifically to housing, \$200,000 for housing, still sorting out; 5) Type II STR moratorium: Expires February, deal with it prior. Clear indications of many opinions in communities; 6) Prince STR: BOS approved; and 7) PC Dec. 20: For timely items: Tilth Farms, Bauer parcel map.

B. COMMISSIONERS: No items

7. INFORMATIONAL: No items

8. ADJOURN at 12:05 pm to regular meeting December 20, 2018

Prepared by CD Ritter, PC secretary

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Date: December 4, 2018

To: The Sheet

From: CD Ritter

Re: Legal Notice for the **December 8** issue.

Invoice: Jessica Workman, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Planning Commission will conduct a public hearing **Dec. 20, 2018**, at Board of Supervisors Chambers, Mono County Courthouse, Bridgeport, CA, to consider the following: **10:10 a.m. CONDITIONAL USE PERMIT 18-004/Tilth Farms**: Proposal for cultivation of cannabis on Agriculture (AG-10) parcel located at 108432 Hwy 395, Coleville (APN 002-450-024). Cultivation will occur on six-acre area within the 166-acre property and will not exceed two acres of total canopy area. Canopy area will be divided between a medium outdoor grow and two smaller mixed light cultivation areas. A CEQA 15183 exemption is proposed. The project files are available for public review at the Community Development Department offices in Bridgeport and Mammoth Lakes. INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

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Date: December 4, 2018

To: Mammoth Times

From: CD Ritter

Re: Legal Notice for the **December 6** issue.

Invoice: Jessica Workman, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

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Project location highlighted in blue.
108432 Highway 395 (APN 002-450-024)

Mono County Planning Division
Bentley Regehr, Planning Analyst
PO Box 347
Mammoth Lakes, CA 93546285
bregehr@mono.ca.gov
760-924-4602

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December 20, 2018

To: Mono County Planning Commission

From: Bentley Regehr, Planning Analyst
Michael Draper, Planning Analyst

Re: Use Permit 18-004 / Tilth Farms, LLC

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Find that the project qualifies as an Exemption under CEQA guideline 15183 and instruct staff to file a Notice of Determination;
2. Make the required findings as contained in the project staff report; and
3. Approve Use Permit 18-004 subject to Conditions of Approval.

PROJECT OVERVIEW

UP 18-004/Tilth Farms, LLC is a proposal for cultivation of cannabis on an Agriculture (AG-10) parcel located at 108432 Highway 395, Coleville (APN 002-450-024). Cultivation will occur on a six-acre area within the 166-acre property and will not exceed two acres of total canopy area. Canopy area will be divided among a medium outdoor grow and two smaller mixed light cultivation areas.

The medium outdoor cultivation will cover up to 43,560 square feet of canopy area. Plants will be grown within a hoop structure. Drip irrigation with water service from one well will irrigate all plants. Fertilizer will be delivered through the irrigation system and pre-plant applications, and plants will be planted in a combination of pots and in existing soil. Plant protectants will be stored in the 160 square foot pesticide/fertilizer storage area. Processing of the plants will occur within the hoop house when the plants reach maturity. All plant material waste will be composted in a 400-square foot area with a 15-20 cubic yard capacity, in accordance to the project's waste management plan. The project will generate an estimated 8-10 cubic yards of non-commercial compost material per year, well below the allowed maximum of 100 cubic yards for agriculture parcels. All harvested plant material will be stored in 160-square foot harvest storage area. Supplies and fuel will be stored in 900 -square foot agriculture storage structure.

The two small, mixed light tier 1 cultivation areas will occur within a hoop structure and will not exceed a total of 20,000 square feet. The same plant production practices will take place as the medium outdoor area, and no artificial light will be used. These plants will be covered with

blackout fabric to induce flowering. Each small, mixed light premise will have an immature plant area for supporting plant production. Two immature plant areas are located within the mixed light canopy areas. Each immature plant area is less than 2,500 square feet, for a total immature plant area up to 5,000 sf.

The property has other existing uses. Agriculture production totaling approximately 20,000 square feet located on the north section of the property is not affiliated with Tilth, LLC operations and does not and will not involve cannabis cultivation. Two homes exist on the property. The main house located on the north end of the property is approximately 1,800 square feet and is occupied by a permanent resident. The home located in the southern end of the property is approximately 1,400 square feet and is dedicated for farm labor housing. It is occupied by permanent residents. Both structures are accessed by an 1,800-foot-long, 12-foot-wide driveway. Other existing development includes several storage buildings, barns, corrals, wells, a well house, a powerline, and fencing.

When cannabis is not in production, the production area will be planted with a rotation of cover crops including but not limited to cereal rye, annual rye, buckwheat, field peas, hairy vetch, oats, arugula, mustard, and oilseed radish. Cover crops will be rotated annually to manage insect and disease populations. The primary goals of the cover crop program will be to increase soil organic matter and biodiversity, reduce erosion, increase soil infiltration, increase moisture and nutrient holding capacity, and to provide surface residue.

All applications for commercial cannabis activity must be approved through a Conditional Use Permit (CUP) process. A CUP for retail cannabis must demonstrate adequate plans for site control, setbacks, odor control, signage, visual screening, lighting, parking, and noise, as presented in this report.

The project qualifies for a 15183 CEQA exemption, as it is consistent with the Mono County General Plan EIR and Antelope Valley policies, and does not have any significant environmental effects, including those peculiar to cannabis operations.

PROJECT SETTING

The project is located along Highway 395, to the immediate north of the Walker community. Uses surrounding the project are a mix of agriculture and large rural residential lots. The north and east sides of the property are bordered by agriculture parcels, similar in size to the project parcel. Highway 395 provides the west property boundary, with more large agriculture parcels farther to the west. The south end of the property is bordered by a 23-acre vacant Rural Residential (RR) parcel and a 3.3-acre Estate Residential (ER) parcel containing an occupied residence.

Figure 1: Location of project.



Parcel location highlighted in blue

Figure 2: Land Use Designation map

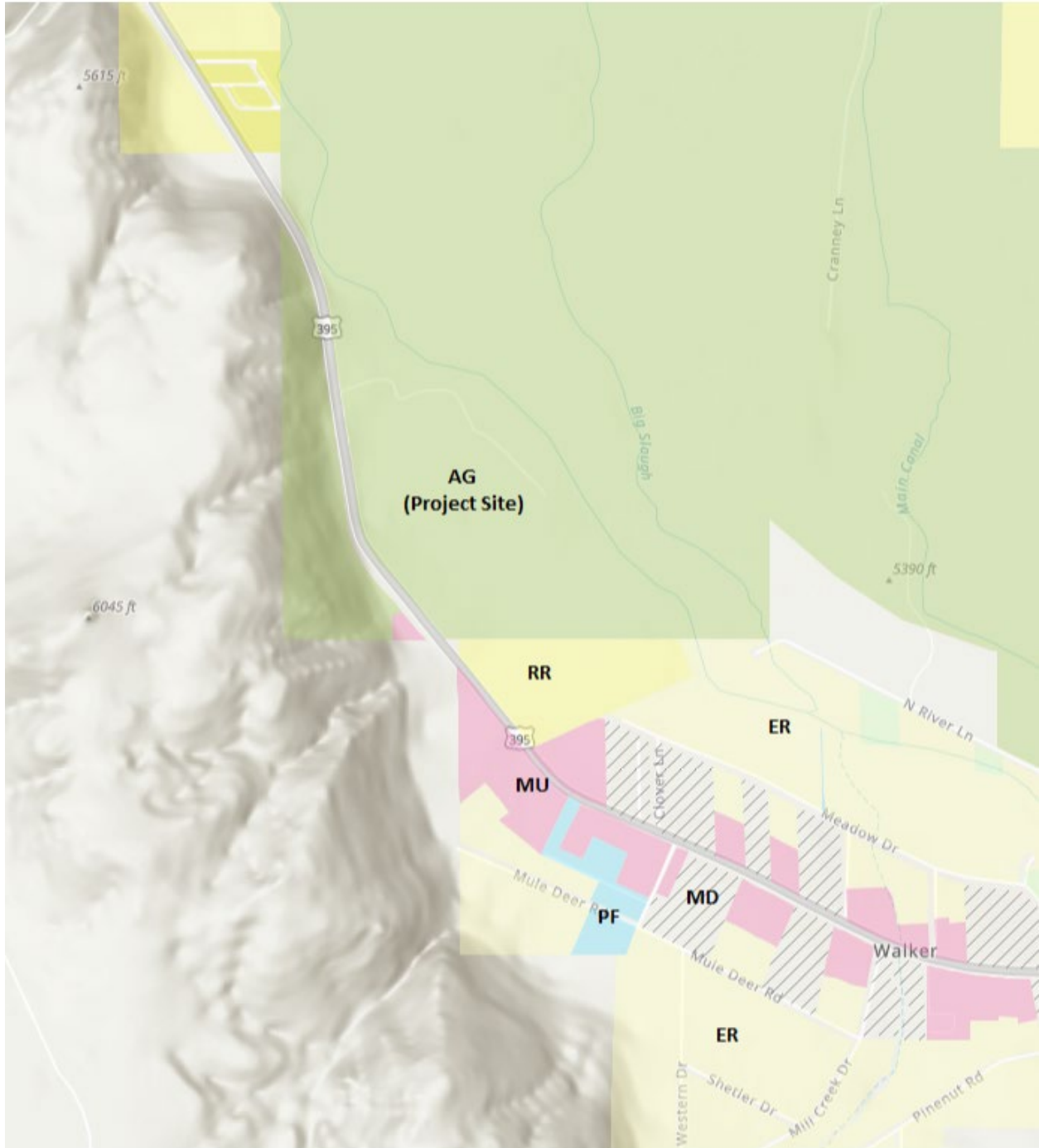


Figure 3: Looking northwest from the southeast portion of the project area.



Figure 4: Looking southeast. The metal frame structure is one of the proposed immature plant areas. The wellheads are located directly adjacent to the gray building.



Figure 5: Looking southwest from the northeast portion of the project area.



GENERAL PLAN CONSISTENCY

The General Plan Land Use Designation for this property is Agriculture with a 10-acre minimum (AG-10). According to the Mono County General Plan, “the ‘AG’ designation is intended to preserve and encourage agricultural uses, to protect agricultural uses from encroachment from urban uses, and to provide for the orderly growth of activities related to agriculture. Permitted uses under the Agriculture land use designation include single-family homes, accessory buildings, non-commercial composting, and all uses proposed in conjunction with a bona fide agricultural operation. Commercial cannabis cultivation is permitted subject to a Use Permit and compliance with Chapter 13, and a Cannabis Operations Permit pursuant to Mono County Code Chapter 5.60.

The proposed development is also consistent with Antelope Valley Area Plan policies contained in the Mono County General Plan Land Use Element.

MONO COUNTY LAND USE ELEMENT, Countywide Land Use Policies

Objective 1.G.

Protect open space and agricultural lands from conversion to and encroachment of developed community uses.

Policy 1.G.1. *Protect lands currently in agricultural production.*

The project maintains the parcel's agricultural use and prevents encroachment of other development into Walker.

Objective 1.L. *Provide for commercial cannabis activities in Mono County in a way that protects public health, safety, and welfare while also taking advantage of new business and economic development activities.*

Policy 1.L.3. *Avoid, reduce, and prevent potential issues specific to commercial cannabis activities that may adversely affect communities.*

The project is subject to Chapter 13, Cannabis Regulations and requires a Conditional Use Permit aimed at ensuring no significant impacts to the community are incurred, including those related to odor control, visuals, lighting, and noise. See analysis of compliance with Chapter 13 below.

Policy 1.L.4. *In recognition of the potential economic benefits of this new industry, encourage the responsible establishment and operation of commercial cannabis activities.*

The project has considerable economic benefits, including the creation of jobs and contribution to the County's tax base.

MONO COUNTY LAND USE ELEMENT, Antelope Valley

GOAL 4. Provide for orderly growth in the Antelope Valley in a manner that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.

Policy 4.A.3. *Along the Highway 395 corridor between existing communities, provide for limited development that is compatible with natural constraints and the Valley's scenic qualities.*

The project protects the Antelope Valley's scenic qualities through compatible agricultural use and visual screening where applicable.

Objective 4.B. *Maintain the scenic, historic, agricultural, and natural resource values in the Valley.*

The project is consistent with Antelope Valley's commitment to agriculture.

USE PERMIT FINDINGS

In accordance with Mono County General Plan, Chapter 32, Processing-Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a) Cannabis cultivation is permitted in agriculture designations, subject to Use Permit under Chapter 13, Cannabis Regulations.
 - b) Adequate site area exists for the proposed use. The footprint of cannabis operations is less than six acres out of a total of 166 acres for the property. Canopy area within the six acres totals less than two acres. The grow area is centrally located on the parcel and does not encroach on setbacks.
 - c) The site provides adequate parking and space for loading areas.
 - d) The location of the proposed project is consistent with the Antelope Valley Area Plan's intent for preserving agriculture.
 - e) There will be no significant impacts to housing. Workers will be seasonal, with about two employees from April 1 through November 15 and an additional three employees for harvest from August 15 through November 15. Two of the employees would likely live on the premises in the two-bedroom housing unit and three would likely commute to the project area.
2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
 - a) The parcel is accessed by Hwy 395 and is adequate for the kind of traffic generated by the proposed use. Trips generated by the proposed parcel map will not substantially increase vehicle trips or cause traffic congestion.

The street system for employees accessing the facilities will be Hwy 395, which may cause an increase in traffic but will not impact the existing traffic load and capacity. The workers will be seasonal with about two employees from April 1 through November 15 and an additional three employees for harvest from August 15 through November 15. Two of the employees would likely live on the premises and three would likely commute to the project area. These employees could generally add two to 15 trips per day depending on carpool arrangements and lunch or errand trips. These additional trips would not exceed the capacity of Hwy 395. Access to the site would be evaluated by Caltrans under its encroachment permit. Deliveries and shipping of products would occur approximately four times per month. Hwy 395 is a designated interstate truck route and experiences heavy truck traffic. These additional trucking trips would not exceed the capacity of Hwy 395.

Parking is sufficient for employees and visitors. The gravel parking area will have 20 parking spaces in total, each 20' by 9'.

The housing units, additional employees, and vehicles used for transport of goods are not expected to generate significant amounts of traffic to alter existing circulation patterns or cause a nuisance for adjacent property owners.

3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*



- a) The proposed use is not expected to cause significant environmental impacts or be detrimental to surrounding property. Elements peculiar to cannabis, including odors and lighting, have been analyzed through the 15183 CEQA exemption process, and have been found to have no impacts beyond the scope analyzed in the Mono County General Plan EIR.
- b) The proposed project is a conforming use according to the Mono County General Plan's Land Use Element. The use permit process provides the public the opportunity to comment on the proposal, and comments are attached to this report.

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*

- a) Cannabis cultivation is permitted in agricultural land use designations, given they meet the criteria set forth by Chapter 13.
- b) The project is located within the Antelope Valley Planning Area. The Antelope Valley Area Plan encourages the protection of agriculture and its related values.

COMPLIANCE WITH MONO COUNTY CANNABIS REGULATIONS (CHAPTER 13)

In addition to General Plan policies and regulations, commercial cannabis activities shall comply with Chapter 13. The following general standards and requirements apply to all commercial cannabis activities permitted in the county:

13.070C. Site control.

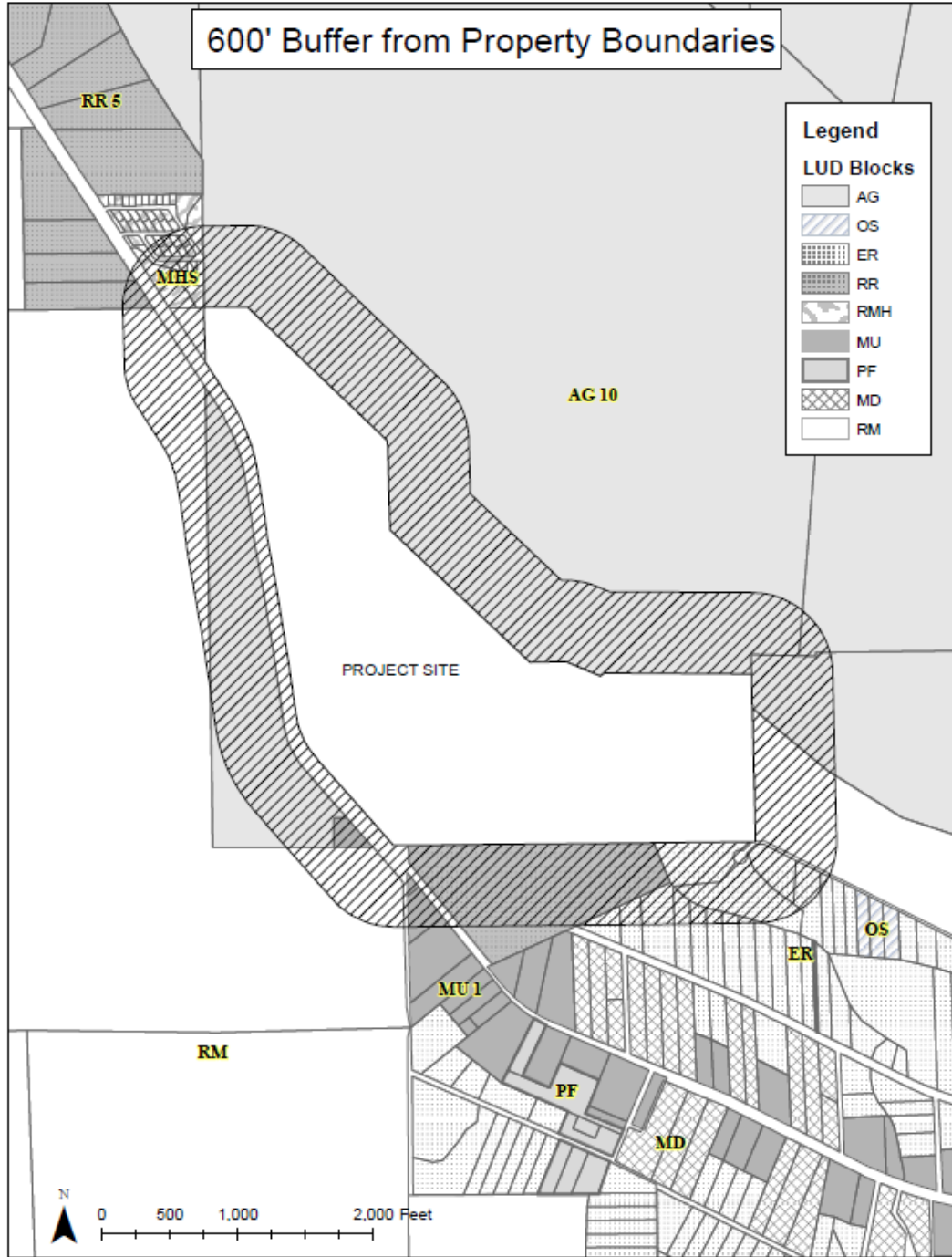
No commercial cannabis activity shall be allowed within six hundred (600) feet of schools providing instruction to kindergarten or any grades 1 through 12, day care or youth centers, parks, ballfields, playgrounds, libraries, community centers, and licensed child care facilities.

None of the above-mentioned facilities are located within 600 feet of the site.

The Antelope Valley Community Center is located approximately 2,000 feet from the closest grow area.

There are no schools or libraries in Walker.

Figure 6: 600-ft radius from grow area



13.070D. Setbacks

All commercial cannabis activities shall meet existing setbacks established in General Plan Chapter 4 – Land Use Designations and 4.120 Yards and Setbacks.

All proposed structures and grow areas meet setback standards for agriculture designations (50' front, 30' rear, 30' side).

13.070E. Odor control

An odor mitigation plan is required to demonstrate that odors generated by the commercial cannabis activity shall not unreasonably impact adjacent properties and uses, or that odor mitigation measures are not applicable due to lack of cannabis-related odor generation, location or siting, design features, or other factors.

Odor generated from outdoor cannabis cultivation is difficult to analyze due to a number of variables including peak concentrations, atmospheric conditions, and topography. Each project has a unique set of conditions. In the case of this proposal, the significant buffer from the grow site to the nearest receptor provides some level of confidence that no significant impacts related to odors will occur on nearest receptors on a regular basis.

Most rural counties in California have analyzed odor on a project-specific basis. Santa Barbara County provides one of the few standardized models for buffers on cannabis cultivation, in which the General Environmental Impact Report for all potential cannabis projects was conducted. The report separates buffer requirements for cultivation projects based on location: the more rural areas that have larger lots (and therefore can support larger grows) are required to have a 1,500-foot buffer, while areas with smaller lots (and smaller grows) are subject to a 600-foot buffer. The 1,500-foot buffer was the largest required cannabis buffer in California at the time of its adoption in June 2018, but odors were still deemed a significant and unavoidable impact.

Humboldt County has the highest concentration of cannabis applications in the state and provides anecdotal evidence on the extent of odor generated from cultivation. Humboldt's ordinance establishes a minimum 600-foot setback from an off-site residence but still deems odor a significant unavoidable impact in its General EIR for cannabis. Most complaints occur under 600 feet (for projects that were approved prior to the current 600' standard), but some larger projects in excess of 30,000 square feet of canopy area have received numerous complaints well beyond the 600-foot buffer. The Humboldt example reinforces the project specific nature of odor generation and the increased impacts for projects with larger canopy area.

The nearest receptor for the project is a residence (APN 002-290-025) approximately 1,700 feet from the grow area. Mono County received odor complaints from a medical grow at this project area on September 7, 2017 about a month or less before harvest. However, code compliance was unable to verify odor impacts, and other County staff who visited the site could not smell odors until about 50 feet from the plants (Jeff Simpson, Mono County, Personal Comm., 11-30-2018). It is possible some of the odor generated could have been from other personal grows in the area.

The project area is located near the central area of the 160-acre parcel and the closest sensitive odor receptor is over 1,700 feet in all directions from the project area. There are only three residences within 2,000 feet of the project area. The prevailing south, southwesterly winds blow cannabis odors away from the community of Walker, California (see wind rose graphs in Attached 15183 analysis). Mono County received odor complaints from a medical grow at this project area on September 7, 2017 about a month or less before harvest. However, code compliance was unable to verify odor impacts, and could not smell odors until about 50 feet from the plants (Jeff Simpson, Mono County, Personal Comm., 11-30-2018)

Using the most restrictive buffer requirements seen in other California counties and making conservative estimates based on anecdotal evidence puts the grow area at a buffer distance that

should reasonably reduce the impacts of odors to less than significant, even with a total canopy area of over 60,000 square feet.

13.070F. Signage

A Sign Plan shall be required to demonstrate compliance with General Plan Land Development Regulations, Chapter 4.190 Signs, and Chapter 7 Signs.

The project does not propose any signage.

13.070G. Visual screening

All Cannabis, Cannabis Products and Cannabis Accessories shall be screened from view from a public right of way to the best of the Permittee's ability.

All cannabis plants will be screened from public view by the hoop house structures and natural topography. The project will prevent views into the cultivation premise by using light diffusion film and shade fabric coverings over and around the crop. The film and shade fabric will allow light to pass, but obscure everything behind. Setbacks and natural vegetation will aid in obscuring the cannabis activity. No new fencing is proposed; the project has an existing five-strand barbed wire fence surrounding the property that is consistent with the agricultural character of the Antelope Valley.

13.070H. Lighting

All commercial cannabis activities shall comply with General Plan Land Use Element Chapter 23 – Dark Sky Regulations regardless of activity type or Premise location.

All lighting is natural and grow areas do not have electrical power or any type of artificial lighting. “Mixed light” used by the hoop houses refers to manipulation of natural light, and this manipulation of natural light is also proposed for the outdoor grow area. All structures are non-reflective, and the project is in full compliance with Chapter 23 as there will be no new light produced during dark hours.

13.070I. Parking

A Parking Plan depicting availability and requirements for parking shall be submitted. The Plan shall demonstrate the provision of adequate on-site parking for all employees and allow for loading and unloading.

Parking, as shown on the site plan, is adequate for the project. Parking for employees, visitors and deliveries will be in the southwest corner of the property. The gravel parking area will have 20 parking spaces in total, each 20' by 9'. The parking is allocated as follows: 13 spaces for employees, two spaces for farm labor housing, two spaces for ADA, and three spaces for clean air/carpool/electric vehicles.

13.070J. Noise

Noise generation shall comply with the Mono County General Plan Noise Element and Mono County Code, Chapter 10.16.

The project is not expected to generate noise beyond that of similar agricultural operations.

ENVIRONMENTAL REVIEW

The County contracted with Resource Concepts Inc. (RCI) to conduct a 15183 analysis (Attachment 2). CEQA mandates that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects peculiar to the project or its site. The 15183 analysis found no significant impacts peculiar to cannabis cultivation or beyond the scope of mitigation measures stated in the Mono County General Plan EIR. The 15183 analysis specifically reviewed potential impacts related to land use, housing, soils, water, air quality/odors, transportation, biological resources, energy resources, hazards, noise, and utilities.

Ultimately, the review determined:

1. The project is consistent with the surrounding land uses of the proposed project.
2. The land use and planning impacts of the proposed agricultural cultivation were analyzed in the EIRs certified in conjunction with the adoption of the Mono County General Plan.
3. The parcel is no different than other agricultural parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
4. There is no new substantial information indicating that the land use and planning impacts of the project will be more severe than described in the EIR.
5. There are no cumulative or off-site land use and planning impacts from the proposed project that were not addressed in the prior EIR.

ATTACHMENTS

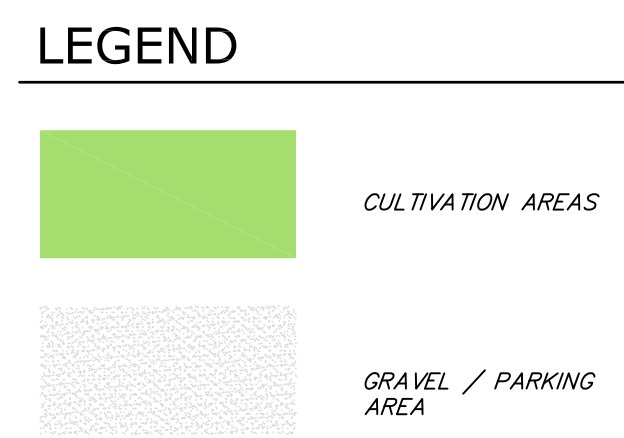
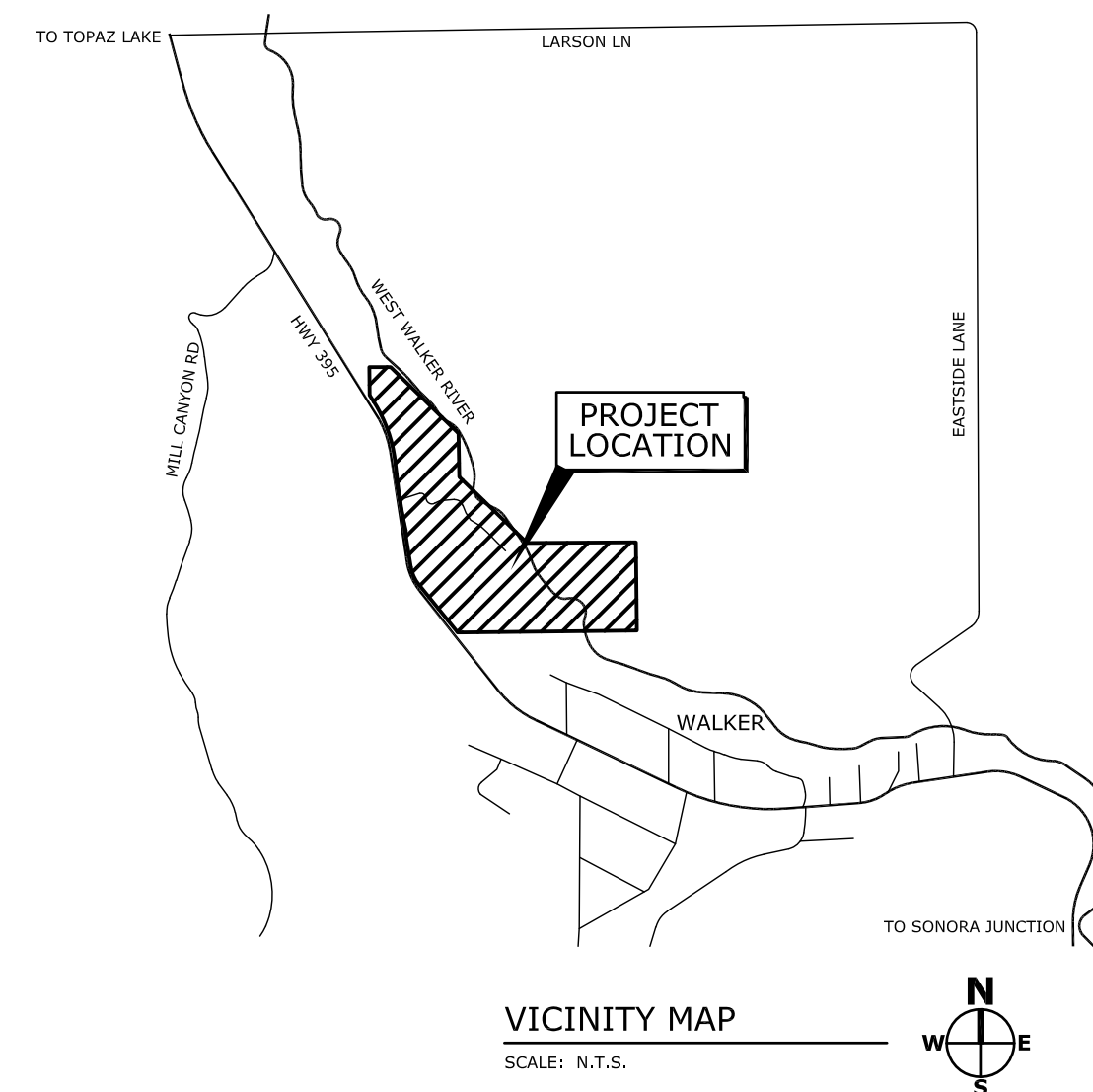
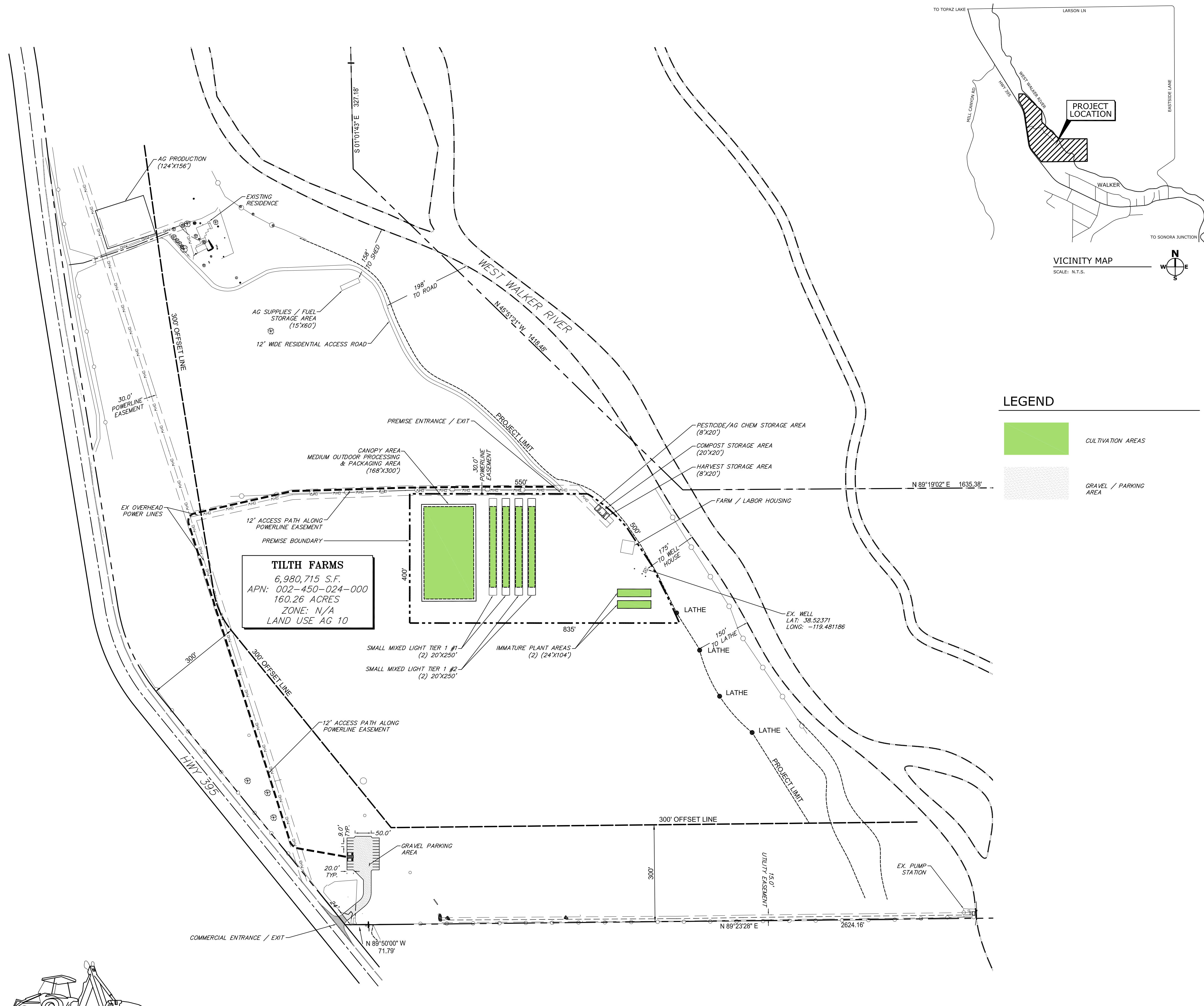
Attachment 1 – Site Plan

Attachment 2 – 15183 Report (Resource Concepts Inc.)

Attachment 3 – Public Hearing notice

Conditions of Approval:
Use Permit 18-004/Tilth Farms Cannabis Cultivation

- 1) All development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
- 2) Project shall comply with Chapter 13, Cannabis Regulations.
- 3) Project is required to obtain a Mono County Cannabis Operation Permit pursuant to Mono County Code 5.60 and appropriate state licensing prior to commencing operation. A copy of state licenses shall be provided to the Mono County Community Development Department.
- 4) Project shall be in substantial compliance with the site plan as shown on Attachment 1 found in the staff report.
- 5) Project shall use natural lighting only.
- 6) Project is required to comply with any requirements of the Antelope Valley Fire Protection District.
- 7) In the event of discovery or recognition of any human remains, all work shall be stopped and there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has examined the site (California Health and Safety Code § 7050.5).
- 8) Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
- 9) If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.



TILTH FARMS
 6,980,715 S.F.
 APN: 002-450-024-000
 160.26 ACRES
 ZONE: N/A
 LAND USE AG 10

SITE PLAN
 SCALE: 1" = 150'-0"



TILTH FARMS SUP - 108432 HWY 395, WALKER MONO COUNTY - CALIFORNIA		
PLOT PLAN APPLICATION PROPOSED SITE PLAN		
The project is a +/- .7 acre premise consisting of less than 2 acres of cannabis canopy to be located on a 160.26 acre parcel. The premise will contain one medium outdoor cannabis 10,001 sq.ft. - 43,560 sq.ft., two small mixed light tier 1 cannabis canopies 5,001 sq.ft. - 10,000 sq.ft. and an immature plant area less than 5,000 sq.ft. The project is located on the East side of State Highway 395 (APN002-450-024-000) Loading/deliveries will occur at the southwestern corner of the property and adequate area is provided for truck staging and movements. Operation hours are generally dawn to dusk seven days a week. There is generally 2-5 employees, with 5 on the largest shift		
DATA TABLE		
APPLICANT	EDGERTON FAMILY TRUST	
ADDRESS	PO BOX 207, COLEVILLE CA, 96107	
CONTACT	ERIC EDGERTON PH: 775.291.1480	
ENGINEER	TECTONICS DESIGN GROUP	
ADDRESS	730 SANDHILL RD SUITE 250, RENO, NV 89521	
CONTACT	MATTHEW RASMUSSEN PH: 775.824.9988 x11	
ASSESSOR'S PARCEL NUMBERS	002-450-024-000	
LEGAL DESCRIPTION	PARCEL 024 OR PARCEL MAP NO. 2-45, COUNTY OF MONO, STATE OF CALIFORNIA, ON FILE IN BOOK 2, PAGE 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY	
LAND USE DATA:	S.F.	ACREAGE
002-450-024-000	6,980,715	160.26
STATE HIGHWAY 395 ROW DEDICATION	0	0
NET ACREAGE	6,980,715	160.26
LAND USE	S.F.	ACREAGE
PREMISE AREA	289,300	6.64
MEDIUM OUTDOOR	10,001-43560	0.23-1.00
SMALL MIXED LIGHT TIER 1 #1	5,001-10,000	0.11-0.23
SMALL MIXED LIGHT TIER 1 #2	5,001-10,000	0.11-0.23
IMMATURE PLANT AREA #1	2,500	0.06
IMMATURE PLANT AREA #2	2,500	0.06
CULTIVATION AREAS	75,392	1.73
COMPOST AREA	400	0.01
AG SUPPLY AND FUEL STORAGE AREA	900	0.02
FERTILIZER/PESTICIDE STORAGE AREA	160	0.00
HARVEST STORAGE AREA	160	0.00
AG PRODUCTION	19,344	0.44
ACCESS ROAD, PARKING	14,925	0.34
PARKING DATA		
CULTIVATION / PREMISE AREA @ 7 ACRES/STALL	13 SPACES REQUIRED	
FARM LABOR HOUSING @ 2 STALLS/UNIT	2 SPACES REQUIRED	
TOTAL SPACES REQUIRED	15 SPACES	
STANDARD PARKING PROVIDED	16 SPACES	
ADA PARKING PROVIDED	2 SPACES	
CLEAN AIR/VANPOOL/EV SPACES	3 SPACES	
TOTAL AUTOMOBILE PARKING SPACES	21 SPACES PROVIDED	
ZONING	N/A	
LAND USE	AG 10	
PUBLIC UTILITY PURVEYORS		
ELECTRIC	LIBERTY	800-782-2506
GAS	AMERI GAS	530-495-2324
TELEPHONE	FRONTIER	885-650-4219
WATER	NOT AVAILABLE	WELL
SEWER	NOT AVAILABLE	SEPTIC
SCHOOL DISTRICT		
COLEVILLE HIGH SCHOOL & ANTELOPE ELEMENTARY SCHOOL		
FEMA FLOOD ZONE DESIGNATION		
THIS SITE HAS SPECIAL FLOOD HAZARD AREAS. CONSEQUENTLY FIRM PANEL 06051C0088D EFFECTIVE 02/18/2011 FOR MONO COUNTY IS NOT PRINTED. UNNOFFICIAL GIS MAPPING SHOWS THE AREA TO BE ZONE X - AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN		

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 DRAWN: C.B.H.
 DESIGNED: C.B.H.
 CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.
 PRELIMINARY
 DESIGNER: **TECTONICS DESIGN GROUP**
 730 Sandhill Road #250, Reno, NV 89521
 Tel: 775-824-9988
 Fax: 775-824-9980
 PROJECT/CLIENT: Plot Plan Application
 # 17129
 DATE: 11/20/18
 SUBMITTAL RECORD: SUBMITTAL PERMIT SET
 SHEET TITLE: SITE PLAN
 SHEET: C2.1

CEQA Guidelines §15183 Environmental Analysis

—for—

**Tilth Farm Cannabis Cultivation
Mono County, California**

December 2018

Prepared by:

Mono County Community Development Department
Planning Division
Post Office Box 347
Mammoth Lakes, CA 93546

CEQA Guidelines §15183 Environmental Analysis

—for—

Tilth Farm Cannabis Cultivation Mono County, California

December 2018

LIST OF PREPARERS

RESOURCE CONCEPTS, INC.

340 N Minnesota St
Carson City, NV 89703
Contact Person: Lynn Zonge
(775) 883-1600

Mono County Planning Staff

Mono County Community Development Department
Planning Division
Post Office Box 347
Mammoth Lakes, CA 93546
Contact Person: Bentley Regehr
(760) 924-4602

Project Sponsor

Eric Edgerton
Tilth LLC
Eric@Tilthfarms.com
(775) 291-1480

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Attachments

- A. Location Maps
- B. Integrated Pest Management Plan
- C. Waste Management Plan
- D. Lahontan Regional Water Quality Control Board Letter
- E. Odor Mitigation Plan and Wind Rose Charts for Walker, California
- F. Sensitive Plant List and Survey List
- G. Wetland Assessment
- H. Hazard Disclosure Report
- I. Fire Protection District Will Serve Letter
- J. Cultural Resource Information

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I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires public agencies to consider and analyze the potential environmental effects of certain activities and establishes a process for determining whether the activity is subject to CEQA requirements. Activities are subject to CEQA if they (a) involve the exercise of discretionary powers, (b) have potential to impact the environment, and (c) meet the definition of a 'project,' and (d) are not categorically or statutorily exempt from CEQA.

CEQA Guidelines §15183 provides a specific CEQA review process for qualifying projects that are consistent with a community plan or zoning. Under these regulations (reflected in California Public Resources Code (PRC) §21083.3 and CEQA Guidelines §15183), projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review.

Mono County has existing land use, community plan and general plan policies for which an EIR was certified; including the Mono County General Plan, Final Environmental Impact Report (FEIR) certified in 2015 (SCH # 2014061029). This contains analysis of general plan policies for all required general plan elements and the zoning code governing land uses, which is integrated into Mono County's General Plan.

The Mono County Planning Division has prepared an Initial Study checklist to determine whether there are project-specific significant effects that are peculiar to the project or to the site. As mandated by the CEQA Guidelines Section 15183, this checklist identifies whether environmental effects of the project:

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

Further examination of environmental effects related to the project is limited to those items identified in the checklist as meeting one of the above criteria.

II. PROJECT INFORMATION

Project Title:	Tilth Farm Cannabis Cultivation
Lead Agency Name, Address with Contact Person and Phone Number:	Mono County Community Development Department Planning Division P.O. Box 347 Mammoth Lakes, CA 93546 Bentley Regehr (408) 638-0968
Project Location:	Tilth Farm is located at 108432 Hwy 395, Coleville, California
Plan Area:	Antelope Valley
Assessor Parcel Number (APN):	002-450-024-000

Description of Project

The proposed project is cannabis cultivation within a six-acre area of APN 002-450-024-000, a 160.26-acre parcel. The cannabis canopy will be two acres or less in size and the entire operation would use approximately six acres (Figure 1 and Attachment A). The General Plan designation is Agriculture with 10-acre parcel size minimum.

A Mono County Use Permit and Operations Permit for cultivation will be submitted to conduct operations. State permits to cultivate cannabis will consist of one state license for a Medium Outdoor permit and two state licenses for Small Mixed-Light Tier 1 permits.

The Medium Outdoor permit will be less than 43,560 square feet of cultivated canopy. Plants will be grown within a hoop structure. Drip irrigation with water service from one well will irrigate all plants. Fertilizer will be delivered through the irrigation system and pre-planting applications. Plants will be planted in a combination of pots and in existing soil.

Pesticides, fungicides, rodenticides and other plant protectants that are intended to be used are outlined in the Integrated Pest Management Plan (Attachment B). Plant protectants will be stored in the 160 square foot pesticide/fertilizer storage area.

The two Small Mixed-Light Tier 1 permit cultivation areas are organized into four rows as indicated on Figure 1. Plants will be grown within a hoop structure and will not exceed a total of 20,000 square feet. The same plant production practices will take place as the Medium Outdoor permit area, and no artificial light will be used. These plants will be covered with black-out fabric to induce flowering. Each Small Mixed-Light Tier 1 permit cultivation area will have an immature plant area for supporting plant production.

The two immature plant areas are each dedicated to the Small Mixed-light Tier 1 permit cultivation areas. Each immature plant area is less than 2,500 square feet for a total immature plant area up to 5,000 square feet. Plants in these areas will grow in a vegetative state until they are placed in the Small Mixed-Light Tier 1 permit canopy area to flower.

Processing of the plants will occur within the hoop house when the plants reach maturity. All plant material waste will be composted in a 400 square foot area and approximately eight to ten cubic yards will be composted annually. Composting operations are detailed in the Waste Management Plan (Attachment C).

Tilth Farm will implement soil conservation techniques. Initial field preparation will use conventional tillage to relieve existing soil compaction, increase drainage, remove rocks, and allow raised beds to be shaped. To prepare an area for production, the selected area will be graded, ripped and disked, and picked for rocks.

Raised beds will be made with a tractor and bed shaper to increase early spring soil warming, promote drainage, and control field traffic. Drip tape for long-term use may be applied at this stage, below tillage depth at 12-18 inches. Raised beds will be about 42-inches wide, on 6- to 8-foot centers.

During the cannabis growing season (May through November), the raised beds will be mulched with either geotextile fabric, plastic mulch (common/standard in vegetable production), or a living or killed organic mulch (common/standard in orchards and vineyards) to provide soil temperature control and reduce irrigation requirements. The plastic mulch is very thin, applied with a tractor and removed after use. It is easily compressed and recycled.

When cannabis is not in production, the production area will be planted with a rotation of cover crops, including but not limited to, cereal rye, annual rye, buckwheat, field peas, hairy vetch, oats, arugula, mustard, and oilseed radish (Introduction to Cover Crops for Vegetable Production in Utah, Maughn and Drost, October 2016). Cover crops will be rotated annually to manage insect and disease populations. The primary goals of the cover crop program will be to increase soil organic matter and biodiversity, reduce erosion, increase soil infiltration, increase moisture and nutrient holding capacity, and to provide surface residue. Cover crops will be killed with a combination of frost killing, mowing, crimping/rolling, herbicide application, and light tillage when necessary for the Integrated Pest Management Program, other management purposes, or when other options are ineffective.

The property is completely fenced with a five-strand barbwire and locked gates. The fence and gates will be maintained as a part of the site security. A security plan, which is confidential as provided by state law, will meet California Department of Food and Agriculture (CDFA), Mono County Sherriff requirements and approval.

Tilth LLC may employ up to five employees. Workers will be seasonal, with about two employees from April 1 through November 15 and an additional three employees for harvest from August 15 through November 15. Two of the employees would likely live on the premises and three would likely commute to the project area. Deliveries and shipping of products would occur approximately four times per month.

Access to the premise from the commercial encroachment and parking area at Hwy 395 follows an existing thirty-foot wide powerline easement. The access path will be 12-feet wide and 2,300 feet long. This path will not be graded. Parking for employees, visitors and deliveries will be in the southwest corner of the property and accessed by a 24-foot wide encroachment with Hwy 395. The gravel parking area will include 21 spaces and sized for emergency vehicle turnaround (see Figure 1).

Physical Characteristics of the Property

- The property is situated at about 5,320 feet in elevation near the West Walker River.
- The project area is typical of an agricultural field and is relatively flat and slopes gently to the southeast.
- There are two existing homes on the property. The main house, located on the north end of the property, is approximately 1,800 square feet and is occupied by a permanent resident. The home located in the southern end of the property is approximately 1,400 square feet, has two bedrooms and one bath and is dedicated for farm labor housing. Both structures are accessed by an 1,800-foot long 12-foot wide driveway.
- In addition to the two homes, there are also several existing storage buildings, barns, corrals, wells, a well house, a powerline, access roads, fences, irrigation equipment, and other miscellaneous equipment relating to agriculture.
- There is currently one other agricultural production located on approximately 20,000 square feet of the northern portion of APN 002-450-024-000 and these activities are not affiliated with Tilth LLC operations. Cannabis is not and will not be cultivated in this other agricultural production area.
- Photos 1, 2, and 3, provide general overviews of the project area.

Surrounding Land Use Designations

- The surrounding directly adjacent land use designations to the project area are agricultural, on the same parcel, extending out roughly 1,000 feet in all directions.
- The Land Use Designations Adjacent to APN 002-450-024-000 are:

East:	Private Land – Estate Residential
West:	Caltrans, HWY 395 and to the west of that is Private Land – Agriculture
South:	Private Land – Rural Residential, and Mixed Use
Northeast:	Private Land – Agriculture

Access

- The project area is currently accessed from the existing residential entrance/exit illustrated on Figure 1. This is a roughly ¼ mile unpaved road leading to the east of Hwy 395 and to the south to an existing residence and the location of the project area.
- The commercial access for the project area will be at the southwest corner of the property and the encroachment permit for access is under Caltrans jurisdiction.

Utilities

- The existing utilities for the project area are as follows:

Water Supply:	Private Well
Sewer:	Private Septic System
Garbage:	D&S Waste Removal Inc.
Electricity:	Liberty Energy



Photo 1. Looking to the northwest from the southeast portion of the Project Area, November 8, 2018



Photo 2. Looking to the southeast. The metal frame structure is one of the proposed immature plant areas. The wellheads are located directly adjacent to the gray building.



Picture 3. Looking to the southwest from the northeast portion of the Project Area, November 8, 2018

III. AGENCY JURISDICTION AND APPROVALS

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

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

The Lahontan Regional Water Quality Control Board (LRWQCB) is also responsible for protection of water resources. Approval from this board is also required.

Government Code § 65300 requires each county to "adopt a comprehensive long-term general plan for the physical development of the county." Mono County is unique in that the General Plan and Zoning Code have been combined into one document. There is an area plan for Antelope Valley.

The AG land use designation permits cannabis cultivation subject to a use permit and in compliance with Chapter 13 of the General Plan, and a Cannabis Operation Permit pursuant to code chapter 5.60.

IV. PROJECT COMPLIANCE WITH SECTION 15183

The project site is designated Agriculture (AG) in the Mono County General Plan. The purpose of the Agriculture district in Antelope Valley is "*To preserve and encourage agricultural uses, to protect agricultural uses from encroachment from urban uses, and to provide for the orderly growth of activities related to agriculture*". The proposed project is also consistent with the local planning policies for the Antelope Valley which are aimed at preserving agriculture over residential development.

VI. ANALYSIS

The following CEQA section 15183 is based on Public Resources Code Section 21083.3 and Section 15183 of the CEQA Guidelines. The checklist assesses potential environmental impacts to determine whether they meet requirements for assessment under Section 15183; i.e.,

1. Are potential impacts peculiar to the project or parcel?
2. Were the impacts addressed in a previously certified EIR?
3. If an impact is peculiar to the project and was not addressed in a prior EIR, are there uniformly applied development policies or standards that would mitigate the impact?
4. Are there potentially significant cumulative or off-site impacts that were not discussed in the prior EIR?
5. Is there substantial new information to show that a potential impact would be more significant than previously described?

	Issues & Supporting Information Sources	Impact potentially peculiar to the project or parcel?	Was the impact addressed in the prior EIR?	If peculiar and not addressed, are there uniformly applied development policies or standards that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information showing impact more significant than previously described?
1) Land Use and Planning						
a)	Conflict with general plan designation or zoning?	No	Yes	N/A	No	No
b)	Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	No	Yes	N/A	No	No
c)	Be incompatible with existing land use in the vicinity?	No	Yes	N/A	No	No
d)	Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	No	Yes	N/A	No	No
e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	No	Yes	N/A	No	No
2) Population and Housing						
a)	Cumulatively exceed official regional or local population projections?	No	Yes	N/A	No	No
b)	Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	No	Yes	N/A	No	No
c)	Displace existing housing, especially affordable housing?	No	Yes	N/A	No	No
3) Geology and Soils						
a)	Fault rupture?	No	Yes	N/A	No	No
b)	Seismic ground shaking?	No	Yes	N/A	No	No
c)	Seismic ground failure, including liquefaction?	No	Yes	N/A	No	No
d)	Seiche, tsunami, or volcanic hazard?	No	Yes	N/A	No	No
e)	Landslides or mudflows?	No	Yes	N/A	No	No
f)	Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	No	Yes	N/A	No	No
g)	Subsidence of the land?	No	Yes	N/A	No	No
h)	Expansive soils?	No	Yes	N/A	No	No
i)	Unique geologic or physical features?	No	Yes	N/A	No	No
4) Water Resources						
a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	No	Yes	N/A	No	No
b)	Exposure of people or property to water related hazards such as flooding?	No	Yes	Yes	No	No

	Issues & Supporting Information Sources	Impact potentially peculiar to the project or parcel?	Was the impact addressed in the prior EIR?	If peculiar and not addressed, are there uniformly applied development policies or standards that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information showing impact more significant than previously described?
c)	Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	No	Yes	N/A	No	No
d)	Changes in the amount of surface water in any water body?	No	Yes	N/A	No	No
e)	Changes in currents, or the course or direction of water movements?	No	Yes	N/A	No	No
f)	Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	No	Yes	N/A	No	No
g)	Altered direction or rate of flow of groundwater?	No	Yes	N/A	No	No
h)	Impacts to groundwater quality?	No	Yes	N/A	No	No
i)	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	No	Yes	N/A	No	No
5) Air Quality						
a)	Violate any air quality standard or contribute to an existing or projected air quality violation?	No	Yes	N/A	No	No
b)	Expose sensitive receptors to pollutants?	No	Yes	N/A	No	No
c)	Alter air movement, moisture, or temperature, or cause any change in climate?	No	Yes	N/A	No	No
d)	Create objectionable odors?	Yes	Yes	N/A	No	No
6) Transportation/Circulation						
a)	Increased vehicle trips or traffic congestion?	No	Yes	N/A	No	No
b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No	Yes	N/A	No	No
c)	Inadequate emergency access or access to nearby uses?	No	Yes	N/A	No	No
d)	Insufficient parking capacity on-site or off-site?	No	Yes	N/A	No	No
e)	Hazards or barriers for pedestrians or bicyclists?	No	Yes	N/A	No	No
f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	No	Yes	N/A	No	No
g)	Rail, waterborne or air traffic impacts?	No	Yes	N/A	No	No
7) Biological Resources						
a)	Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)?	No	Yes	N/A	No	No

	Issues & Supporting Information Sources	Impact potentially peculiar to the project or parcel?	Was the impact addressed in the prior EIR?	If peculiar and not addressed, are there uniformly applied development policies or standards that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information showing impact more significant than previously described?
b)	Locally designated species (e.g., heritage trees)?	No	Yes	N/A	No	No
c)	Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	No	Yes	N/A	No	No
d)	Wetland habitat (e.g., marsh, riparian and vernal pool)?	No	Yes	N/A	No	No
e)	Wildlife dispersal or migration corridors?	No	Yes	N/A	No	No
8) Energy and Mineral Resources						
a)	Conflict with adopted energy conservation plans?	No	Yes	N/A	No	No
b)	Use non-renewable resources in a wasteful and inefficient manner?	No	Yes	N/A	No	No
c)	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	No	Yes	N/A	No	No
9) Hazards						
a)	A risk or accidental explosion or release of hazardous substances (including but not limited to: oil, pesticides, chemicals or radiation)?	No	Yes	N/A	No	No
b)	Possible interference with an emergency response plan or emergency evacuation plan?	No	Yes	N/A	No	No
c)	The creation of any health hazard or potential health hazard?	No	Yes	N/A	No	No
d)	Exposure of people to existing sources for potential health hazards?	No	Yes	N/A	No	No
e)	Increased fire hazard in areas with flammable brush, grass or trees?	No	Yes	N/A	No	No
10) Noise						
a)	Increases in existing noise levels?	No	Yes	N/A	No	No
b)	Exposure of people to severe noise levels?	No	Yes	N/A	No	No
11) Public Services						
a)	Fire protection?	No	Yes	N/A	No	No
b)	Police protection?	No	Yes	N/A	No	No
c)	Schools?	No	Yes	N/A	No	No
d)	Parks or recreational facilities?	No	Yes	N/A	No	No
e)	Maintenance of public facilities, including roads?	No	Yes	N/A	No	No
f)	Other governmental services?	No	Yes	N/A	No	No
12) Utilities and Service Systems						
a)	Power or natural gas?	No	Yes	N/A	No	No
b)	Communications systems?	No	Yes	N/A	No	No

	Issues & Supporting Information Sources	Impact potentially peculiar to the project or parcel?	Was the impact addressed in the prior EIR?	If peculiar and not addressed, are there uniformly applied development policies or standards that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information showing impact more significant than previously described?
c)	Local or regional water treatment or distribution facilities?	No	Yes	N/A	No	No
d)	Sewer or septic tanks?	No	Yes	N/A	No	No
e)	Storm water drainage?	No	Yes	N/A	No	No
f)	Solid waste disposal?	No	Yes	N/A	No	No
g)	Local or regional water supplies?	No	Yes	N/A	No	No
13) Aesthetics						
a)	Affect a scenic vista or scenic highway?	No	Yes	N/A	No	No
b)	Substantially degrade the existing visual character or quality of the site and its surroundings?	No	Yes	N/A	No	No
c)	Create light or glare?	No	Yes	N/A	No	No
14) Cultural Resources						
a)	Disturb paleontological, archaeological or historical resources?	No	Yes	Yes	No	No
b)	Restrict existing religious or sacred uses within the potential impact area?	No	Yes	N/A	No	No
15) Recreation						
a)	Increase the demand for neighborhood or regional parks or other recreational facilities?	No	Yes	N/A	No	No
b)	Affect existing recreational opportunities?	No	Yes	N/A	No	No

VII. DISCUSSION OF RESPONSES TO CHECKLIST ITEMS

Introduction

Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 mandate that when a parcel has been zoned to accommodate a particular land use and density and an environmental impact report was certified for that zoning or planning action, then subsequent environmental review of a project consistent with that prior action shall be limited to those effects from the project that are peculiar to the parcel or the site unless substantial new information indicates that the effect will be more significant than previously described or there are potentially significant off-site or cumulative impacts not discussed in the prior EIR.

In determining whether an effect is peculiar to the project or the parcel, Public Resources Code Section 21083.3 and the CEQA Guidelines Section 15183 state that an effect *shall not be considered peculiar to the project if it can be substantially mitigated by uniformly applied development policies or standards that have previously been adopted by the County with a finding that the policies or standards will substantially mitigate that environmental effect when applied to future projects* (unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect).

Potential effects peculiar to this project will be limited since the project is being developed in an agricultural area. Most of the effects of the project were identified in the EIR certified by the County in conjunction with the adoption and update of the Mono County General Plan and are not unique or peculiar to the proposed project.

The area is suitable for the proposed agricultural use and utilities with enough capacity for the project are in place or can be extended. The potential environmental effects of the project are in conformance with the requirements of the CEQA Guidelines Section 15183.

1) Land Use and Planning

Compliance with General Plan, Area Plan, and Land Use Designation

The project site is located in Antelope Valley on land designated as Agriculture-10 (AG-10). Agricultural uses are allowed uses on land designated as Agriculture.

The Mono County Regional Transportation Plan and General Update Land Use Element serves as a foundation for all land use decisions. The Mono County General Plan Land Use Element contains policies and land use designations to guide land use decisions, as well as land development regulations to regulate development activities.

Commercial cannabis activities in AG land use designations are uses permitted subject to a use permit and include Nursery; Cultivation; Processing; Manufacturing Type 6, P, and N; Distribution; Retail; Microbusiness (only individual cannabis activities permitted in this designation shall be permitted in a Microbusiness and accessory to the main use only), conducted in compliance with requirements of Chapter 13 of the Land Development Regulations and with the permit and operation requirements of Chapter 5.60 of the Mono County Code.

The project is consistent with the General Plan, including the following goals and policies:

Mono County General Plan, Land Use Element

- Policy 1.A.5. Avoid the juxtaposition of incompatible land uses.
- Action 1.A.5.a. The compatibility of adjacent uses (e.g., noise, traffic, type of development) shall be a major factor in determining land use designations for private property.
- Policy 1.G.1. Protect lands currently in agricultural production.
- Action 1.G.1.a. Designate large parcels in agricultural use as "Agriculture," and streamline redesignations for agricultural purposes by processing a discretionary permit (when applicable) concurrently with the land use designation change.
- GOAL 2. Develop a more diverse and sustainable year-round economy by strengthening select economic sectors and by pursuing business retention, expansion, and attraction in Mono County.
- Policy 2.A.1. Integrate the adopted Economic Development Strategic Plan into General Plan policies.

Planning Area Land Use Policies: Antelope Valley

- Policy 4.A.3. Along the HWY 395 corridor between existing communities, provide for limited development that is compatible with natural constraints and the Valley's scenic qualities.
- Action 4.A.3.a. Maintain the large-lot residential nature of the HWY 395 corridor.
- Policy 4.B.1. Maintain and enhance scenic resources in the Antelope Valley.
- Action 4.B.1.a. In order to protect and enhance important scenic resources and scenic highway corridors, designate such areas in the Antelope Valley for Open Space, Agriculture, or Resource Management.
- Action 4.B.1.d. Conserve scenic corridors by maintaining and expanding large-lot land uses.
- Policy 4.B.2. Preserve the agricultural lands and natural resource lands in the Antelope Valley.
- Policy 4.B.6. Preserve rural character of lands within the Antelope Valley.
- Action 4.B.6.a. Allow the storage of heavy equipment on parcels greater than five acres in the Antelope Valley for personal on-site use or community benefit.

- Objective 4.D. Maintain and enhance the local economy.
- Policy 4.D.1. Incubate home businesses.

Mono County General Plan, Conservation/Open Space Element
Agriculture, Grazing and Timber

- GOAL 5. Preserve and protect agricultural and grazing lands in order to promote both the economic and open-space values of those lands.
- Policy 5.B.1. Limit land uses within viable agricultural areas to those that are compatible with agricultural uses.
- Action 5.B.1.a. Maintain, in those agricultural land use categories where small parcels may be permitted, the largest land area for agricultural use. Limit the number of clustered lots in any one area to avoid the potential conflicts associated with residential intrusion.
- Policy 5.B.2. The primary use of any parcel within an agricultural land use category shall be agricultural production and related processing, support services and visitor-serving services. Residential uses in these areas shall recognize that the primary use of the land may create agricultural "nuisance" situations such as flies, noise, odors, and spraying of chemicals.
- Action 5.B.2.a. Facilitate agricultural production by permitting limited agricultural support service uses that support local agricultural activities and are not harmful to the long-term agricultural use in the area.

Determination

The project is consistent with the surrounding land uses of the proposed project.

- The land use and planning impacts of the proposed agricultural cultivation were analyzed in the FEIRs certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other agricultural parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the land use and planning impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site land use and planning impacts from the proposed project that were not addressed in the prior FEIR.

2) Population and Housing

The General Plan Land Use Element density for parcel APN 002-450-024-000, located in Antelope Valley, is one unit per lot plus an accessory building. The proposed project would not add any new homes.

The project is typical of other agricultural activities. Tilth LLC may employ up to five employees. Workers will be seasonal, with about two employees from April 1 through November 15 and an additional three employees for harvest from August 15 through November 15. Two of the employees would likely live on the premises and three would likely commute to the project area. The five employees that Tilth LLC may employ will not result in substantial population growth because of this project.

The project is consistent with the General Plan in the following policies and actions:

Mono County General Plan, Land Use Element

- Policy 1.D.4. Require future development projects with the potential for significant housing impacts to provide a fair share of affordable and workforce housing units.
- Action 1.D.4.a. The County shall work with proponents during the specific plan or planning permit processes to ensure compliance.

- Action 1.D.4.b. The County shall monitor the employee housing programs to ensure compliance and adjust employee housing policies when necessary.

While Policy 1.D.4 does not specifically define a “significant housing impact;” past housing policies indicated an increase of more than 10 employees and the suspended Housing Mitigation Ordinance proposes a 10% inclusionary housing rate. The five proposed employees do not exceed either of these anecdotal standards, and the project also includes farm labor housing (1,400 square foot house with two bedrooms and one bath, located on Figure 1).

Determination

- The population and housing impacts of the proposed agriculture cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the population and housing impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site population and housing impacts from the proposed project that were not addressed in the FEIR.

3) Geology and Soils

Mono County has been designated as a Seismic Zone 4, the zone of greatest hazard defined in the Uniform Building Code. Consequently, new construction in the county must comply with stringent engineering and construction requirements (Government Code §8875). There is no new construction of buildings proposed for this agricultural cultivation project. Two cargo containers will be used, and these will be required to have a building permit and approved tie-downs. All construction will be related to vegetation cultivation and protection for crops.

The Mono County General Plan and Land Development Regulations and the Mono County Regional Transportation Plan contain policies and standards concerning geology that have been applied to this project; i.e.,

Mono County General Plan, Land Use Element

OBJECTIVE 1.H. Prevent the exposure of people and property to unreasonable risks by limiting development on hazardous lands.

Determination

- The geologic impacts of the proposed agricultural cultivation project were analyzed in the FEIRs certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that geologic impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site geologic impacts from the proposed project that were not addressed in the FEIR.

4) Water Resources

The existing utilities on the property have sufficient capacity to serve the proposed use. There are no new utility extensions proposed with this project. The existing well will be used for irrigation water for the cultivation activities.

The typical amount of water usage for alfalfa or other similar crop in Antelope Valley is about four acre-feet. This is higher than the total amount of water needed for the proposed project crop as well as the proposed cover crop,

because the proposed project will be under hoop structures to reduce evapotranspiration as well as mulched and drip irrigated. Although the cover crop may use flood or sprinkler irrigation, it will be grown during the cool season and not require as much water as alfalfa. Standard irrigation in Antelope Valley uses flood or sprinkler irrigation and no hoop houses. The applicant represents that basing the irrigation scheduling off the area daily usage is the high range of the water requirement needed. With the cannabis plant canopy being under a hoop structure we will be increasing the humidity levels ultimately decreasing the usage. Less evapotranspiration (ET) will occur with mulching of the soil surface and with reduction of wind and direct sunlight on the plant itself.

The applicant states 73,000 gallons of water usage per year for the farm labor housing. For crop irrigation, it is based off the ET rate, which is collected from the rural area weather station (RAWS) located in the north end of Antelope Valley. The ET rate from April through October is about 55 inches/acre. Using that data, the applicant anticipates a maximum of 4- acre feet of water usage per acre for the cannabis (335,853 gallons per acre foot).

Water usage for agriculture was analyzed in the 2015 EIR and is not peculiar to the project. The groundwater basin is not subject to the State of California Sustainable Groundwater Management Act of 2014 because it is in a low priority basin (<https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>). The State Water Resources Control Board will monitor water usage for this proposed project. Regulations are set forth in the cannabis cultivation policy Attachment A, Section 2, #99. Cannabis cultivators must maintain daily water use records for five years.

Cultivation operations will also be set back 150 feet from perennial water courses, including the Walker River, for environmental protections. A letter from the LRWQCB states that the site plans comply with requirements of the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities WQ 2017-0023-DWQ (Attachment D).

CDFA oversees licensee compliance of pesticides and fertilizers through the inspection and enforcement methods contained in the proposed regulations from reports from the County Agricultural Commissioner and other agencies. The Inyo and Mono Counties Agricultural Commissioner's Office conducts inspections roughly every year depending on the products being used (Nathan Reade, Agricultural Commissioner, Personal Comm. 11-29-2018).

The Mono County General Plan and Land Development Regulations and the Mono County Regional Transportation Plan contain policies and standards concerning water resources that have been applied to this project; i.e.,

Mono County General Plan, Conservation/Open Space Element

Biological Resources

- Policy 2.A.9. Maintain water quality for fishery habitat by enforcing the policies contained in the Water Quality and Agriculture / Grazing / Timber sections of the Conservation/Open Space Element.

Water Resources and Water Quality

- Goal 4: Protect the quality of surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County.
- Policy 4.A.4. Establish buffer zones where recharge occurs, including adjacent to surface waters, wetlands and riparian areas.
- Policy 4.B.5. Use of fertilizer, pesticide, and other chemicals on vegetation or soil in recharge zones should be minimized.
- Action 4.B.5.a. Work with the County Agricultural Commissioner and the Natural Resources Conservation Service to institute controls to protect water quality.
- Action 4.B.5.b. Work with the county Agricultural Commissioner and the Natural Resources Conservation Service to promote effective and minimal use of chemicals in landscaping and agriculture.
- General Plan 04.120.F.b. Any proposed structure, including associated impervious surfaces, shall be located a minimum of 30 feet from the top of the bank.

Determination

- The water resources impact of the proposed agricultural cultivation project was analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on water resources will be more severe than described in the FEIR.
- There are no cumulative or off-site water resources impacts from the proposed project that were not addressed in the FEIR.

5) Air Quality

Proposed project operations will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. All plants in cultivation will be enclosed in hoop houses and drip irrigated. Construction, operations, and maintenance (e.g., filter strips, sprinkler irrigation, drip irrigation, channel vegetation/grassed waterway) will involve the temporary use (one-time or once-per-year) of construction equipment (e.g., tractors, backhoes) that are sources of gasoline/diesel byproduct emissions and fugitive dust emissions (particulates). Fallow lands will be planted with a cover crop, stabilizing agricultural beds and preventing fugitive dust emissions.

As discussed in the General Plan EIR, CalRecycle has conducted studies to identify odor sources associated with composting and has found that organic materials (such as are used in composting) inherently generate a wide range and variety of odors resulting from the volatility of chemical compounds (whereby the compound is converted to a gas and enters the atmosphere). Further, the character and strength of odors are highly subjective; sensitivity to an odor is greatly influenced by personal experience, gender, psychology and societal factors.

The cannabis odorous compounds are a family of terpenoids. The exact odor causing compounds vary by strain/specie of the plant. The odor thresholds of terpenoids vary from less than 0.5 ppm to 250 ppm depending on the specific compound. Typically, moderate odors start to appear between week 4 to 6 and strong odors appear during weeks 7 to 9. The intensity of the odor to the receptor varies by the quantity of odors being released, the distance from the odor source, the local wind speed and direction, the atmospheric stability or inversion height, and local topography.

The operator plans to stagger harvests to minimize the odor caused during harvesting the cannabis plant. The Odor Mitigation Plan is provided in Attachment E.

Odor generated from outdoor cannabis cultivation is difficult to analyze due to a number of variable factors including peak concentrations, atmospheric conditions, and topography. Each project has a unique set of conditions. In the case of this proposal, the significant buffer from the grow site to the nearest receptor provides some level of confidence that no significant impacts related to odors will occur on nearest receptors on a regular basis.

Most rural counties in California have analyzed odor on a project-specific basis. Santa Barbara County provides one of the few standardized models for buffers on cannabis cultivation, in which the General Environmental Impact Report for all potential cannabis projects was conducted. The report separates buffer requirements for cultivation projects based on location: the more rural areas that have larger lots (and therefore can support larger grows) are required to have a 1,500-foot buffer, while areas with smaller lots (and smaller grows) are subject to a 600-foot buffer. The 1,500-foot buffer was the largest required cannabis buffer in California at the time of its adoption in June 2018, but odors were still deemed a significant and unavoidable impact.

Humboldt County has the highest concentration of cannabis applications in the state and provides anecdotal evidence on the extent of odor generated from cultivation. Humboldt's ordinance establishes a minimum 600-foot setback from an offsite residence but still deems odor a significant unavoidable impact in their General EIR for cannabis. Most complaints occur under 600 feet (for projects that were approved prior to the current 600' standard), but some larger projects in excess of 30,000 square feet of canopy area have received numerous complaints well beyond the 600-foot buffer. The Humboldt example reinforces the project specific nature of odor generation and the increased impacts for projects with larger canopy area.

The nearest receptor for the project is a residence (APN 002-290-025) approximately 1,700 feet from the grow area. Mono County received odor complaints from a medical grow at this project area on September 7, 2017 about a month or less before harvest. However, code compliance was unable to verify odor impacts, and other County staff that visited the site could not smell odors until about 50 feet from the plants (Jeff Simpson, Mono County, Personal Comm., 11-30-2018). It is possible some of the odor generated could have been from other personal grows in the area.

The project area is located near the central area of the 160-acre parcel and the closest sensitive odor receptor is over 1,200 feet in all directions from the project area. There are only three residences within 2,000 feet of the project area. From April to November, during the growing season, the strongest winds are from the south, blowing cannabis odors away from the community of Walker, California (see wind rose graphs at https://raws.dri.edu/cgi-bin/wea_windroseclim.pl?caCWAK and also provided in Attachment E). Mono County received odor complaints from a medical grow at this project area on September 7, 2017 about a month or less before harvest. However, code compliance was unable to verify odor impacts, and could not smell odors until about 50 feet from the plants (Jeff Simpson, Mono County, Personal Comm., 11-30-2018)

The Mono County General Plan allows composting activities in the AG use designation to be limited to a maximum of 100 cubic yards of composted materials and subject to a requirement that it does not create a nuisance. The composting at the project site will be no more than eight to ten cubic yards per year.

Using the most restrictive buffer requirements seen in other California Counties and making conservative estimates based on anecdotal evidence puts the grow area at a buffer distance that should reasonably reduce the impacts of odors to less than significant, even with a total canopy area of over 60,000 square feet. The Mono County General Plan and Land Development Regulations and the Mono County Regional Transportation Plan contain policies and standards concerning air quality that have been applied to this project; i.e.,

Mono County General Plan, Conservation/Open Space Element

Public Health and Safety & Air Quality

- Policy 23.A.8. Encourage agricultural practices that reduce the amount of dust generated from tilling.
- Action 23.A.8.a. Work with local resource conservation districts, the US Natural Resources Conservation Service, agricultural officials, and the GBUAPCD to assist landowners in adjusting agricultural practices to reduce dust generation.

Determination

- The air quality impacts of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on air quality will be more severe than described in the FEIR.
- There are no cumulative or off-site impacts on air quality from the proposed project that were not addressed in the FEIR.

6) Transportation and Circulation

Trips generated by the proposed parcel map will not substantially increase vehicle trips or cause traffic congestion. The street system for employees accessing the facilities will be Hwy 395, which may cause an increase in traffic but will not impact the existing traffic load and capacity. The project will neither create barriers for pedestrians or bicyclists nor will it conflict with policies supporting alternative transportation. The project will also not have any rail, waterborne, or air traffic impacts.

Workers will be seasonal with about two employees from April 1 through November 15 and an additional three employees for harvest from August 15 through November 15. Two of the employees would likely live on the premises and three would likely commute to the project area. These employees could generally add 2 to 15 trips per day depending on carpool arrangements and lunch or errand trips. These additional trips would not exceed the capacity of Hwy 395. Access to the site would be evaluated by Caltrans under their encroachment permit.

Deliveries and shipping of products would occur approximately four times per month. Hwy 395 is a designated interstate truck route and experiences heavy truck traffic. These additional trucking trips would not exceed the capacity of Hwy 395.

Determination

- The traffic and circulation impact of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the traffic and circulation impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site traffic and circulation impacts from the proposed project that were not addressed in the FEIR.

7) Biological Resources

An on-site habitat survey was conducted March 27, 2018 to identify those California Wildlife Habitat Relationships (CHWR) habitats that occur in and adjacent to the project area. On 5/23/2018, a sensitive plant survey was conducted to determine the presence or absence of species. The plant survey results indicated the absence of all listed plant species in the project area. The sensitive plant list and the plants that were located on site are provided in Attachment F. The applicant represents the area was previously used for alfalfa production and is a disturbed site.

There will be no commercial cannabis activity with 150 feet of water courses. There will be no impact to riparian habitat.

A wetland assessment was conducted on May 23, 2018 and November 8, 2018. It was determined by professionals that there will be no wetlands impacted by the proposed project. A request for wetland verification has been provided to the ACOE, however, there were no wetland plant species present in the project area. The wetland assessment is provided in Attachment G.

Equipment that will be moved between plots must be thoroughly cleaned and sanitized as specified in the Equipment Cleaning Policy, Item 6 of the Integrated Pest Management Plan (Attachment B). When possible, each production area will have a specified tool set to reduce equipment movement and possible pest transfer.

The project is located outside of floodplains and no new construction of buildings will occur in floodplain areas.

The Mono County General Plan and Land Development Regulations and the Mono County Regional Transportation Plan contain policies and standards concerning biological resources that have been applied to this project; i.e.,

Mono County General Plan, Land Use Element

Planning Area Land Use Policies: Antelope Valley

- Action 4.A.1.c. Limit the type and intensity of development in flood plain areas.
- Action 4.A.1.d. Prior to accepting a development application in potential wetland areas, require that the applicant obtain necessary permits from the US Army Corps of Engineers.

Mono County General Plan, Conservation/Open Space Element

Biological Resources

- Policy 2.A.9. Maintain water quality for fishery habitat by enforcing the policies contained in the Water Quality and Agriculture / Grazing/ Timber sections of the Conservation/Open Space Element.

Determination

- The biological resources impact of the proposed density of development were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the biological impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site biological impacts from the proposed project that were not addressed in the FEIR.

8) Energy and Mineral Resources

The proposed project does not propose any additional uses of energy above that which is currently available to the parcel. Note that no artificial lighting or other energy consumptive uses are being used for the cultivation operation, and that electrical service is provided by Liberty Utilities.

Determination

- The energy and mineral resource impacts of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the energy and mineral resource impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site energy and mineral resource impacts from the proposed project that were not addressed in the FEIR.

9) Hazards

Standard chemicals (pesticides, fertilizers, fuels, and lubricants used for agricultural activities) would be stored according to CDFA and any Mono County regulations. Fuel and lubricants would be stored in American Society for Testing Materials (ASTM) rated containers. All pesticides and fertilizers would be stored in the original containers in a cool and dry place off the floor and on impermeable surfaces. CDFA oversees licensee compliance of pesticides and fertilizers through the inspection and enforcement methods contained in the proposed regulations from reports from the County Agricultural Commissioner and other agencies. The Inyo and Mono Counties Agricultural

Commissioner's Office conducts inspections roughly every year depending on the products being used (Nathan Reade, Agricultural Commissioner, Personal Comm. 11-29-2018).

A hazard disclosure report was prepared for the entire 160-acre property and is provided at Attachment H. According to this report, the project area is near a Special Flood Hazard Area, is not in a Very High Fire Hazard Severity Zone, is not located within one mile of a property zoned for commercial or industrial use and is not near any known sites with known or potential environmental concerns. The project is under the Antelope Valley Fire Protection District and the appropriate will-serve letter has been documented.

The nearest schools Antelope Valley Elementary School and Coleville High School are three miles to the north, Coleville CA.

The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Determination

- The hazards impact of the proposed agricultural cultivation project was analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the hazards impact of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site hazards impacts from the proposed project that were not addressed in the FEIR.

10) Noise

Construction and/or cultivation activities may involve the temporary use of farming and construction equipment (e.g., tractors, backhoe, caterpillars) that may emit noise at levels greater than 60 decibels. These activities are typical for agricultural lands and the closest receptor is 1,700 feet away. No significant long-term noise impacts are anticipated from the agricultural uses. In the event of electrical utility failure, a stand-by generator powered by propane will be on property. Noise levels will not exceed Mono County General Plan Amendment 18-01 regrading alternative power sources for cannabis production. The project will follow all requirements of the County's Noise Ordinance (Mono County Code, Chapter 10.16).

The project is consistent with the surrounding residential land uses of the proposed project, and consistent with the General Plan, including the following goals and policies:

Mono County General Plan, Conservation/Open Space Element

Agriculture, Grazing and Timber

- Policy 5.B.2. The primary use of any parcel within an agricultural land use category shall be agricultural production and related processing, support services and visitor-serving services. Residential uses in these areas shall recognize that the primary use of the land may create agricultural "nuisance" situations such as flies, noise, odors, and spraying of chemicals.

Determination

- The noise impacts of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.

- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that noise impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site noise impacts from the proposed project that were not addressed in the FEIR.
- Noise impacts from the proposed project that were not addressed in the FEIR.

11) Public Services

The project is located within the Antelope Valley Fire District and will be required to comply with FPD regulations and the County's Fire Safe Regulations (Mono County Land Development Regulations, Chapter 22). As a part of these requirements, the permittee shall prepare, submit, and implement a Fire Prevention Plan for construction and ongoing operations and obtain a Will-Serve letter from the local fire protection district (Attachment I). The Fire Prevention Plan shall include, but not be limited to: emergency vehicle access and turnaround at the facility site(s), vegetation management and firebreak maintenance around all structures.

Police protection is provided by the Mono County Sheriff's Department.

Determination

- The public service impacts of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the public service impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site public service impacts from the proposed project that were not addressed in the FEIR.

12) Utilities and Service Systems

The proposed project will be served by existing utilities and service systems. This includes electricity, telephone, water, and waste disposal. Mono County landfill facilities are not expected to be impacted by the proposed project. Organic waste will be composted on site and the LRWQCB has approved of the operation to prevent impacts to water quality (Attachment D), and water service is provided by an existing well. Demand on the other utilities is not expected to increase appreciably above and beyond existing uses.

Determination

- The utilities and service systems impact of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the utilities and service systems impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site utilities and service systems impacts from the proposed project that were not addressed in the FEIR.

13) Aesthetics

The project site is not located adjacent to a county or state scenic highway. It is in a predominantly agricultural area; the development of crops will not substantially degrade the visual quality of the surrounding area. No new utility lines will be needed. No new lighting is proposed. All cultivation will be screened from public view and grown at a minimum of 300 feet from property lines and Hwy 395. The existing five strand barbwire fence and gates will be maintained. The proposed agricultural activities are compatible with the character of the lands in Antelope Valley and with the agricultural character that Antelope Valley policies intend to preserve.

The Mono County General Plan and Land Development Regulations contain policies and standards concerning visual resources/aesthetics that have been applied to this project; i.e.,

Mono County General Plan Conservation/Open Space Element

Visual Resources

- Policy 20.A.3. Preserve the visual identity of areas outside communities.
- Policy 20.C.2. Future development shall be sited and designed to be in scale and compatible with the surrounding community and/or natural environment.

Planning Area Land Use Policies: Antelope Valley

- Policy 4.B.1. Maintain and enhance scenic resources in the Antelope Valley.
- Policy 4.B.2. Preserve the agricultural lands and natural resource lands in the Antelope Valley.
- Policy 4.B.6. Preserve rural character of lands within the Antelope Valley.

Determination

- The aesthetic impacts of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the aesthetic impacts of the project will be more severe than described in the FEIR.
- There are no cumulative or off-site aesthetic impacts from the proposed project that were not addressed in the FEIR.

14) Cultural Resources

The project area lies within a previously cultivated and currently fallow fields, where the applicant represents alfalfa production has occurred in the past.

A record search covering a 0.5-mile radius surrounding the project area was requested of the Eastern Information Center (EIC) prior to site visitation (ST-MNO-4635). Four previous cultural resource surveys have been conducted within the 0.5-mile project buffer (Table 1; Figure 3), including two inventories along the Hwy 395 corridor (MN-01053, MN-00044). Three additional reports are regional studies or overviews in the general vicinity. No sites have been recorded within the 0.5-mile project buffer. No archaeological sites near the project area have been determined to be eligible to The California Register of Historical Resources or the National Register of Historic Places. None are listed on the California Inventory of Historic Resources. A copy of correspondence from the California Historical Resources Information System is included as Attachment J.

The evaluation of the existing built environment and associated trash scatter indicates that the cultural resources within the project area are not eligible for listing on the California Register of Historic Resources or the National Register of Historic Places. A record search associated with the proposed project indicated that no previously listed

or eligible resources exist on the property. As a result, the proposed project would have no effect on historic properties.

The techniques and methods used during this investigation were such that areas most likely to contain cultural materials that would be visible to surface examination have been identified. Based upon soil descriptions, a subsurface component is unlikely. If, however, additional prehistoric or historic resources are subsequently discovered, the California Office of Historic Preservation should be notified and activities in the area should cease until those resources can be evaluated.

California Health and Safety Code 7050.5 states in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the County inspects the site. Furthermore, California Public Resources code states upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed. The conditions of approval for the use permit reflect these work stoppage requirements. No disturbance of an archaeological site is permitted until the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the county Planning Division.

Determination

- The cultural resource impacts of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan, and because the property was in agricultural production for many years no known archeological sites exist on the property.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on cultural resources will be more severe than described in the FEIR.
- There are no cumulative or off-site impacts from the proposed project on cultural resources that were not addressed in the FEIR.

15) Recreation

The addition of a cultivated area will only minimally increase the demand for local and regional park facilities. The project will not affect existing recreational opportunities since it is in an existing private agricultural area and most of the recreational opportunities in Mono County occur on public lands.

Determination

- The recreation impacts of the proposed agricultural cultivation project were analyzed in the FEIR certified in conjunction with the adoption of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on recreation will be more severe than described in the FEIR.
- There are no cumulative or off-site impacts from the proposed project on recreation that were not addressed in the prior EIR.

VIII. DETERMINATION

Based on this initial evaluation:

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

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

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

A Negative Declaration will be prepared:

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

Environmental Impact Report is required:

I find that the proposed project MAY have a significant effect(s) on the environmental, 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated."

An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case 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, and uniformly applied development standards are required.

Signature

Date

Printed Name

IX. REFERENCES

Mono County Code.

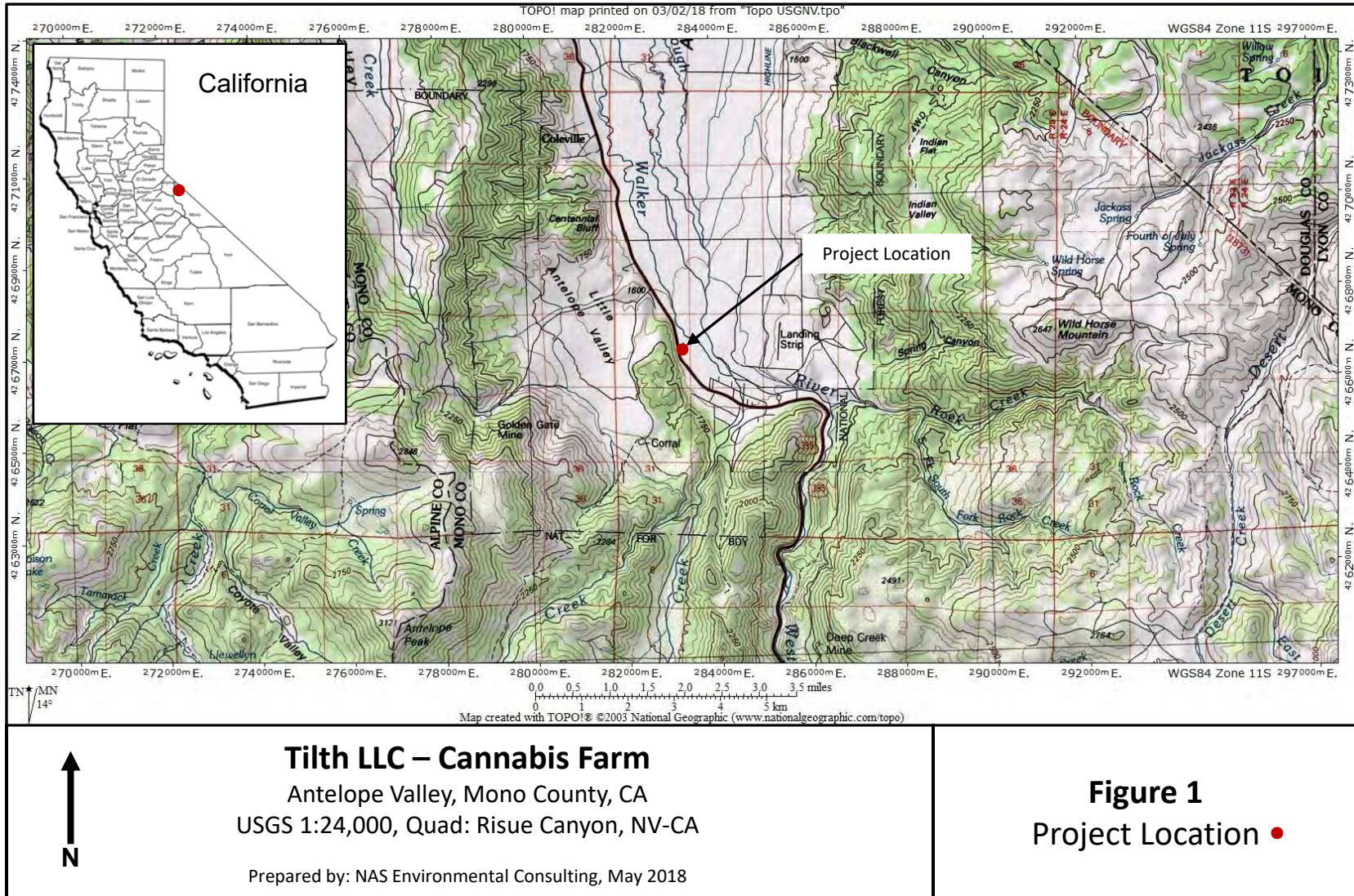
Mono County General Plan. 2015.
<https://monocounty.ca.gov/planning/page/general-plan>

Mono County General Plan Environmental Impact Report. 2015.
<https://monocounty.ca.gov/planning/page/general-plan-eir>

Attachment A

Location Maps

Attachment A



Attachment B

Integrated Pest Management Plan

Integrated Pest Management Plan

Relevant Section: Bureau of Cannabis Control Emergency Regulation Text Page 60
5502 (d) (2) Integrated pest management protocols including chemical, biological and cultural methods the applicant anticipates using to control or prevent the introduction of pests on the cultivation site.

Outline

1. Pesticides
2. Beneficial Insects Table
3. Plants Table
4. Cleaning Agents Table
5. Personnel access control
 - a. Limited Access and Plot Isolation Policy
 - b. Employee and Visitor Health Policy
 - c. Hygiene, PPE, Biosecurity Policies for Various Activities
 - i. High Plant contact activities (moving plants, pruning/thinning, harvesting, moving raw harvested products)
 - ii. Low Plant Contact Activities (supervisory oversight, regulatory inspections, tours/visitors)
6. Equipment and Structure Sanitation
 - a. Spill cleanup
 - b. Structure Cleaning and Sanitizing Procedures
 - c. Equipment Cleaning and Sanitizing Procedures
7. Crop Outline
 - a. Field Preparation
 - b. Planting
 - c. Early Season (May-June)
 - d. Mid Season (July-August)
 - e. Late Season and Harvest (September - October)

1. Pesticides

Relevant Section: Bureau of Cannabis Control Emergency Regulation Text Page 60
5502 (d) (1) Product name and active ingredient(s) of all pesticides to be applied to cannabis during any stage of plant growth

Product Name	Active Ingredient (%)	Labeled uses
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BASF Ultra-Pure Oil	Mineral Oil (98%)	mites* (Russet, Broad, Two-spotted), aphids** (melon, green peach, greenhouse, foxglove), western flower thrips, leafhoppers, powdery mildew***, botrytis***, bacterial diseases
M-Pede Insecticidal Soap	Potassium Salts of Fatty Acids (49%)	aphids** (melon, green peach, greenhouse, foxglove), western flower thrips, leafhoppers, powdery mildew***, botrytis***, bacterial diseases
Trilogy	Clarified Hydrophobic Extract of Neem Oil (70%)	Powdery mildew, botrytis
Cueva	Copper Octanoate (10%)	Powdery mildew, bacterial diseases
Oxidate 2.0	Hydrogen Dioxide (27.1%) Peroxyacetic Acid (2.0%)	Fungal diseases, bacterial diseases, sanitation
Actinovate AG	Streptomyces lydicus WYEC strain 108 (00.0371%)	Pythium, Rhizoctonia, Phytophthora, Verticillium, Fusarium
RootShield Plus WP	Trichoderma harzianum Rifai strain T-22 (1.15%) Trichoderma virens strain G-41 (0.61%)	Soilborne fungal diseases
Mycotrol	Beauveria bassiana strain GHA (11.3%)	Whitefly, thrips, orthoptera, flea beetles
Aquabac 200G	Bacillus thuringiensis var. israelensis (Bti)	Mosquitos, fungus gnats, black flies (in ditches and catchment basins)
Dipel Pro DF	Bacillus thuringiensis, subsp. kurstaki, strain ABTS-351, fermentation solids and solubles (54%)	Lepidoptera larvae
Gnatrol	Bacillus thuringiensis, subsp. israelensis, strain AM 65-52 fermentation solids and solubles	Fungus gnats
Botrystop	Ulocladium oudemansii strain U3 (45%)	Botrytis
Serenade Optimum	Bacillus subtilis strain QST 713 (1.34%)	Fungal diseases, phytophthora

Cease	Bacillus subtilis strain QST 713 (1.34%)	Powdery mildew, Botrytis, fungal diseases
Companion	Bacillus subtilis GB03, protein hydrolysate	Various fungal diseases
MilStop	Potassium Bicarbonate (85%)	Alternaria leaf spot, Anthracnose, Botrytis, Downy mildew, Powdery mildew
Double Nickle	Bacillus amyloliquefaciens strain D747 (25%)	Powdery mildew, Downy mildew, Pythium, Rhizoctonia, Fusarium, Phytophthora, Verticillium
Nolo Bait	<i>Nosema locustae</i> strain Canning	Grasshoppers

* Used only to treat “hot-spots” in conjunction with preventative and curative releases of predatory mites

** Used if preventative insect releases fail to control colonization by winged aphids during periods of intense pressure (late Spring, hay cuttings nearby), in conjunction with curative insect releases

*** To control spore release, tank-mixed with microbial fungicides

2. Beneficial Insects Overview

Species	Prevention/ Suppression/ Curative	Release Area	Pests Controlled	Optimum Conditions
<i>Stratiolaelaps scimitus</i> (soil dwelling predatory mite)	P, S	Growing media, soil, floors, posts, bench legs, openings in walls	Two-spotted spider mite, thrips (pupae), root aphids, nematodes, fungus gnats	
<i>Neoseiulus californicus</i> (predatory mite)	P, S	Plant Canopy	Spider mites	
<i>Neoseiulus fallacis</i> (predatory mite)	P, S	Plant Canopy	Mites, thrips	
<i>Stethorus punctillum</i> (very small beetle)	S, C	Plant Canopy	Spider mites	
<i>Amblyseius andersoni</i> (predatory mite)	P, S, C	Plant Canopy	Mites (Spider, broad, russet)	
<i>Phytoseiulus persimilis</i> (predatory mite)	S, C	Plant Canopy, hot spots, trap plants	Two Spotted Spider mites	68-81°F RH 60-90%
<i>Aphidoletes aphidimyza</i> (predatory fly)	P, S, C	Growing area	Aphids	
Parasitic Wasps (tiny wasp)	C	Growing area	Aphids	
<i>Neoseiulus cucumeris</i> (predatory mite)	P, S	Plant Canopy	Thrips (juvenile stages), russet	

			mites, spider mites	
<i>Encarsia formosa</i> (predatory wasp)	P, S, C	Plant Canopy	Whitefly	
<i>Dalotia coriaria</i> (tiny beetle)	P, S,	Propagation area	Generalist predator	
<i>Orius Insidiosus</i> (small insect)	P, S, C	Plant Canopy	Thrips(all stages), mites, aphids	
<i>Steinernema feltiae</i> (predatory nematode)	P,S,C	Growing media, soil	Nematodes, fungus gnats, thrips (pupae)	

3. Plants

Plant Species	Type (Indicator, Insectary, Trap)	Location	Purpose
Bush Bean	Indicator, Trap	In Planting	Indicates and traps spider mites, thrips, whitefly
Sweet Alyssum	Insectary	In Planting	Provides pollen for beneficial insects (predatory mites, Orius, aphidoletes, syrphid flies, parasitic wasps)
Buckwheat	Insectary	Near planting	Attracts non-pest aphid species and aphid predators, provides pollen, physical canopy access
Cilantro	Insectary	In planting, Near planting	Provides pollen, indicates aphids
Marigolds	Insectary	In planting, outdoors	Provides pollen and physical access to plant canopy
Chinese Giant Mustard	Trap	10ft min border around Outdoor	Traps flea beetles, possibly traps leafhoppers
Mighty Mustard	Biofumigant	Off Season Outdoor	Broad spectrum soil antimicrobial and nematicide
Various Cover crops	Cover Crop	Off Season Outdoor	Improve soil properties, break pest and disease cycles, prevent Nitrogen and organic matter losses
Perennial Flower Beds	Insectary	Near planting	Provides overwintering areas for beneficial insects

4. Cleaning Agents

Product Name	Active Ingredient (%)	Notes
Steramine	Quaternary ammonium salts	Nonporous food contact surfaces
Oxidate 2.0	Hydrogen Dioxide (27.1%) Peroxyacetic Acid (2.0%)	Planting areas, benches, equipment
Acetone	Acetone (70%)	Removes plant resins from tools
Food 3V Contact Detergent/Soap		

5. Personnel Access Control

a. Limited Access and Plot Isolation Policy

To prevent the introduction and spread of agricultural pests and human pathogens, Tilth Farms employs a Limited Access Policy to control the movement of employees and visitors.

Access to cultivation areas, processing, and storage facilities is granted on an as-needed basis to each employee, by means of a combo or key lock, electronic badge or key fob access system. When moving between production areas, employees are required to follow hygiene, PPE, and biosecurity policies depending on job function and level of plant contact, including changing outerwear, shoes or shoe coverings.

Equipment that will be moved between plots must be thoroughly cleaned and sanitized as specified in the Equipment Cleaning Policy. When possible, each production area will have a specified tool set to reduce equipment movement and possible pest transfer.

b. Employee and Visitor Health Policy

- Clean clothing must be worn each work day
- Employees and visitors must wash their hands when arriving to work, before entering production areas, and after eating, smoking, using the bathroom, or when returning from break
- Eating and smoking is prohibited except in designated areas
- Food is prohibited from production areas, drinks must have a leak proof, closeable lid

- Very loose fitting clothing and free-hanging jewelry which may become entangled in equipment or contaminate the product are prohibited
- Anyone with the symptoms of fever, jaundice, vomiting or diarrhea are not permitted on site

c. Hygiene, PPE, Biosecurity Policies for Various Activities

Policy for high plant contact activities

Activities covered: Moving plants, pruning/thinning, harvesting, moving raw harvested products, pest scouting, irrigation diagnostics, pesticide application

Before entering the plot:

- Wash hands with soap and water
- Ensure all clothing is free of dirt and debris from other production areas, changing clothing if necessary
- Clean and sanitize footwear using bristle brushes, soap, and water as necessary, and a sanitizing footbath
- Wear disposable gloves if wearing jewelry, have cuts or sores, or nail polish
- Ensure all materials, supplies, and tools to be brought into the production area are sanitary, free of dirt and debris, and are in good repair
- When possible, bring only tools that are assigned to the plot to be entered
- Any tools to be brought into the plot which have previously been used in other production areas must be cleaned and sanitized as described in the Equipment Sanitation Policy

After exiting the production area:

- Wash hands with soap and water
- Clean and sanitize all tools that were brought into the bay as described in the Equipment Sanitation Policy

Policy for Low-Contact Plant Activities

Activities Covered: Supervisory oversight, regulatory inspections, tours/visitors

Before entering the production bay or plot:

- Wash hands with soap and water
- Ensure all clothing is free of dirt and debris from other production areas, changing clothing if necessary
- Clean and sanitize footwear using bristle brushes, soap, and water, and a sanitizing footbath

6. Equipment and Structure Sanitation and Maintenance

a. Spill Cleanup

Spill kits containing absorbent material, a shovel, a gallon of potable water, and a bucket for contaminated soil will be available in all production areas and where pesticides, fertilizers, and petroleum products are dispensed.

Petroleum, Fertilizer, Pesticides Spills or Leaks Policy. Petroleum, fertilizer, and pesticide products will not be stored or loaded within the production area. All refueling takes place at fuel storage area away from premise to minimize the risk of petroleum contamination to the fields or products.

If an equipment is found to be leaking or a spill occurs, the employee will use the correct PPE and stop the leak, if possible. A barrier such as dug soil or a rubber waddle should be used for large leaks. Absorbent clay should be used for liquid spills to slow absorption into the soil.

All soil visibly contaminated and soil within 6 inches of contaminated soil will be removed placed into a bucket or other non-permeable container and disposed of.

b. Structure Cleaning and Sanitizing Policy

During times of disease outbreak, fungal spores may land on structure surfaces and re-inoculate plants after treatment. When managing a disease that transmits via airborne spores like botrytis or powdery mildew, the structure should be treated with an appropriate sanitizing or fungicidal product along with the crop.

Crevices where structure supports meet, points of soil contact, and other protected areas represent potential habitat and overwintering areas for insect and rodent pests. Inspections should be conducted regularly for rodent activity in these areas, and special care taken to clean these areas between crops

c. Equipment Cleaning and Sanitizing Policy

Equipment will be inspected and maintained per the manufacturer schedule, and cleaned as needed. Dirt and debris should be washed off before and after use, and the equipment should be sanitized prior to entering a production area.

Motorized equipment such as tractors, rototillers, and mowers must be checked for fluid leaks before and after washing. Owner's manuals for small equipment will be kept in a centralized location, and owner's manuals for vehicles will be kept with the vehicle. Inspection and maintenance requirements listed in the equipment owner's manual service schedule must be

completed prior to equipment use. Equipment should be checked for proper function and loose parts.

Special care should be taken to inspect vehicle tires for dirt and debris and clean as needed to prevent the dispersal of weed seeds.

Equipment and tools that contact plants directly must be washed and cleaned with sanitizer before and after each use.

7. Crop Outline

a. Field Preparation

The cultivation premise is protected by a high tunnel structure and windbreaks. Covers will be installed onto the structure in March, and the area inspected for flooding, animal signs, trash, or any possible contamination. If any hazards are found, they will be mitigated following procedures in 9.4. Soil samples will be collected in Mid-February to guide fertilizations.

Option 1:

At the end of the winter period (April 1, 2018), the field will be ripped, fertilizer will be applied per soil test recommendations, and immediately tilled in with disk or spider gangs and a bed shaper.

Beds will be spaced 8 feet apart, and drip tape will be applied at a depth of 4 inches, with two drip tape per bed. Mulch may be used to reduce water loss, control weeds and dust, and increase early season soil temperature. Some trials may occur with living or killed mulches to reduce soil temperatures, increase humidity, and provide habitat for beneficial insects. Walkways between rows will be planted with a mix of warm season and cool season annuals to provide year-round erosion control.

Option 2:

At the end of the winter period (April 1, 2018), the field will be ripped, fertilizer will be applied per soil test recommendations, and immediately tilled in with disk or spider gangs and leveled. Drip tape will be applied as deeply as possible with available equipment to provide irrigation for cover crops. The area will be planted with a cover crop for Nitrogen trapping, erosion and dust control, humidity and temperature management, and to provide habitat for beneficial insects. The cover crop will be a mix of cool season and warm season agronomic grasses and legumes to provide year-round benefits.

Pots will be set so plants do not touch each other. At maturity plants will be in rows 8 feet apart, with 6 foot spacing in-row, and filled with soilless mix in place. Any spilled soilless mix will be shoveled up and used or disposed of via incorporation into the cover crop. Water and fertilizer

will be distributed via $\frac{3}{4}$ inch polyethylene tubing and applied to each plant via pressure compensating drip emitters.

b. Planting

At least one week prior to being transported to the production area, plants will be scouted for pests and disease and treated as necessary. If pests are found, plants will be sprayed twice with horticultural oil or insecticidal soap at the shortest labeled treatment interval, then inoculated with an appropriate beneficial insect or mite based on the target pest. If a foliar disease is present, plants will be treated with a contact pesticide to kill surface mycelium and spores, then with a pesticide with residual protective properties to suppress disease transmission, prior to transplanting.

At planting time, *Stratiolaelaps scimitus* will be applied to the groundcover and pots at a rate of 5 mites per square foot. A combination of sweet alyssum, marigolds, and cilantro will be planted in between cannabis plants to provide pollen for native and released beneficial insects and mites. Slow release sachets of *Neoseiulus fallacis* and *Amblyseius andersoni* will be applied to the insectary plants at bloom stage.

c. Early Season (May - June)

Slow release sachets of *Neoseiulus fallacis* and *Amblyseius andersoni* will continue to be applied weekly, until all plants have one sachet. Plants will be scouted weekly for predatory mite colonization, and to monitor for pest entry, especially aphids, thrips, flea beetles, and leafhoppers in June, and thrips and spider mites in July. Yellow and blue sticky cards will be used to monitor for thrips, aphid, and lepidoptera presence. Sticky cards may be removed if they trap an unreasonable number of predatory wasps or syrphid flies. If thrips are present and *Orius insidiosus* populations are not detected in large numbers, they will be released with *Neoseiulus cucumeris* sachets.

Bean plants will be planted in and around the production area, especially near row ends and edge rows. Beans will be scouted every three days for damage from spider mite feeding.

d. Mid Season (July-August)

As plants increase in size and the canopy fills in, powdery mildew and other fungal disease pressure will increase. Mature leaves will be thinned and large branches will be staked with bamboo or plastic poles and cotton twine to promote airflow and sunlight penetration into the canopy, to moderate humidity and suppress conditions favorable to disease.

Spider mites pressure is expected to increase in the last two weeks of July, and remain high until mid-September. Slow release sachets of *Neoseiulus californicus* will replace *andersoni* in

the higher temperatures, and *phytoseiulus persimilis* will be released if the predator/prey ratio becomes unacceptable or wherever “hotspots” are found. Thrips and aphids will continue to be monitored and treated per Early Season guidelines.

In order to provide overwintering habitat for beneficial insects, crop diversity for disease suppression, dust reduction, and soil improvement purposes, cover crops will be undersown beginning in August, through December depending on crop species.

e. Late Season and Harvest (September-October)

Fungal diseases will become the main concern as the canopy becomes dense, humidity increases and flowers become dense. Airflow and management of humidity will be important. The irrigation and size of the in-walkway cover crops can be managed to influence and moderate humidity- regular mowing and low levels of irrigation should reduce humidity, high levels of irrigation and lush vegetative growth should increase humidity. Plants will continue to be thinned of fan leaves to promote airflow and ease harvest.

Following harvest and the removal of the crop, the field will be evaluated for cover crop establishment and moisture and replanted if deemed necessary. The field will be inspected for rodent burrows, and burrows found will be evaluated for control after species identification through trapping, flooding, or rodent burrow fumigation (using dry-ice Carbon dioxide with the appropriate California certifications).

Attachment C

Waste Management Plan

Waste Management Plan - Outdoor

Outline

1. Waste management process summary
2. Waste streams
 - a. Wastewater
 - b. Cannabis vegetative matter
 - c. Site/Yard Waste
 - i. D&S waste removal
3. Field Reuse of Potting Mix
 - a. Potting Mix Handling and Storage
 - i. Potting mixes will be stored in original packaging until use
 - b. Field Operations
4. Composting System and Process

Waste Management Process Summary

At Tilth Farms, the organic waste stream consists of cannabis stems, leaves, roots and potting mix. Cannabis parts (leaves, roots, stems) will be composted. Potting mix, consisting of peat moss, coconut coir, perlite, and dolomite lime, will be tilled into outdoor plots and planted with agronomic crops or revegetated with native plants. Domestic wastewater will be disposed of via septic field, and filter backwash will be disposed of via local septic pump service or used for irrigating cannabis and secondary crops. Production related waste including drip tape, plastic mulch, and row cover will be recycled.

2. Waste Streams

Wastewater

Wastewater will consist of domestic uses and less than 10 gal/yr of filter backwash. Domestic wastewater will be disposed of via existing septic field. Filter backwash will consist primarily of calcium, phosphate, and carbonate salts, and will be disposed of via local septic pump service or applied to cannabis or secondary crops. Surface runoff from production areas will be minimized by the use of hoop house structures, drip irrigation, conservation tillage practices, winter cover crops, and a combination of living and killed mulches and plastic mulch. Groundwater leaching will be minimized by careful irrigation management utilizing evapotranspiration data, soil moisture measurements, and grower experience. Cannabis will be irrigated solely with drip tape. cover crops will be irrigated with drip tape whenever possible, but may be irrigated via overhead sprinkler system or flooded.

Cannabis Vegetative Matter

The main feedstock of the composting system will be cannabis leaves, stems, and roots with an estimated average Nitrogen content of 1-2%. Stems and roots will be shredded to a maximum length of 1.5 inches. The outdoor production is estimated to produce 8-10 cubic yards of material once per year.

Potting Mix

If used, potting mix will consist of a combination of peat moss, coconut coir, wood fiber and perlite, with electrical conductivity values less than 1.0 mmsm and less than 150 ppm Nitrogen. Because the waste potting mix is relatively inert, it is impractical to compost and will instead be spread and tilled into fallow areas out of riparian setbacks, then planted with a cover crop to prevent erosion and improve soils for later production. Some potting mix may be mixed into the compost pile to reduce bulk density and allow pore spaces for good airflow required by the ASP system. Addition rates of potting mix will be determined by experience and experimentation during the first few composting cycles.

Yard/Site Waste

Site waste will consist of grass clippings, broadleaf weeds and woody brush. Woody material will be shredded to pieces no larger than 1.5 inches in length. If the resulting mulch contains undesirable weed seeds, it will be spread to a depth of 1" and irrigated and solarized with clear

plastic film before composting. If the waste is primarily woody material, it may be used for landscaping, dust control, or erosion control around the property.

3. Field Reuse of Potting mix

Amended Areas

Tilth Farms plans to primarily grow plants in native soil but container production may be necessary for risk management purposes, fallow periods, season extension, or crop rotation. , After harvest, pots and potting mix will be left in place in the field, and will be covered to protect them from erosion, leaching, and rodent infestation. Pots and soil will be used the following year, and will be steam sterilized or treated with an allowed product such as Oxidate 2.0 per label instructions to control soil borne diseases prior to planting. The potting mix will likely be used for two seasons.

Waste potting mix will be reused to amend areas designated for future production. The land has been previously used for alfalfa production with minimal tillage and all potential areas have a slope of less than 30%. Traditional field cultivation techniques will be used for initial land preparation, then conservation tillage practices will be used until future cannabis production begins. Annual cover crops will be selected based on season at planting, time required for establishment and soil stabilization, and soil-improvement goals. Cover crop families will be rotated each year to minimize disease and weed pressure and managed with industry best practices. If Tilth Farms eventually determines that enough land has been prepared for future production, the land will be amended a second time, or new areas will be amended and revegetated with native vegetation suitable for the area.

Potting Mix Handling and Storage

Field Operations

Prior to spreading the waste potting mix, primary tillage operations such as ripping and plowing will be completed. The potting mix will be spread via a calibrated compost spreader to a depth of 2 inches into an appropriately sized area. The area will then be fertilized per soil test recommendations, and immediately tilled to a depth of 4-6 inches with a disk harrow or rototiller. The area will be checked to ensure thorough incorporation, and the field will be tilled again if necessary. After thorough incorporation, subsurface drip tape may be applied and the area will

be firmed and prepared for planting with a rolling basket, cultipacker or bed shaper. A cover crop recommended for the area and season will be planted with a low-till or precision seeder and the field irrigated to ensure proper crop establishment.

4. Composting System and Process

The composting process is achieved through the use of an aerated static pile (ASP) type system, in compliance with Title 14 of the California Code of Regulations at Division 7, Chapter 3.1 Article 6. In order to achieve an adequate C:N ratio, data from late-flowering phase tissue tests will be used to calculate the Nitrogen additions required, and will be provided by urea ammonium nitrate (UAN) applied with irrigation water while the pile is being constructed. UAN was selected as a Nitrogen source to help minimize nutrient leaching and runoff, due to its ability to hold tightly to organic matter. The pile will be insulated a layer with 6-12 inches of straw, then covered with secured plastic sheeting to retain heat and moisture, and to prevent leachate and erosion during weather events.

Irrigation water quantity and application rate will be monitored to minimize or eliminate runoff from the composting area. The area will be located away from surface water sources and flood-prone areas.

Compost piles will be constructed at the end of the harvest period, in mid October. If outdoor temperatures are too low for proper composting, the composting area provides enough capacity to store all cannabis vegetative matter generated during the season, and to process it after the end of the winter period.

The compost area is 20 ft by 20 ft, with a concrete floor. The North and South walls are 8ft high are perpendicular to prevailing winds, and are constructed of concrete block. The East and West sides of the area are protected by a chain link gate.

The composting system has a 15-20 cubic yard capacity, representing 150-200% of the expected yearly organic waste.

Attachment D

Lahontan Regional Water Quality Control Board Letter



Lahontan Regional Water Quality Control Board

November 7, 2018

WDID No. 6T26CC402472

Eric Edgerton
Tilth LLC
108432 US Highway 395
Coleville, CA 96107

SUBJECT: ACCEPTANCE OF FINAL SITE AND NITROGEN MANAGEMENT PLANS FOR TILTH LLC, COLEVILLE, MONO COUNTY – ASSESSOR PARCEL NUMBER 002-450-024-000, WDID NO. 6T26CC402472

Thank you for submitting the revised final draft Site and Nutrient Management Plans for the Tilth LLC cannabis cultivation facility, located 108432 US Highway 395 Highway, Coleville. I appreciate your responsiveness addressing our comments on previous draft plans, including addressing the four comments contained in our September 25, 2018, comment letter. Your October 22, 2018, final plans, received by the Lahontan Regional Water Quality Control Board (Water Board) on October 22, 2018, comply with requirements of the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis General Order), WQ 2017-0023-DWQ.

If you have any questions regarding this letter, please contact TJ Middlemis-Clark at (530) 542-5463 (timothy.middlemis-clark@waterboards.ca.gov), or me at (530) 542-5434 (eric.taxer@waterboards.ca.gov).

Eric J. Taxer, P.E.
Senior Water Resource Control Engineer
Eastern California Regional Cannabis Unit Supervisor

Attachment E

Odor Mitigation Plan and Wind Rose Charts for Walker, California

Odor Mitigation Plan

The proposed two acres of cannabis cultivation canopy located at APN 002-450-024-000 is an ideal location for cannabis cultivation because of large setbacks utilized on this 165 acre parcel. The large parcel allows placement of all odor creating processes of the cannabis plant to be set back a minimum of 300 feet from property lines. This setback has been recommended by consultants retained by Mono County to reduce odor complaints. The operator also plans to stagger harvests to mitigate odor caused by harvesting the cannabis plant. Additionally prevailing south, south westerly winds blow any cannabis odors into existing 600 acres of AG property utilized for cattle grazing. With the large setbacks operators do not anticipate any issues associated with odor off the property. Additional odor mitigation measure that may be employed include the addition of livestock, windbreaks and high pressure fogging systems.

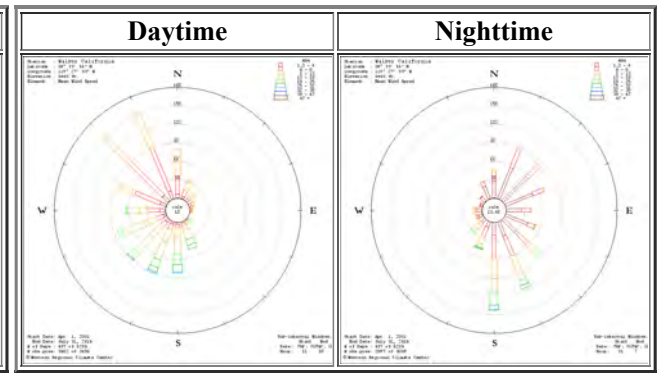
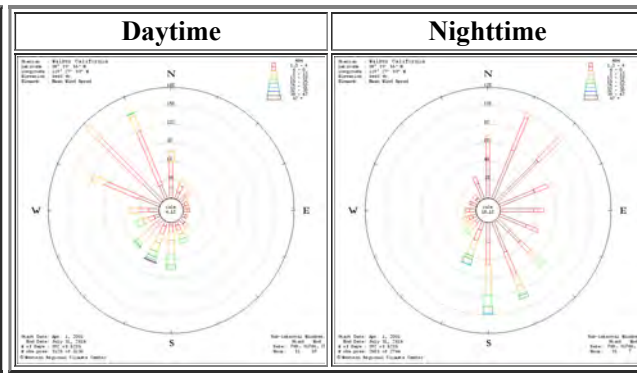
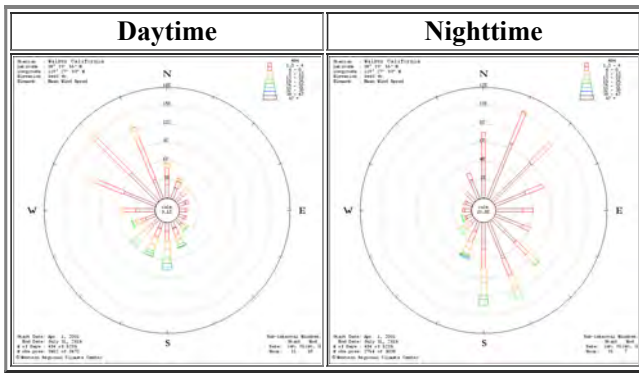
Station Wind Rose Climatology

Walker California

January

February

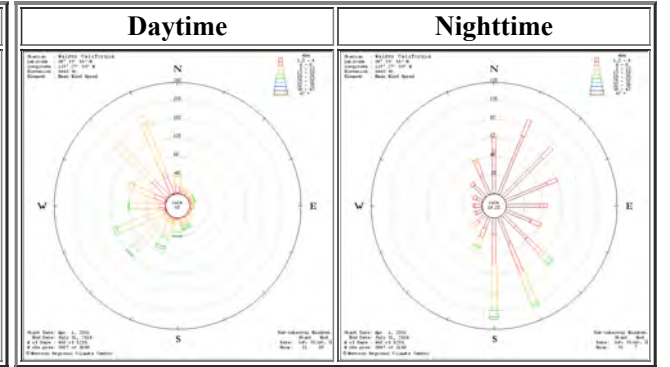
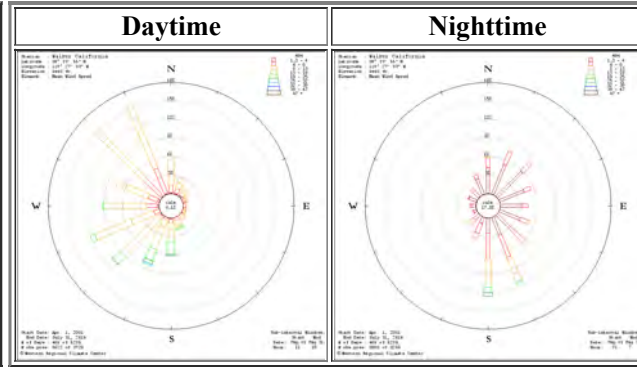
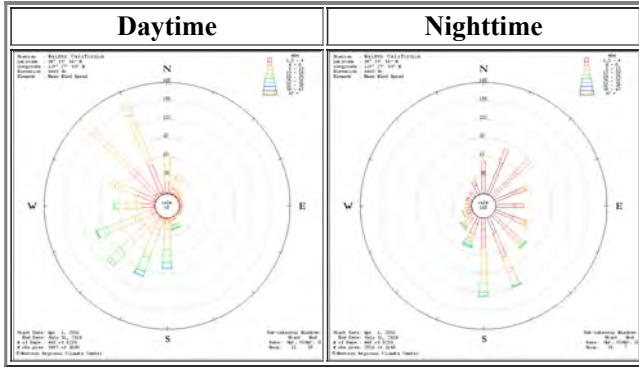
March



April

May

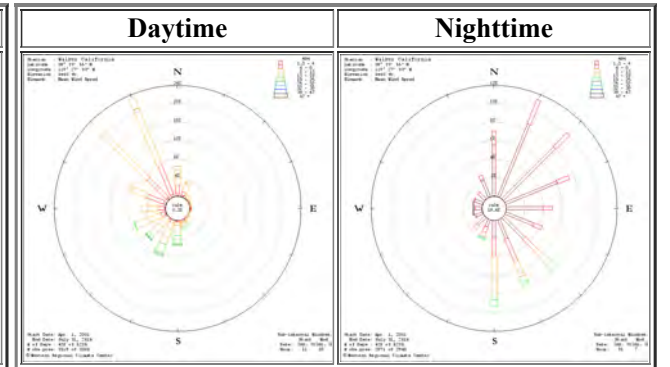
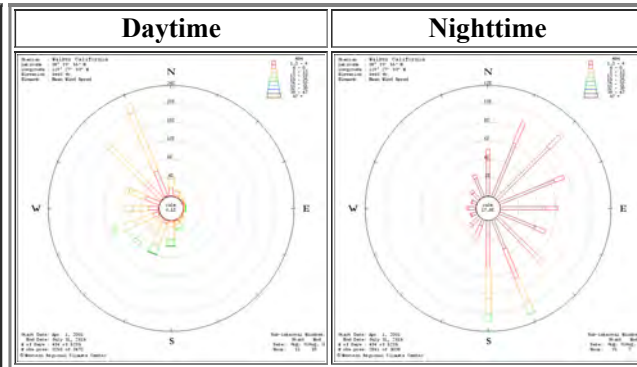
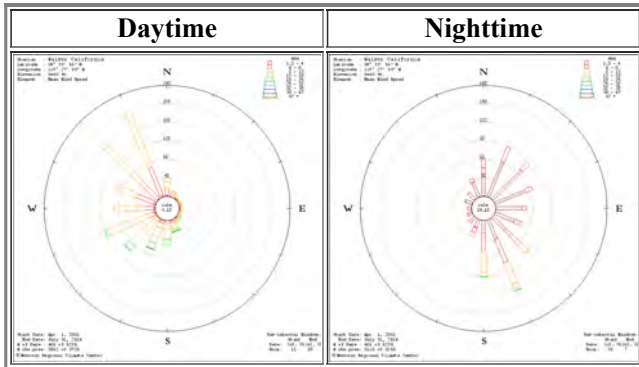
June



July

August

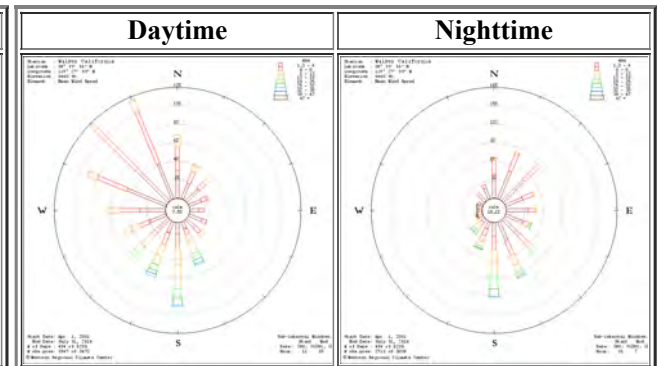
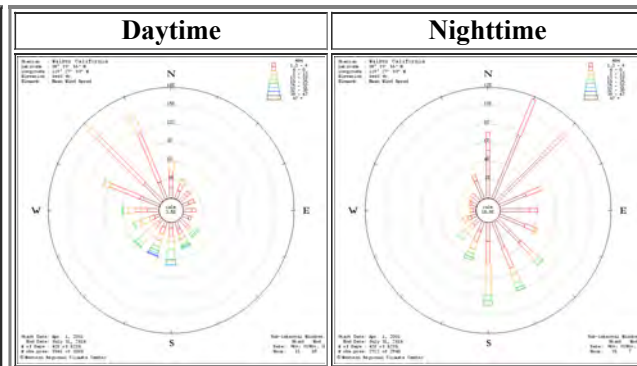
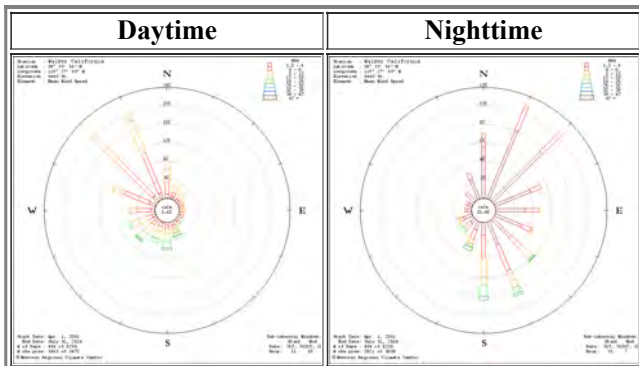
September



October

November

December



Attachment F

Sensitive Plant List and Survey List



Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad IS (Risue Canyon (3811954))

NAS Environmental Consulting

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Antrozous pallidus</i> pallid bat	G5 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	5,280 5,560	411 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Astragalus oophorus var. lavinii</i> Lavin's milk-vetch	G4T2 S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	6,200 6,200	2 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Boechea cobrensis</i> Masonic rockcress	G5 S3	None None	Rare Plant Rank - 2B.3	5,700 5,700	28 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Bombus morrisoni</i> Morrison bumble bee	G4G5 S1S2	None None	IUCN_VU-Vulnerable	5,500 5,500	85 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Cusickiella quadricostata</i> Bodie Hills cusickiella	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	8,080 8,080	28 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Hymenopappus filifolius var. nanus</i> little cutleaf	G5T4 S2	None None	Rare Plant Rank - 2B.3	5,400 5,400	19 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Lasionycteris noctivagans</i> silver-haired bat	G5 S3S4	None None	IUCN_LC-Least Concern WBWG_M-Medium Priority	5,280 5,280	139 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Myotis ciliolabrum</i> western small-footed myotis	G5 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_M-Medium Priority	5,280 5,560	82 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Myotis evotis</i> long-eared myotis	G5 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_M-Medium Priority	5,280 5,560	139 S:2	0	0	0	0	0	2	2	0	2	0	0



Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Myotis yumanensis</i> Yuma myotis	G5 S4	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_LM-Low-Medium Priority	5,280 5,560	263 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Polygala subspinosa</i> spiny milkwort	G4? S3	None None	Rare Plant Rank - 2B.2	5,400 5,400	71 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Taxidea taxus</i> American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	6,019 6,019	544 S:1	0	0	0	0	0	1	0	1	1	0	0

On-site Plant Species List – Tilth Farms

SCIENTIFIC NAME	COMMON NAME
Trees	
<i>Ulmus americana</i>	American Elm
Shrubs	
<i>Artemesia tridentata</i>	Sagebrush
<i>Ephedra</i> sp.	Mormon tea sp.
<i>Ericameria nauseosa</i>	Rubber rabbitbrush
<i>Pershia tridentata</i>	Bitterbrush
<i>Prunus andersonii</i>	Desert Peach
<i>Rosa Woodsii</i>	Wood's Rose
<i>Salix exigua</i>	Narrow-leaf willow
Forbs	
<i>Acheilia millefolium</i>	Common Yarrow
<i>Alyssum desertoides</i>	Desert alyssum
<i>Cichorium intybus</i>	Common Chicory
<i>Descurainia pinnata</i>	Western tansy mustard
<i>Eriogonum</i> sp.	Buckwheat sp.
<i>Erodium cicutarium</i>	Red's storksbill
<i>Eschscholzia californica</i>	California poppy
<i>Iris missouriensis</i>	Rocky Mountain iris
<i>Malva</i> sp.	Mallow sp.
<i>Rumex crispus</i>	Curly dock
<i>Sisymbrium altissimum</i>	Tall tumble mustard
<i>Taraxacum officinale</i>	Common dandelion
<i>Verbascum thapsus</i>	Common mullein
Grasses	
<i>Bromus tectorum</i>	Cheat grass
<i>Festuca</i> sp.	Fescue sp.
<i>Hordeum murinum</i> ssp. <i>leporinum</i>	Wall Barley
<i>Juncus balticus</i>	Baltic rush
<i>Leymus, Elymus or Agropyron</i> sp.	Wheat grass sp.
<i>Poa</i> sp.	<i>Poa</i> sp.
Unknown grass	Two species (no florettes)

Source: NAS Environmental Scientists, surveys conducted 3/27/2018, 4/25~2018. And 5~2018, 9/1

Attachment G

Wetland Assessment

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USACE Sacramento District
 Attention Regulatory Division
 1325 J Street -- Room 1513
 Sacramento, California 95814

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>USACE Sacramento District Attention Regulatory Division 1325 J Street -- Room 1513 Sacramento, California 95814 Lynn Z RCI # 18-630.1</p> </div> <p style="text-align: right; margin-right: 20px;"><i>ACOE Val</i></p> <p>2. Article Number <i>(Transfer from service label)</i></p> <p style="font-weight: bold; font-size: 1.1em;">7018 1130 0000 7093 5900</p>	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by <i>(Printed Name)</i> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> Adult Signature</td> <td style="border: none;"><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Adult Signature Restricted Delivery</td> <td style="border: none;"><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Certified Mail®</td> <td style="border: none;"><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td style="border: none;"><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Collect on Delivery</td> <td style="border: none;"><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td style="border: none;"><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Insured Mail</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td style="border: none;"></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input checked="" type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
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9590 9402 4217 8121 4683 14

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



December 3, 2018

Certified Mail: 7018 1130 0000 7093 5900

Via: Email

USACE Sacramento District
Attention Regulatory Division
1325 J Street -- Room 1513
Sacramento, California 95814

Subject: Request for Aquatic Resource Verification
Tilth Farm, Mono County, CA

Enclosed please find an assessment of aquatic resources for Tilth Farm located in northern Mono County, California. The assessment was conducted on a seven-acre portion of the parcel and there were no aquatic resources identified within the survey area. A U.S. Army Core of Engineers (USACOE) Wetland Determination Data Form was completed by Resource Concepts, Inc. (RCI) on the proposed project area on November 8, 2018.

Soils at the site are hydric; however, there is no evidence of wetland hydrology and no wetland obligate vegetation was observed. Only facultative and upland vegetation occurs at the site.

RCI is requesting a preliminary Jurisdictional Verification of our conclusions.

Thank you for your assistance. If you have any questions or concerns please contact me via phone at 775-883-1600 or e-mail at lynn@rci-nv.com.

Sincerely

A handwritten signature in blue ink that reads 'Lynn Zonge'.

Lynn Zonge, CPESC, PG₈₉₂₄

LZ/jm

enclosure

CARSON CITY

340 North Minnesota St.
Carson City, NV 89703-4152
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Delineation of Aquatic Resources

**Tilth Farm
108432 Hwy 395
Coleville, CA 96107**



December 3, 2018

Prepared For:

Mr. Eric Edgerton
108432 Hwy 395
Tilth Farm
Coleville, California 96107

Prepared By:

RCI Resource Concepts, Inc.
340 N. Minnesota Street
Carson City, Nevada 89703

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Acronyms and Abbreviations

Wetland Indicator Status Acronyms:

- OBL** (Obligate Wetland). Occur almost always in wetlands.
- FACW** (Facultative Wetland). Usually occur in wetlands.
- FAC+** (Facultative). More likely to occur in wetlands than uplands.
- FAC** (Facultative). Likely to occur in wetlands or uplands.
- FAC-** (Facultative). Less likely to occur in wetlands than uplands.
- FACU** (Facultative Upland). Usually occur in uplands.
- UPL** (Obligate Upland). Occur almost always in uplands.
- N/I** (No Indicator). Indicator status unavailable.

Water Types Acronyms:

- TNW**. Traditional Navigable Water, including territorial seas
- TNWW**. Wetlands adjacent to TNWs
- RPW**. Relatively Permanent Waters (RPWs) that flow year round
- RPWWD**. Wetlands directly abutting RPWs
- RPWWN**. Wetlands adjacent to but not directly abutting RPWs
- NRPW**. Non-RPWs are tributaries that do not have continuous flow at least seasonally
- NRPWW**. Wetlands adjacent to non-RPWs
- ISOLATE**. Isolated (interstate or intrastate) waters
- UPLAND**. Uplands
- TNWRPW**. Tributary consisting of both RPWs and non-RPWs

Executive Summary

At the request of Mr. Eric Edgerton, an assessment of aquatic resources was prepared for Tilth Farm located at 108432 Hwy 395, Coleville, California (APN 002-450-024-000) in the unincorporated area of Mono County known as Antelope Valley. The delineation was conducted in accordance with the 1987 *Corps of Engineers Wetland Delineation Manual (TR-Y-87-1)* as amended by the *Western Mountains, Valleys, and Coast Regional Supplement* (2010), and *A Guide to Ordinary High-Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States* (2014).

The assessment was conducted on a seven- acre portion of the parcel and there were no aquatic resources identified within the survey area. An U.S. Army Core of Engineers (USACOE) Wetland Determination Data Form was completed by Resource Concepts, Inc. (RCI) on the proposed Project Area on November 8, 2018.

Soils at the site are hydric; however, there is no evidence of wetland hydrology and no wetland obligate vegetation was observed. Only facultative and upland vegetation occurs at the site.

RCI is requesting a preliminary Jurisdictional Verification of our conclusions.

1.0 Introduction

1.1 Scope of Work and Purpose

At the request of Mr. Eric Edgerton, Resource Concepts, Inc. (RCI) completed an assessment of aquatic resources, including wetlands, subject to the U.S. Army Corp of Engineers (USACE) and Lahontan Regional Water Quality Control Board jurisdiction on the Tilth Farm Property (Project Area) located at 108432 Hwy 395, Coleville, California (APN 002-450-024-000) (reference maps in Appendix A and B).

The purpose of this report is to provide the results and findings of the aquatic resource assessment. No aquatic resources were found in the Project Area. This report facilitates efforts to provide background information on the survey area.

The delineation was conducted in accordance with the 1987 *Corps of Engineers Wetland Delineation Manual* (TR-Y-87-1) as amended by the *Western Mountains, Valleys, and Coast Regional Supplement* (2010), and *A Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States* (2014).

1.2 Contact Information

Preparer of this Delineation Report

Contact: Lynn Zonge
Resource Concepts, Inc.
340 North Minnesota Street
Carson City, NV 89703
(775) 883-1600
lynn@rci-nv.com

Project Proponent

Mr. Eric Edgerton
Eric Edgerton
108432 Hwy 395
Coleville, CA 96107
(775) 291-1480
eric@tilthfarms.com

2.0 Project Location

The Project Area is approximately located about a half mile off Hwy 395 north of Walker California in Mono County. The site is about two acres in area.

Township, Range, and Section for the Project Area: Sec 20, T 8 N, R 19 E

The center of the site is located at:

Lat 38.523211°, Long -119.482574° Datum: WGS 84

To reach the Project Area from Sacramento, California, take Hwy 50 east to Gardnerville, Nevada. Take Hwy 395 south toward Walker, California for approximately 30 miles and the Project Area is on the east side of the highway.

3.0 Methods

On November 8, 2018, a site delineation of federally jurisdictional waters was performed by RCI in accordance with the criteria contained in the 1987 *Corps of Engineers Wetland Delineation Manual* (TR-Y-87-1) as amended by the *Western Mountains, Valleys, and Coast Regional Supplement* (2010), and *A Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States* (2014).

The National Wetlands Inventory map indicates that a portion of the Project Site is PEM1C, freshwater emergent wetland. One data point was taken in the middle of the mapped wetland at the location identified on the maps provided in Appendix A and B. The data point and field survey revealed that the Project Area is not partially or wholly within a wetland. Representative site photos are located in Appendix C. The plant list is provided in Appendix D. The data point describing the vegetation, soils, and hydrology are in Appendix E.

4.0 Existing Conditions

The aquatic resource delineation survey area encompasses approximately six acres of private land located approximately one mile north of Walker, California. The site includes a residence and is within an historically irrigated meadow. Irrigation water was historically diverted from the nearby West Walker River and conveyed throughout the area with a series of earthen conveyance ditches. The Project Site and the encompassing dry meadow area has not been irrigated since 2012.

4.1 Landscape Setting

The Project Area is located within a relatively flat parcel that gently slopes southwest to northwest at ~0-2% slope. The site is located at 5,300 feet in elevation.

Soils

The soils of the proposed Project Area are mapped as Brockliss stony loamy sand, 0-8% slope. The soil is alluvium based and has a very low water holding capacity. Depth to groundwater is typically 48-72 inches and soils are very deep. Soil texture is generally described as stony loamy sand over very stony coarse sand. The Brockliss soil is often associated with dry flood plain ecological sites.

Soil Mapping Units are also depicted on the soil map located in Appendix B.

Vegetation

Site vegetation is dominated upland species such as big sagebrush (*Artemisia tridentata*), and annual invasive species including cheat grass (*Bromus tectorum*), and Russian thistle (*Salsola iberica*). Two facultative upland species were found in very limited densities: woods rose (*Rosa woodsii*) and whorled milkweed (*Asclepias verticillata*). No facultative, facultative wet, or wetland obligate species occur at the Project Site.

Hydrology

Precipitation

The average precipitation at Topaz Lake, 11 miles to the north of the site is 8.49 inches per year (see <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?Pnv8186>), primarily occurring November through April. In 2018 the site has received below average precipitation and in 2017 the site received above average precipitation.

Surface and Groundwater

The Project Area is located in the West Walker River watershed (16050302) Surface hydrology is dominated by the West Walker River. The Walker River originates within the Sierra Nevada mountains and flows east of the property toward Walker Lake.

According to Google Earth aerial photos, surface water flowing onto the property has been historically controlled by upstream diversions of the West Walker River for irrigation. The diversion was south of the Project Area and directed water into earthen conveyance ditches that distributed water throughout the agricultural area. Irrigation has not taken place on the property since 2012. The wetland

determination data point was taken in a low vegetated swale that had no evidence of flow or ordinary high water mark.

Geology

The local geology is dominated by Quaternary alluvium consisting of stream deposits undergoing erosion and dissection (Jennings, C.W. 1977).

4.2 Aquatic Resources

There are no aquatic resources on the proposed Project Area as indicated by lack of wetland hydrology and wetland vegetation.

5.0 References

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- U.S. Army Corps of Engineers. Regulatory Guidance Letter No. 05-05.
- USDA-Natural Resource Conservation Service. Web Soil Survey.
<https://websoilsurvey.nrcs.usda.gov>. Accessed August 13, 2018.
- USDA-Natural Resource Conservation Service. 1995. *Hydric Soils of the United States*. National Bulletin No.1491. Washington D.C.

Appendices

Appendix A

Aquatic Resource Delineation Map



Legend

- Data Point
- Project Area

Source:
DigitalGlobe 3/27/2015

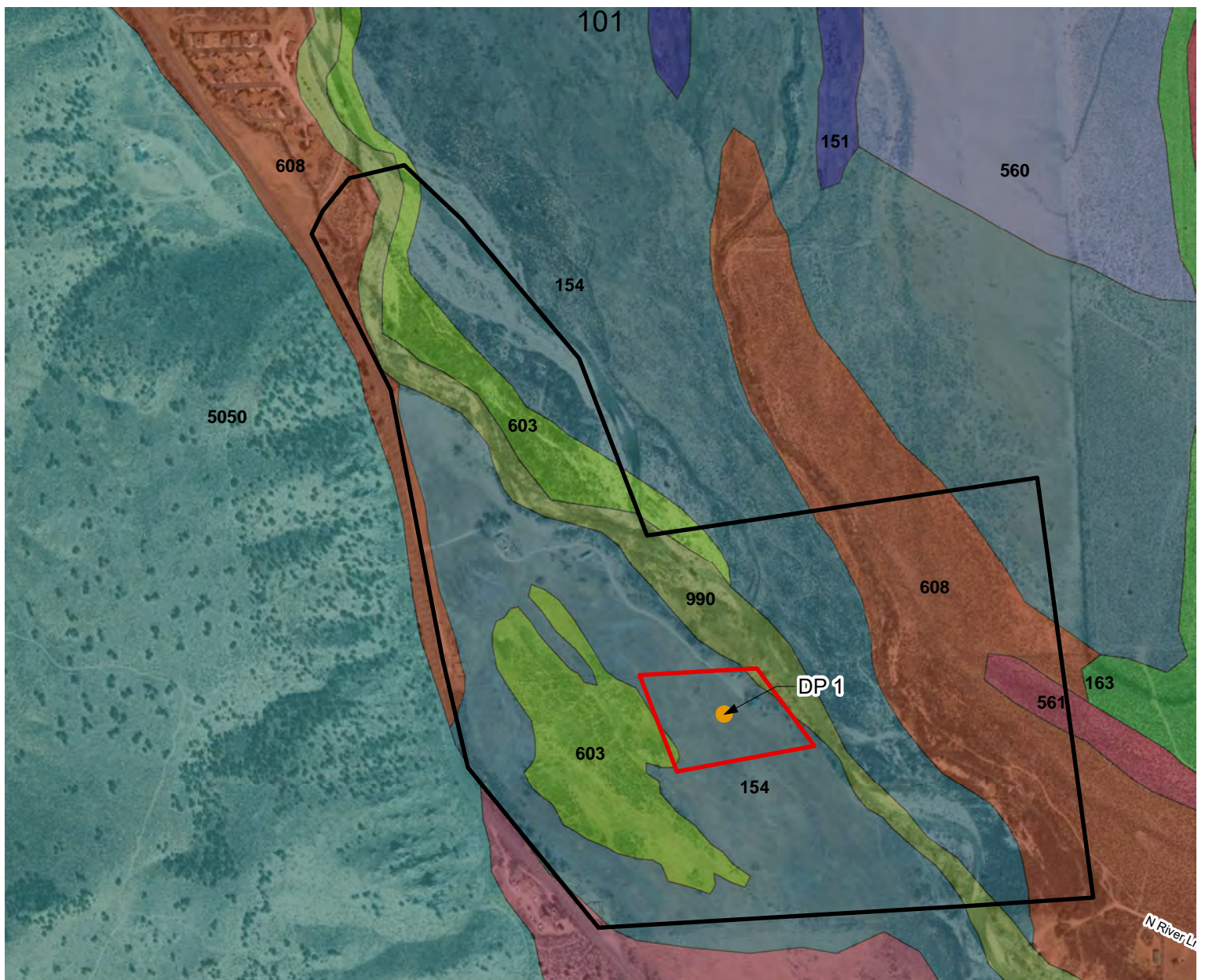
Tilth Farm

11/30/2018



Appendix B

Supporting Maps



Legend

- Data Point
- Tilth Farms Parcel
- Project Area

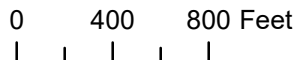
Soils

Map Unit Number, Map Unit Name*

- | | |
|--|---|
| <ul style="list-style-type: none"> 151, Brockliss gravelly loamy coarse sand, 0 to 4 percent slopes 154, Brockliss stony loamy sand, 0 to 8 percent slopes 163, Calpine sandy loam, 2 to 4 percent slopes | <ul style="list-style-type: none"> 5050, Toejom-Pimogran-Rock outcrop association 560, Leviathan cobbly sandy loam, 2 to 4 percent slopes 561, Leviathan stony sandy loam, 2 to 15 percent slopes 599, Mottskel very bouldery loamy coarse sand, 0 to 4 percent slopes 603, Mottsville very stony loamy coarse sand, 2 to 15 percent slopes 608, Mottsville loamy coarse sand, 4 to 15 percent slopes 990, Riverwash-Water complex |
|--|---|

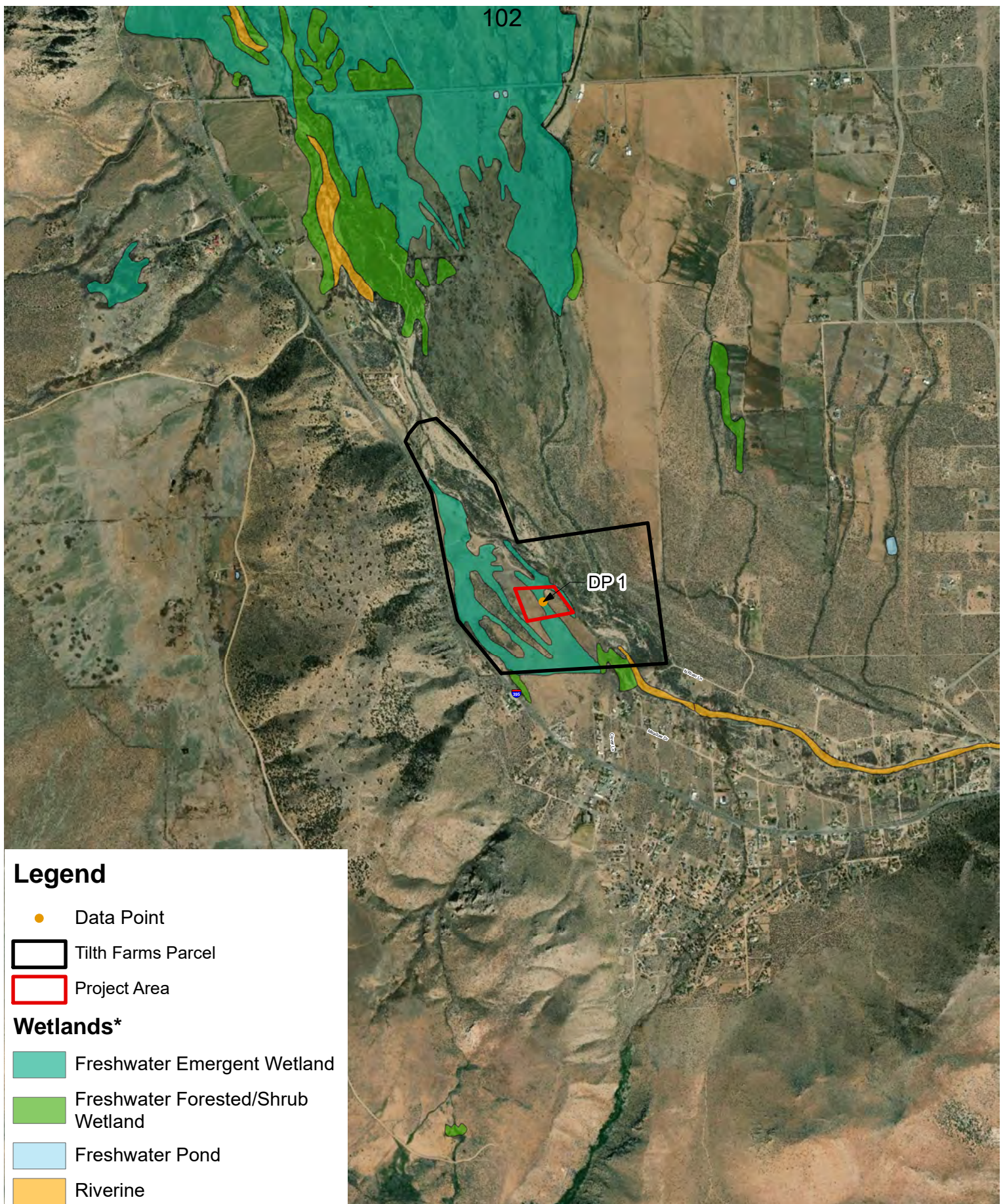


Source:
*Web Soil Survey
11/07/2018



Soils

11/30/2018

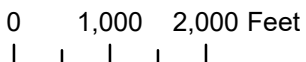


Legend

- Data Point
- ▭ Tilth Farms Parcel
- ▭ Project Area

Wetlands*

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine



Source:
*National Wetlands
Inventory (NWI)
05/2018

**Tilth Farm
Wetlands**

11/30/2018

Appendix C

Photographs

Tilth Farm Property Appendix C – Photographs



Photo 1. View to the north of data point 1 and surrounding field.



Photo 2. View of old irrigation ditch approximately 38 feet to the west of data point 1.

Appendix D

Plant List

Tilth Farm Property Appendix D. Plant List

Scientific Name	Common Name	Wetland Indicator Status
<i>Artemisia tridentata</i>	Sagebrush	UPL
<i>Asclepias verticillata</i>	whorled milkweed	FACU
<i>Bromus tectorum</i>	Cheat Grass	UPL
<i>Medicago sativa</i>	Alfalfa	UPL
<i>Rosa Woodsii</i>	Wood's Rose	FACU
<i>Salsola iberica</i>	Russian thistle	FACU
<i>Erodium sp.</i>	Storksbill	NA

Appendix E

Wetland Delineation Data Form

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Tilth Farms City/County: Mono Sampling Date: 11-08-2018
 Applicant/Owner: Eric Edgerton State: CA Sampling Point: DP1
 Investigator(s): Lynn Zonge & JoAnne Michaels Section, Township, Range: Sec 20, T8N, R23E
 Landform (hillslope, terrace, etc.): Floodplain Local relief (concave, convex, none): flat Slope (%): 1-2%
 Subregion (LRR): D - Interior Deserts Lat: 38.523321 Long: -119.482574 Datum: WGS84
 Soil Map Unit Name: 154 Brockliss Stony Loamy Sand, 0 to 8% Slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Remarks: <i>old irrigated field - Not irrigated since ~ 2013? This is the lowest point in the survey area;</i>					

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:		
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)		
2. _____				Total Number of Dominant Species Across All Strata: <u>0</u> (B)		
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> % (A/B)		
4. _____				Prevalence Index worksheet:		
Sapling/Shrub Stratum Total Cover: <u>0</u> %				Total % Cover of:		
1. _____				OBL species	x 1 =	<u>0</u>
2. _____				FACW species	x 2 =	<u>0</u>
3. _____				FAC species	x 3 =	<u>0</u>
4. _____				FACU species	x 4 =	<u>0</u>
5. _____				UPL species	x 5 =	<u>0</u>
Herb Stratum Total Cover: <u>50</u> %				Column Totals:	(A)	<u>0</u> (B)
1. <u>Bromus Tectorum</u>	<u>50</u>	<u>Y</u>	<u>UPL</u>	Prevalence Index = B/A = _____		
2. _____				Hydrophytic Vegetation Indicators:		
3. _____				<input checked="" type="checkbox"/> Dominance Test is >50%		
4. _____				<input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹		
5. _____				<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)		
6. _____				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)		
7. _____				¹ Indicators of hydric soil and wetland hydrology must be present.		
8. _____				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Woody Vine Stratum Total Cover: <u>50</u> %						
1. _____						
2. _____						
% Bare Ground in Herb Stratum <u>50</u> % % Cover of Biotic Crust <u>0</u> %						

Remarks:
Weedy - Woods Rose - + Sage brush to west - 50' on upland rise otherwise - vegetation similar; Russian Thistle is in old ditch to the west.

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture ³	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-20"	10YR 3/2	100	—				Loamy Sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.
³Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Vernal Pools (F9)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	

Indicators for Problematic Hydric Soils:

<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Other (Explain in Remarks)

⁴Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
 Type: None
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Biotic Crust (B12)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Water-Stained Leaves (B9)	

Secondary Indicators (2 or more required)

<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>720"</u>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>720"</u>
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>720"</u>

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
DPI = 38' East of old irrigation Ditch; ~350' West of Walker River

Remarks:
Very Dry

Attachment H

Hazard Disclosure Report

Make check payable to:



P.O. Box 7134
San Francisco, CA 94120-7134

111 DEMAND

Order Number: 170627-00097
Escrow Number: 01701443-RT
Demand Date: 6/27/2017

Bill To: **Amount Due: \$99.00**

RISHELE THOMPSON
TICOR TITLE COMPANY
1483 HWY 395 STE B
GARDNERVILLE, NV 89410

Please include the Order Number on
check to receive proper credit.

THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED

Ordering Party/Agent	Escrow	Order Details
MATT CARTER THE CARTER GROUP 107038 US HIGHWAY 395 COLEVILLE, CA 96107-9583 (775) 690-2984	RISHELE THOMPSON TICOR TITLE COMPANY 1483 HWY 395 STE B GARDNERVILLE, NV 89410 (775) 783-1400	Property Address: CORDTZ JEFF & MARSH BICK 108432 US HIGHWAY 395 COLEVILLE, CA 96107-9714

Quantity	Description	Amount	Total
1	Residential Premium	\$99.00	\$99.00

Subtotal: \$99.00
Paid: \$0.00
Amount Due **\$99.00**

Important Ordering Agent Payment Instructions:

- When escrow opens for this transaction please do the following:
1. Fill out the escrow information above.
 2. Fax a copy of this demand to Disclosure Source at (800) 287-8673.
 3. Have this demand placed into the escrow file for payment.
 4. **Should the escrow we were instructed to bill not close, please forward this demand to the next escrow, and inform Disclosure Source of the new pertinent data.** Disclosure Source will provide the new escrow with an updated demand and a copy of the report.

In the event demands are unpaid after closing, the Ordering Agent will be responsible for payment.

Escrow Instructions:

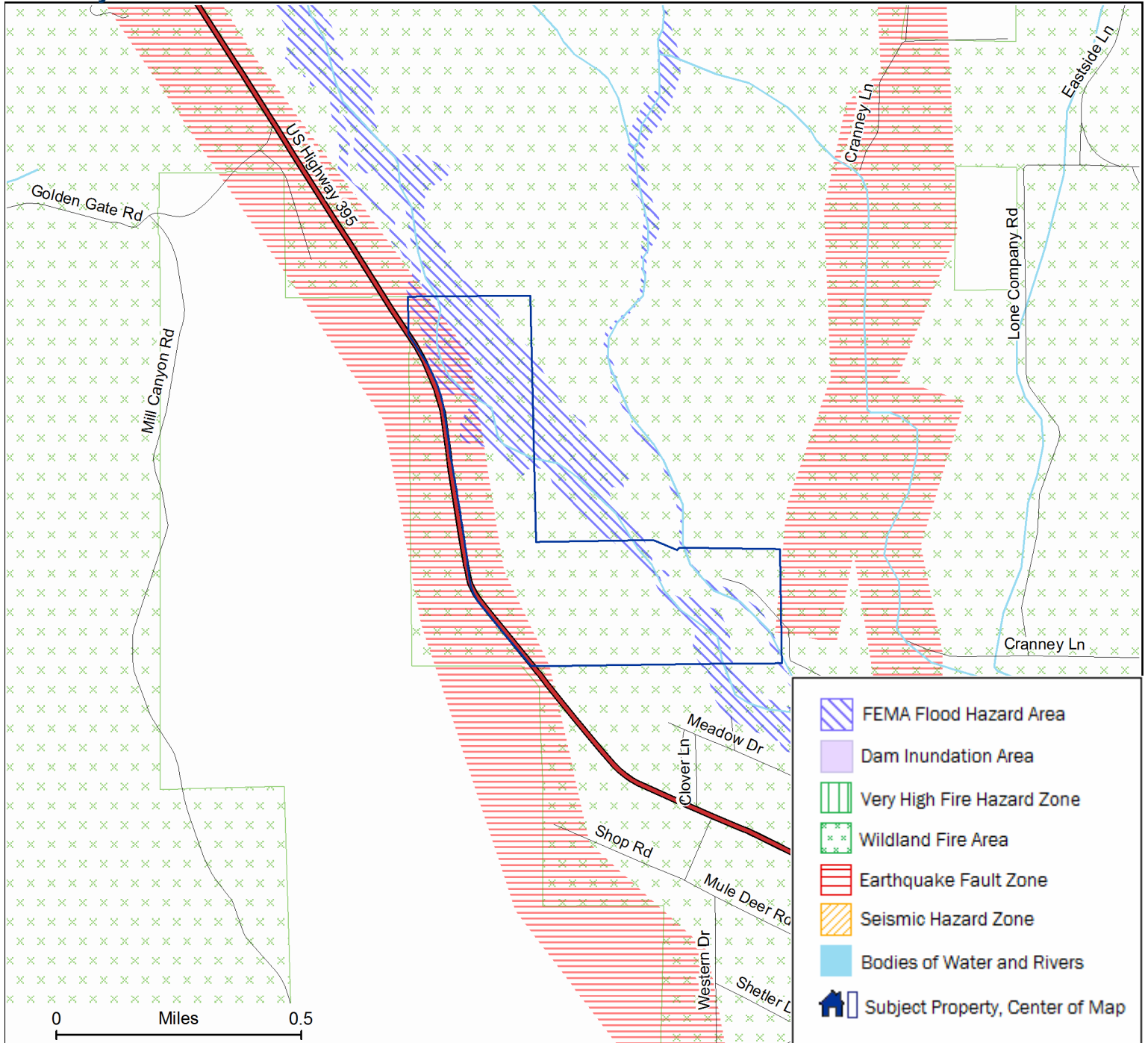
If the escrow documents are being transferred to a new escrow, please notify Disclosure Source Customer Service at (800) 880-9123 to update changes and transfer this demand along with the Disclosure Source Report to the new escrow. If the escrow fails to close, please notify the Disclosure Source Accounting Dept. at (800) 880-9123.

Property Address: 108432 US HIGHWAY 395
COLEVILLE, CA 96107-9714

Parcel Number: 002-450-007-000

Date: 6/27/2017
Order Number: 170627-00097

Statutory Natural Hazard Disclosures



- * IS IS NOT Located in a FEMA Special Flood Hazard Area.
- * IS IS NOT Located in a Dam Inundation Area.
- IS IS NOT Located in a Very High Fire Hazard Severity Zone.
- * IS IS NOT Located in a Wildland Fire Area.
- * IS IS NOT Located in an Alquist-Priolo Earthquake Fault Zone.
- * IS IS NOT Located in a Seismic Hazard Zone.

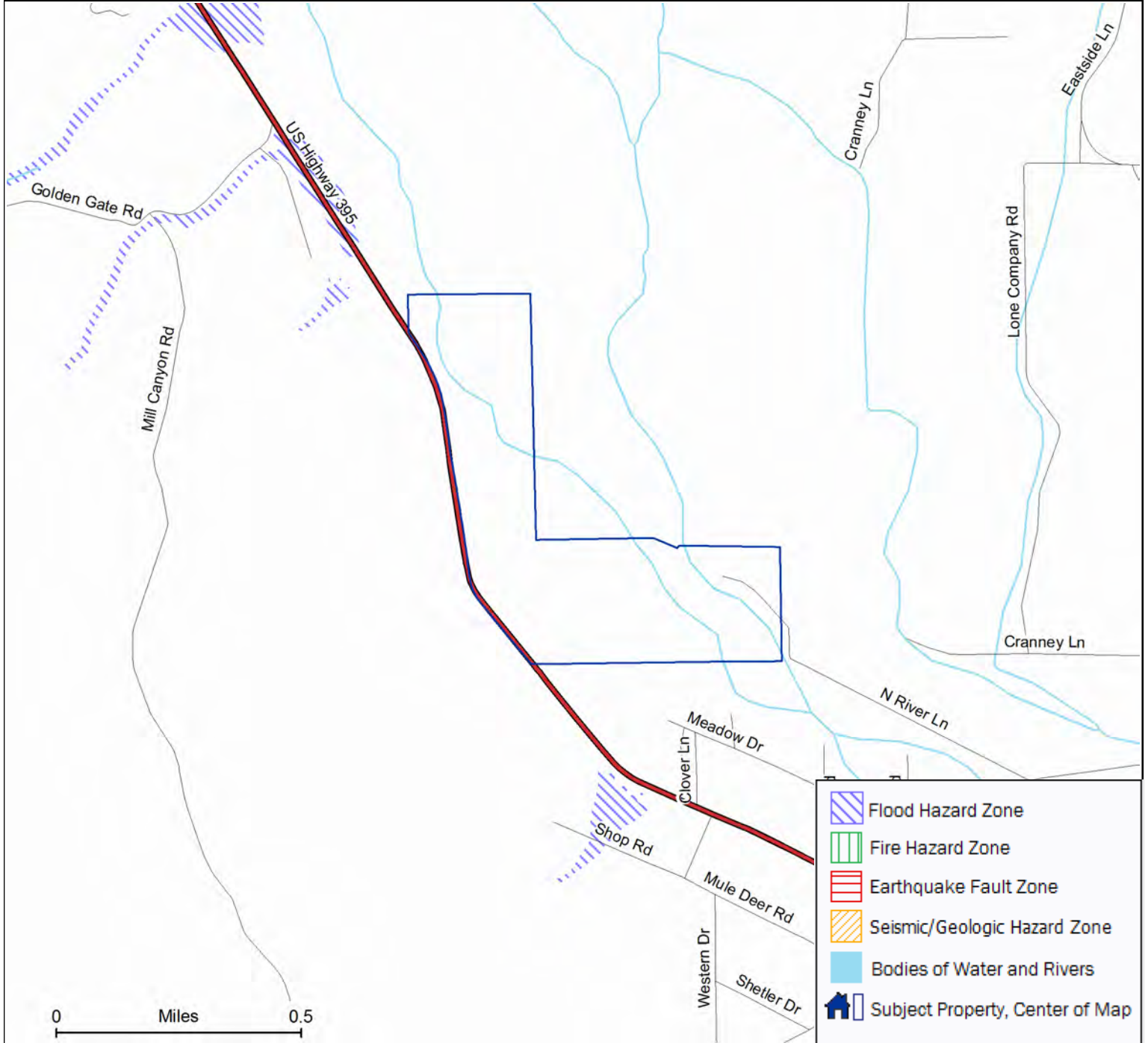
* Please read the report for further information

This map is for your aid in locating natural hazard areas in relation to the subject Property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure under California law.**

Property Address: 108432 US HIGHWAY 395
COLEVILLE, CA 96107-9714
Parcel Number: 002-450-007-000

Date: 6/27/2017
Order Number: 170627-00097

Local/Supplemental Natural Hazard Disclosures



- * IS IS NOT in a Supplemental Flood Hazard Zone.
- IS IS NOT in a Supplemental Fire Hazard Zone.
- IS IS NOT in a Supplemental Earthquake Fault Zone.
- IS IS NOT in a Supplemental Seismic/Geologic Hazard Zone.

This map is for your aid in locating natural hazard areas in relation to the subject Property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure under California law.**

* Please read the report for further information

Property Address: 108432 US HIGHWAY 395
COLEVILLE, CA 96107-9714
Parcel Number: 002-450-007-000

Date: 6/27/2017
Order Number: 170627-00097

NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: **108432 US HIGHWAY 395, COLEVILLE, CA, 96107-9714 APN: 002-450-007-000**

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
Yes No Do not know and information not available from local jurisdiction

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.
Yes No Do not know and information not available from local jurisdiction

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.
Yes No

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.
Yes No

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
Yes No

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone) Yes (Liquefaction Zone) No Map not yet released by state

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor (Seller) _____ Date _____

Signature of Transferor (Seller) _____ Date _____

Agent(s) _____ Date _____

Agent(s) _____ Date _____

Check only one of the following:

- Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).
- Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s)  Date 6/27/2017

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

By signing below, the transferee(s), also acknowledge they have read and understand the additional disclosures, notices, advisories, and disclaimers provided in this report including, but not limited to, local/supplemental natural hazards, commercial/industrial zoning, airport influence area and airport proximity, Williamson Act, right to farm, mining operations, transfer fee notice, notice of your supplemental property tax bill, gas and hazardous liquid transmission pipelines, toxic mold, methamphetamine contaminated property, Megan's law, flood insurance, military ordnance location, energy efficiency standards, water conserving plumbing fixtures, habitat sensitivity area/endangered species, oil, gas wells and methane, naturally occurring asbestos, radon, additional local disclosures, tax information, Mello-Roos and 1915 special tax and assessments notice, tax summary, environmental information, and links to download Governmental Guides referred to in the Report (additional signatures may be required):

1. "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants";
2. "Protect Your Family From Lead In Your Home";
3. "Homeowners Guide to Earthquake Safety" and "Residential Earthquake Hazards Report" form; 4. "What is your Home Energy Rating?".

Signature of Transferee (Buyer) _____ Date _____

Signature of Transferee (Buyer) _____ Date _____

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THE RECIPIENT(S) SHOULD CAREFULLY READ THE EXPLANATION OF SERVICES, CONDITIONS, LIMITATIONS & DISCLAIMERS CONTAINED IN THIS REPORT.

PAYMENT POLICY: FULL PAYMENT FOR THIS REPORT IS DUE UPON CLOSE OF ESCROW. THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED.

CANCELATION POLICY: OUR REPORT CAN ONLY BE CANCELLED IF ESCROW IS CANCELLED, OR THE TRANSFEROR/SELLER TAKES THE PROPERTY OFF THE MARKET. SIGNED ESCROW CANCELLATION INSTRUCTIONS ARE REQUIRED.

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In	Out	Not Mapped	Statutory Natural Hazard Disclosures	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Flood Hazard Area designated by the Federal Emergency Management Agency	1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dam Inundation / Area of Potential Flooding	1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Very High Fire Hazard Severity Zone	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wildland Area That May Contain Substantial Forest Fire Risks And Hazards	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Earthquake Fault Zone	2
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Hazard - Landslide Zone	2
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Hazard - Liquefaction Zone	2

In	Out	Not Mapped	Local/Supplemental Natural Hazard Disclosures	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Supplemental Flood Hazard Zone	3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Fire Hazard Zone	3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Earthquake Fault Hazard Zone	4
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Seismic/Geologic Hazard Zone	4

In	Out	Additional Disclosures	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Commercial/Industrial Zoning	5
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Airport Influence Area	5
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Airport Proximity	5
<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Land Conservation (Williamson) Act	6
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Right to Farm	6
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mining Operations	7

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Yes	No	Tax Information	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mello-Roos Communities Facilities District Special Tax Liens – currently levied against the property	8
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Improvement Bond Act of 1915 Lien Assessments – currently levied against the property	9
		Tax Summary – annual taxes, liens and assessments currently included on the tax bill	10
		Property Tax Descriptions	11
		Supplemental Tax Estimator Worksheet	12
		Property Tax Estimator Worksheet	13

Yes	No	Environmental Information	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identified sites with known or potential environmental concerns	14
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STATUTORY NATURAL HAZARD DISCLOSURES

Disclosure Source reviews specific public records to determine whether the property is located in any of six statutorily defined natural hazard areas described below.

SPECIAL FLOOD HAZARD AREA

Pursuant to federal law, the Federal Emergency Management Agency (FEMA) is required to identify and designate areas that are subject to flooding as part of the National Flood Insurance Program. A "Special Flood Hazard Area" (any type Zone "A" or "V") as determined by FEMA is an area where all or a portion of the property has a 1% chance each year of being inundated by flood waters. If a property is located in a Special Flood Hazard Area, the cost and availability of flood insurance may be affected. Properties not located in a Special Flood Hazard Area are not relieved from the possibility of sustaining flood damage. A few areas are not covered by official Flood Insurance Rate Maps. If information is not available, Disclosure Source recommends that the transferee contact the local jurisdiction's planning and building department to determine the potential for flooding at the subject Property .

Source(s) of data: Title 42 United States Code Section 4101

Based on a review of the Flood Insurance Rate Map(s) issued by FEMA, the subject Property:

IS IS NOT Do not know and information not available located in a Special Flood Hazard Area

DAM INUNDATION / AREA OF POTENTIAL FLOODING

The State of California Office of Emergency Services is required to review, approve and maintain copies of the maps that have been prepared and submitted to them by local governmental organizations, utilities or other owners of any dam in the state. The maps delineate areas of potential inundation and flooding that could result from a sudden, partial or total dam failure. Dams in many parts of the world have failed during significant earthquakes, causing flooding of those areas in the pathway of the released water. The actual risk of dam failure is not defined by the map(s). Legislation also requires, appropriate public safety agencies of any city, county, or territory of which is located in such an area, to adopt/implement adequate emergency procedures for the evacuation and control of populated areas near/below such dams.

Source(s) of data: Government Code Section 8589.5.

Based on a review of the official map(s) available through the State of California, Office of Emergency Services, the subject Property:

IS IS NOT Do not know and information not available located in a Dam Inundation Zone

VERY HIGH FIRE HAZARD SEVERITY ZONE

The California Legislature has declared that space and structure defensibility is essential to diligent fire prevention. Further, the Director of Forestry and Fire Protection has identified areas in the state as Very High Fire Hazard Severity Zones based on consistent statewide criteria, and based on the severity of fire hazard that is expected to prevail in those areas. Determining information includes, but is not limited to: Fuel loading, terrain (slope), fire weather conditions and other relevant factors.

Source(s) of data: California Government Code Section 51178 and 51179

Based on a review of the official map(s) issued by the California Department of Forestry and Fire Protection, the subject Property:

IS IS NOT Do not know and information not available located in a Very High Fire Hazard Severity Zone

WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS / STATE FIRE RESPONSIBILITY AREA

The State of California Department of Forestry and Fire Protection designates State Fire Responsibility Areas (SRA). This means the California Department of Forestry bears the primary financial responsibility for the prevention and/or suppression of fires in these areas. A transferor of real property located within a SRA must disclose the fact that there may be a forest fire risk and hazard on the property, and the fact that the property owner may be subject to the imposition of fire mitigation measures as set forth in Public Resources Code Section 4291. However the degree of hazard is not indicated within the official State Fire Responsibility Area maps. It may range from Low to Very High. The State of California may collect an annual "fire prevention fee" from these owners. The collected monies will go toward a fund that will finance fire prevention activities benefiting these owners. The fee may vary and will be charged on each structure intended for human habitation. More information about this fee may be found at http://www.firepreventionfee.org/sra_faqs.php.

Source(s) of data: California Public Resources Code Section 4125

Based on a review of the official map(s) issued by the California Department of Forestry and Fire Protection, the subject Property:

IS IS NOT Do not know and information not available located in a State Fire Responsibility Area

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ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

Earthquake Fault Zone maps are delineated and compiled by the California State Geologist pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. During an earthquake, structures located directly over fault zones (surface fault traces) could sustain damage as a result of a seismic event resulting from ground fault rupture (surface cracking). For the purposes of this report, an Earthquake Fault Zone is generally defined as an area approximately 1/4 mile in total width (1,320 feet) located along a known active earthquake fault. An "active" fault as defined by the State of California, Department of Conservation, Division of Mines and Geology is an earthquake fault that has produced ground surface displacement (ground surface rupture) within the last eleven thousand years.

Source(s) of data: California Public Resources Code Section 2622

Based on a review of the official map(s) issued by the California Department of Conservation, Division of Mines and Geology, the subject Property:

IS IS NOT located in an Alquist-Priolo Fault Zone

SEISMIC HAZARD ZONE

The intent of the Seismic Hazards Mapping Act of 1990 is to provide for a statewide seismic hazard mapping and technical advisory program to assist cities and counties in fulfilling their responsibilities for protecting the public health and safety from the effects of strong ground shaking, liquefaction (failure of water-saturated soil), landslides and other seismic hazards caused by earthquakes. Under this act, The California Department of Conservation is mandated to identify and map the state's most prominent earthquake hazards. Information produced by these maps is utilized (in part) by cities and counties to regulate future development. Development/Construction permits may be withheld until adequate geologic or soils investigations are conducted for specific sites, and mitigation measures are incorporated into development plans.

Seismic Hazard Zone maps delineate areas subject to earthquake hazards. New development in a Seismic Hazard Zone is only permitted if it can be shown that mitigation makes the site acceptably safe. Maps are only available for limited areas now, but will eventually cover all of California.

Earthquake-Induced Landslide Hazard Zones are areas where there has been a recent landslide, or where the local slope, geological, geotechnical, and ground moisture conditions indicate a potential for landslides as a result of earthquake shaking. Landslides zones are described as areas in which masses of rock, soil or debris have been displaced down slope by flowing, sliding or falling. The severity of a landslide depends on the underlying geology, slope and soil in the area.

Liquefaction Hazard Zones are areas where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a liquid-like condition of soil which sometimes occurs during strong earthquake shaking where the groundwater is shallow and soils are loose and granular (sands for example). These factors can combine to produce liquefaction in localized areas. When liquefaction occurs the soil temporarily becomes liquid-like and structures may settle unevenly. This condition can cause lateral spreading of level ground, and ground failure and sliding on slopes. Liquefaction can cause structural damage under certain geologic conditions. The type of sedimentary deposit, penetration resistance, and depth to ground water are the key factors that govern an area's susceptibility to liquefaction.

Source(s) of data: California Public Resources Code Section 2696

Based on a review of the official map(s) issued by the California Department of Conservation, Division of Mines and Geology, the subject Property:

IS IS NOT located in a Landslide Hazard Zone Map not released by state

IS IS NOT located in a Liquefaction Hazard Zone Map not released by state

GOVERNMENTAL GUIDES: "HOMEOWNER'S [COMMERCIAL PROPERTY OWNER'S] GUIDE TO EARTHQUAKE SAFETY" PUBLISHED BY THE CALIFORNIA SEISMIC SAFETY COMMISSION CONTAINING IMPORTANT INFORMATION REGARDING EARTHQUAKE AND GEOLOGIC HAZARDS. THEY ARE AVAILABLE FOR DOWNLOAD AT [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS/QUAKE.ASPX](https://www.disclosuresource.com/downloads/quake.aspx)

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LOCAL/SUPPLEMENTAL NATURAL HAZARD DISCLOSURES

Disclosure Source has obtained maps that are both official and publicly available from city, county, and state sources which supplement the statutory natural hazard information. The company has only reviewed maps that are available in a usable format and at an appropriate scale to delineate where hazards may exist on a single parcel basis. Disclosure Source recommends that the transferee contact the local building and planning departments to help ascertain what, if any, special requirements there might be for construction or renovation, and building code requirements for this property. The foregoing statement should be considered a part of the Disclaimers of this Disclosure Report and those Disclaimers apply to this Statement. Please refer to them for further information.

SUPPLEMENTAL FLOOD HAZARD ZONE

Supplemental flood zones include information in addition to, or different from, the areas mapped on Flood Insurance Rate Maps by the Federal Emergency Management Agency or Dam Inundation zones as reported by the California State Office of Emergency Services. These can include tsunamis, seiches (inland lake tsunamis), runoff hazards, historical flood data and additional dike failure hazards.

If a portion or all of the property is located within one of these hazard areas, the lending institution may require flood insurance. Disclosure Source recommends that the transferee: 1) contact the lending institution to ascertain any additional requirements for flood insurance, 2) contact the insurance company to ascertain the availability and cost of the flood insurance.

Based on the maps obtained, the subject Property:

IS IS NOT located in a supplemental Flood Hazard Zone Do not know OR information is not available

ADDITIONAL INFORMATION:

NONE

SUPPLEMENTAL FIRE HAZARD ZONE

Local agencies may, at their discretion, include or exclude certain areas from the requirements of California Government Code Section 51182 (imposition of fire prevention measures on property owners), following a finding supported by substantial evidence in the record that the requirements of Section 51182 either are, or are not adequate or necessary for effective fire protection within the area. Any additions to these maps that the company has been able to identify and substantiate are included in this search.

There may be maps of other substantial fire hazards such as brush fires that are not subject to Section 51182. Disclosure Source has included these maps in this search.

Fire hazard zones listed here, if any, are areas which contain the condition and type of topography, weather, vegetation and structure density to increase the susceptibility to fires. In these areas, the City or County may impose strategies to enforce fire mitigation measures, including fire or fuel breaks, brush clearance, and fuel load management measures. For example, emphasis on roof type and fire-resistive materials may be necessary for new construction or roof replacement. In addition, other fire defense improvements may be demanded, including special weed abatement, brush management, and minimum clearance around structures. In most cases, if a property is in a Fire Hazard Area, insurance rates may be affected.

Based on the maps obtained, the subject Property:

IS IS NOT located in a supplemental Fire Hazard Zone Do not know OR information is not available

ADDITIONAL INFORMATION:

NONE

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SUPPLEMENTAL EARTHQUAKE FAULT HAZARD ZONE

Many local jurisdictions have different or higher standards than the State for the identification of earthquake faults. Those jurisdictions have created their own maps which indicate active or potentially active faults according to those standards.

Many cities and counties require geologic studies before any significant construction if a property is in or near an earthquake fault zone known to them and certain types of construction may be restricted in these areas. Disclosure Source has included official and publicly available maps indicating earthquake faults known by those jurisdictions. In some cases the company has used the description of an Earthquake Fault Zone established by the Alquist -Priolo Earthquake Fault Zone Act of approximately 1,320 feet wide to define a supplemental Fault Hazard Zone.

Based on the maps obtained, the subject Property:

IS IS NOT located in a supplemental Fault Hazard Zone Do not know OR information is not available

ADDITIONAL INFORMATION:
NONE

SUPPLEMENTAL SEISMIC/GEOLOGIC HAZARD ZONE

The California Division of Mines and Geology (DMG) has not completed the project assigned by Section 2696 of the California Public Resources Code to identify areas of potential seismic hazard within the State of California. The DMG and the US Geologic Survey (USGS) have performed many valuable studies that supplement the Section 2696 maps and fill in many missing areas. These maps are included in this search. Also included in this search are maps that indicate many hazards that may or may not be seismically related, including, but not limited to, liquefaction, landslides, debris flows, mudslides, coastal cliff instability, volcanic hazards and avalanches. A number of various geologic factors may influence the types of geologic hazards present: rainfall amounts, removal of vegetation, erosion, seismic activity, or even human activity. The severity of a geologic hazard depends on the underlying geology, slope, proximity to earthquake faults, and soil type in the area. Many cities and counties require geologic studies before any significant construction if a property is in or near a geologic hazard known to them and certain types of construction may be prohibited.

Based on the maps obtained, the subject Property:

IS IS NOT located in a supplemental Geologic Hazard Zone Do not know OR information is not available

ADDITIONAL INFORMATION:
NONE

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ADDITIONAL DISCLOSURES

COMMERCIAL / INDUSTRIAL ZONING

Pursuant to California Civil Code Section §1102.17, the seller of residential real property subject to this article who has actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, or affected by a nuisance created by such a use, shall give written notice of that knowledge as soon as practicable before transfer of title.

"Whenever any city, city and county, or county shall have established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, except in an action to abate a public nuisance brought in the name of the people of the State of California, no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein, nor shall such use be deemed a nuisance without evidence of the employment of unnecessary and injurious methods of operation. Nothing in this act shall be deemed to apply to the regulation and working hours of canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors ." California Code of Civil Procedure Section §731a.

Based on the county tax assessment rolls, the subject Property:

IS IS NOT located within one mile of a property zoned for commercial or industrial use.

AIRPORT INFLUENCE AREA

Section 1103.4 of the California Civil Code requires notice if a property is encompassed within an airport influence area. According to Section 11010 of the Business and Professions Code, an airport influence area is defined as "an area in which current or future airport related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses." Where publicly available at the time of the report, Disclosure Source has utilized airport influence area maps from county Airport Land Use Commissions (ALUC). Airport influence area maps can be found within a county Airport Land Use Comprehensive Plan, available to the public through most county planning departments. Some airports have not published influence area maps and the property may still be subject to some of the annoyances or inconveniences associated with proximity to airport operations . Airports physically located outside California were not included in this report.

According to airport influence maps available, the subject Property:

IS IS NOT located in a mapped airport influence area.

If the subject property is located in an airport influence area, the following statement applies - NOTICE OF AIRPORT IN VICINITY This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

AIRPORT PROXIMITY

California Civil Code §1102.17 states: "The seller of residential real property subject to this article who has actual knowledge that the property is adjacent to , or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, or affected by a nuisance created by such a use, shall give written notice of that knowledge as soon as practicable before transfer of title." Industrial use identified in Section 731a includes but is not limited to airport uses. Aircraft landing facilities listed herein, if any, consists of those owned by the United States Federal Government (Military aviation), public and privately owned civil and commercial aviation facilities; except private landing facilities (restricted public access), glider ports, and facilities that have not been assigned a current location identifier by the Federal Aviation Administration (FAA). Airports physically located outside California were not included in this report.

According to information available from the FAA the company reports the following aircraft landing facilities within the estimated distance of the subject Property. The calculated distance can be dependent upon the size of the airport influence area, if any.

FAA ID#	FACILITY NAME	TYPE	DISTANCE
NONE			

For further information regarding any of the public aircraft landing facilities identified in this report, please contact the following agency:

Western Pacific Region Airports Division, 15000 Aviation Blvd, #3012, Lawndale, CA 90261, (310) 725-3600

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CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT

The purpose of the California Land Conservation Act of 1965 (Williamson Act) is to allow local governments and private landowners to enter voluntarily into contracts to restrict the use of parcels of land of no less than 100 acres to agricultural and open space use. The landowner receives compensation for the land use restrictions in the form of reduced property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

A Williamson Act contract is initially for a minimum term of ten years but local jurisdictions have the option to increase the initial term up to twenty years. Williamson Act contracts run with the land and are binding on all subsequent landowners. The contract is automatically extended by one year after the tenth and subsequent years unless a request for non-renewal is filed by either party. A request for non-renewal begins a 9 year term during which the tax assessments gradually increase to the full fair market value at which time the contract is terminated. The use of the property will then be controlled by the local jurisdiction's use and zoning laws.

Williamson Act contracts can be canceled only by the landowner's petition; however the minimum penalty for canceling a contract is 12.5 percent of the unrestricted, fair market value of the property. To approve a tentative contract cancellation, a county or city must make specific findings that are supported by substantial evidence. The existence of an opportunity for another use of the property or the uneconomic character of an existing agricultural use shall not, by itself, be a sufficient reason to cancel a contract.

There are penalties for breach of a contract, caused by the owner intentionally using the land for other than agriculture or making the land unusable for the contracted purposes. The penalties for breach of contract are as much as 25% of the unrestricted fair market value of the land rendered incompatible, plus 25% of the value of any building and any related improvements on the contracted land that cause the breach of contract. If a local jurisdiction allows a contract to be canceled and the State determines that there is a breach of contract, the penalties may be reduced, but not to less than 12.5% of the value of the land.

Contact the planning department to obtain information on requirements for entering into a Williamson Act contract and the uses allowed. Local government uniform rules and the specific Williamson Act contract can be more restrictive than the Williamson Act Government Code provisions.

For more information contact the Department of Conservation, Division of Land Resource Protection at 916-324-0850 or visit its website <http://www.conservation.ca.gov/dlrp/lca>. The county assessor's office also maintains information on parcels affected by the Williamson Act.

According to available maps from The California Department of Conservation, the subject Property:

IS IS NOT in a Williamson Act Zone as depicted on the map.

RIGHT TO FARM

California Civil Code section 1103.4 requires notice if a property is presently located within one mile of a parcel of real property designated as "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," "Farmland of Local Importance," or "Grazing Land" on the most current county-level GIS "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, and if so, accompanied by the following notice:

NOTICE OF RIGHT TO FARM This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

According to the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the subject Property:

IS IS NOT located within one mile of a farm or ranch land.

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MINING OPERATIONS

The California Department of Conservation, Office of Mine Reclamation, maintains a database of map coordinate data submitted annually by mine operators in the State. Section 1103.4 of the California Civil Code requires notice if a property is within one mile of a mine operation for which the mine owner or operator has reported map coordinate data to the Office of Mine Reclamation, pursuant to Section 2207 of the Public Resources Code. (Note: Not all mine operators have provided map coordinate data to the Office of Mine Reclamation)

According to the database maintained by the California Department of Conservation, Office of Mine Reclamation, the subject Property:

IS IS NOT located within one mile of a mine operation.

If the subject Property is within one mile of a mine, the following statement applies - NOTICE OF MINING OPERATIONS:

This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction .

In addition to active mines, California's landscape contains tens of thousands of abandoned mine sites. Many of these mines were immediately abandoned when insufficient minerals were found or when poor economics of the commodity made mining unprofitable. It is estimated that the majority of abandoned mines possess serious physical safety hazards, such as open shafts or adits (mine tunnel), while many others pose environmental hazards. Thousands of sites have the potential to contaminate surface water, groundwater, or air quality. Some are such massive problems as to earn a spot on the Federal Superfund list.

In the interest of environmental and public health and safety, the Department of Conservation (DOC) undertook a three-year effort to determine "the magnitude and scope of the abandoned mine problem in California." An inventory of abandoned mines was accomplished, culminating in a report to the Governor and Legislature. Prior to that effort, the number of abandoned mines reported was based solely on legacy databases and ranged from a low of 7,000 to a high of 20,000 abandoned mines. The DOC shows there are more than 47,000 abandoned mines statewide.

The reports, maps, and additional information on abandoned mines are available at the California Department of Conservation, Office of Mine Reclamation http://www.conservation.ca.gov/OMR/abandoned_mine_lands/. The State of California, Department of Conservation makes no warranty, express or implied, as to the accuracy of these data or the suitability of the data for any particular use. Distribution of these data is intended for informational purposes and should not be considered authoritative or relied upon for navigation, engineering, legal, or other site-specific uses, including but not limited to the obligations of transferors of real property and their disclosure obligations under California law.

Parties with concerns about the existence or impact of abandoned mines in the vicinity of the property should contact the State Office of Mine Reclamation at: <http://www.conservation.ca.gov/OMR> and/or the local Engineering, Planning or Building Departments in the county where the property is located.

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TAX INFORMATION

NOTICE OF SPECIAL TAX AND ASSESSMENT

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY SHOWN ABOVE. THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. YOU SHOULD TAKE THESE TAXES AND ASSESSMENTS, IF ANY, AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH THEY PAY INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION THAT AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND THAT SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX AND ASSESSMENTS ARE APPORTIONED AMONG PROPERTIES IN THE ASSESSEMENT DISTRICT AND HOW THE PROCEEDS OF THE TAX WILL BE USED, BY CALLING THE CONTACT NAME AND NUMBER LISTED BELOW. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT. YOU MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY.

If Mello-Roos Community Facilities Special Tax Liens or Improvement Bond Act of 1915 Lien Assessments are not paid on time, the issuer has the right to initiate foreclosure proceedings on the property and it may be sold to satisfy the obligation. By statute, the special tax lien is made superior in priority to private liens such as mortgages and deeds of trust, even if the aforementioned preceded the creation of the assessment. Unlike property tax sales initiated by a County Tax Collector (which require a five year waiting period) special tax lien foreclosure may be initiated quickly if payments become delinquent. This can occur as soon as a few months after a property tax bill becomes delinquent.

The annual assessment installment against this property as shown on the tax bill for the 2016-2017 tax year is listed below. Assessment installments will be collected each year until the assessment bonds are repaid. The authorized facilities that are being paid for by the special taxes, and by the money received from the sale of bonds that are being repaid by the special taxes are summarized below. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

Mello-Roos Community Facilities Districts

Mello-Roos Community Facilities Districts ("CFD") provide a method of financing certain public capital facilities and services especially in developing areas and areas undergoing rehabilitation. Public improvements and services funded by Mello-Roos districts may include, but are not limited to police and fire protection services, roads, new school construction, backbone infrastructure improvements, new or expanded water and sewer systems, recreation program services and flood or storm protection services. When construction of facilities is involved, in most cases, the money required to provide initial funding for the improvements is obtained through the issuance of municipal bonds. A special tax lien is placed on each property within the district for the annual payment of principal and interest as well as administrative expenses. The annual special tax continues until the bond is paid, or until revenues are no longer needed. Mello-Roos tax amounts may vary (increase), or the term of the payments may be extended, especially if additional bonds are issued. These special taxes are usually collected with regular property tax installments.

If this property is subject to the Mello-Roos CFD(s) lien(s) listed below, it is subject to a special tax that will appear on your property tax bill that is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax is not necessarily imposed on all parcels within the city or county where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property.

There is a maximum special tax that may be levied against this parcel each year to pay for public facilities. This amount may be subject to increase each year based on the special tax escalator listed below (if applicable). The annual tax charged in any given year may not exceed the maximum tax amount. However, the maximum tax may increase if the property use changes, or if the home or structure size is enlarged. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid. If additional bonds are issued, the estimated end date of the special tax may be extended.

THIS PROPERTY IS NOT CURRENTLY SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES SPECIAL TAX LIEN(S).

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Improvement Bond Act of 1915 Assessments Districts

Improvement Bond Act of 1915 Assessments Districts provide a method of financing certain public capital improvements and infrastructures including, but not limited to, roads, sewer, water and storm drain systems, and street lighting. The money required to fund the improvement is obtained in advance through the issuance of municipal bonds pursuant to the Improvement Bond Act of 1915. A special assessment lien is placed on the property within the Assessment District. The lien amount is calculated according to the specific benefit that an individual property receives from the improvement(s) and is amortized over a period of years. Improvement Bond Act of 1915 Lien Assessments can be prepaid at any time. In most instances but not all, the assessment is placed on the secured tax roll and is collected with your annual county real property taxes.

If this property is subject to the Improvement Bond Act of 1915 Lien Assessment(s) listed below, the lien(s) will be repaid from annual assessment installments levied by the assessment district that will appear on the property tax bill, but which are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bills. Each assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within that assessment district.

THIS PROPERTY IS NOT CURRENTLY SUBJECT TO IMPROVEMENT BOND ACT OF 1915 LIEN ASSESSMENT(S).

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TAX SUMMARY

ANNUAL TAXES, LIENS, AND ASSESSMENTS CURRENTLY LEVIED AGAINST THE PROPERTY AND INCLUDED ON THE TAX BILL

Basic Property Taxes:

Agency / Contact	District / Benefit	Levy Amount
County of Mono	Basic 1% Levy	\$4941.10
County of Mono (760) 932-5493	Basic Levy	

Voter Approved Taxes:

Agency / Contact	District / Benefit	Levy Amount
Eastern Sierra Unified School District	General Obligation Bonds, Election of 2004, Series A	\$227.46
Eastern Sierra Unified School District (760) 932-7443	School Facilities	
Eastern Sierra Unified School District	General Obligation Bonds, Election of 2004, Series B	\$69.02
Eastern Sierra Unified School District (760) 932-7443	School Facilities	

Mello-Roos Community Facilities Special Tax Lien(s):

NONE

Improvement Bond Act of 1915 Lien Assessment(s):

NONE

Other Direct Assessments:

Agency / Contact	District / Benefit	Levy Amount
County of Mono	Solid Waste Parcel Fee	\$240.00
County of Mono (760) 932-5493	Solid Waste	

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PROPERTY TAX DESCRIPTIONS**Basic Property Taxes**

The Basic Levy is the primary property tax charge levied by the County on behalf of government agencies. As a result of the passage of Proposition 13 in 1978 (Article XIII A of the California State Constitution), the basic levy is limited to one percent (1%) of the property's net assessed value. Proceeds from this tax are divided by the County and used to help fund nearly every function the state, county, city and other local municipal agencies provide. All other charges that appear on the tax bill vary by district and county.

Voter Approved Taxes

Voter Approved Debt are taxes levied on a parcel that is calculated based on the assessed value of the parcel. Taxes may include those taxes that were approved by voters before the passage of Proposition 13 in 1978, General Obligation Bonds or Special Taxes that are based on assessed value as opposed to some other method. Taxes that were established before 1978 may be used for various services and improvements and may or may not be associated with public indebtedness (the issuance of municipal bonds). A General Obligation Bond is a municipal bond that may be issued by a city, county or school district in order to finance the acquisition and construction of public capital facilities and real property. Equipment purchases and the cost of operation and maintenance cannot be financed with a General Obligation Bond. Special Taxes are created pursuant to various California Code Sections and require 2/3 majority approval of the qualified voters for approval. A special tax may be formed by a local government (a city, county, special district, etc) in order to finance specific facilities and/or services and cannot be used for general purposes.

Other Direct Assessments

In addition to the items discussed in the previous sections, real property may be subject to Other Direct Assessments. These assessments may appear on the annual property tax bill. Increases or modifications to these assessments are subject to public notice/hearing requirements (as governed by law) and require a vote by the legal property owners or the registered voters in the area. Additional information is available by contacting the agency actually levying the assessment.

Future Taxes

There may be possible future taxes not listed in this report. Future taxes are Bond Initiatives and Levies which have been approved by qualified voters in an authorized election, but have not yet been levied on the tax bills. Due to the fact that they have not yet appeared on any tax bills, these taxes are not shown on this report.

Property Assessed Clean Energy (PACE) Programs

California legislature enables local governments to help property owners finance a range of authorized energy efficiency, water efficiency and renewable energy projects through PACE programs. Owners of residential and commercial properties within a PACE participating district can finance 100% of their project and pay it back over time as a property tax assessment through their property tax bill, which is delivered and collected by the County. The tax bill will have a line item titled with the name of the PACE program. If the property owner makes property tax payments through an impound escrow account, the lender will adjust the monthly payment to include the amount due for PACE financing. Under the PACE programs, if the property is sold before the PACE financing is paid in full, the remaining payments may be passed on to the new property owner. However, a lender may require the property owner to pay off the remaining balance when the property is sold or refinanced. The remaining debt may affect the amount a new buyer can borrow when financing the property purchase. For more information on the PACE financing programs, go to: <http://energycenter.org/policy/property-assessed-clean-energy-pace> or <http://pacenow.org/resources/all-programs/#California>.

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SUPPLEMENTAL TAX ESTIMATOR

This worksheet is provided for you as a convenience to allow you to **estimate** the potential supplemental property tax amount on a given property and whether you will receive one or two Supplemental Tax Bills. Depending on the date your escrow closes you will receive either one or two Supplemental Tax Bills which are in addition to your regular annual secured property taxes and must be paid separately. **Supplemental Tax Bills are not paid in escrow and are not impounded by your mortgage lender.** This worksheet is an estimate and is for your planning purposes only. This Supplemental Tax amount estimate is based on the 2016-2017 secured roll valuation and does not take into account other transactions that may have occurred and will impact the future assessed value.

Adobe Reader is suggested for interactive features

Supplemental Tax Estimator		
	Input the Purchase Price of the Property	
-	Current Assessed Value	\$ 494,109.00
=	Taxable Supplemental Assessed Value	
X	Tax Rate	1.06%
=	Estimated Full-Year Supplemental Tax Amount	

Jan - May Close of Escrow - Complete This Section		
	Computation Factor for Month of Close (See Table Below)	
X	Estimated Full-Year Supplemental Tax Amount (Computed Above)	
=	Supplemental Tax Bill #1 Amount	
+	Supplemental Tax Bill #2 Amount = Estimated Full-Year Supplemental Tax Amount	
=	Estimated Supplemental Tax Amount	

Jun - Dec Close of Escrow - Complete This Section		
	Computation Factor for Month of Close (See Table Below)	
X	Estimated Full-Year Supplemental Tax Amount (Computed Above)	
=	Supplemental Tax Bill Amount	

Computation Factors			
Month	Factor	Month	Factor
January	0.4167	July	0.9167
February	0.3333	August	0.8333
March	0.2500	September	0.7500
April	0.1667	October	0.6667
May	0.0833	November	0.5833
June	1.0000	December	0.5000

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PROPERTY TAX ESTIMATOR

The total tax charges listed on the previous pages provide an accurate portrayal of what the property tax charges were for the 2016-2017 tax year at the current assessed value. California law requires the Assessor re -calculate or re-assess the value of real property when it is sold, subdivided or upon the completion of new construction. In coming years, the Ad Valorem (or value based) property tax charges will be assessed based on this new assessed value. It is possible to calculate an **estimate** of what those charges will be using the property tax estimator provided below:

Adobe Reader is suggested for interactive features

Property Tax Estimator

	Purchase Price of Property	
X	Ad Valorem Tax Rate	1.06%
=	Ad Valorem Tax Amount	
+	Total Direct Assessments	\$ 240.00
=	Total Estimated Taxes	

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ENVIRONMENTAL INFORMATION

IDENTIFIED SITES WITH KNOWN OR POTENTIAL ENVIRONMENTAL CONCERNS

The "Environmental Sites Summary" is divided into three categories: A, B, and C.

Category A: Sites listed with known environmental concerns/contamination. The locations of these sites are researched within a one (1) mile radius of the subject property.

Category B: Sites possessing the potential to release hazardous substances into the environment. These facilities are permitted to generate, treat, store, or dispose of hazardous substances. Locations of these sites are researched within a one-half (1/2) mile radius of the subject property.

Category C: Sites that have Underground Storage Tanks (UST) registered with the appropriate agencies. The locations of these sites are researched within one-eighth (1/8) mile radius of the subject property.

ENVIRONMENTAL SITES SUMMARY

Up to 1/8 Mile

1/8 to 1/2 Mile

1/2 to 1 Mile

CATEGORY A: SITES WITH KNOWN ENVIRONMENTAL CONCERNS


 U.S. EPA National Priority / Superfund List (NPL)	0	0	0
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 Hazardous Waste Sites with Corrective Action (CORRACTS)	0	0	0
---	---	---	---

 State Priority List (SPL)	0	0	0
---	---	---	---


CATEGORY B: SITES WITH POTENTIAL ENVIRONMENTAL CONCERNS

 Treatment, Storage, Disposal and Generators (TSDG)	0	0	
--	---	---	--


 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0	0	
--	---	---	--

 No Further Remedial Action Planned (NFRAP)	0	0	
--	---	---	--

 Leaking Underground Storage Tanks (LUST)	0	0	
--	---	---	--

 Solid Waste Landfills, Tire Disposal Centers, or Transfer Stations (SWLF)	0	0	
---	---	---	--

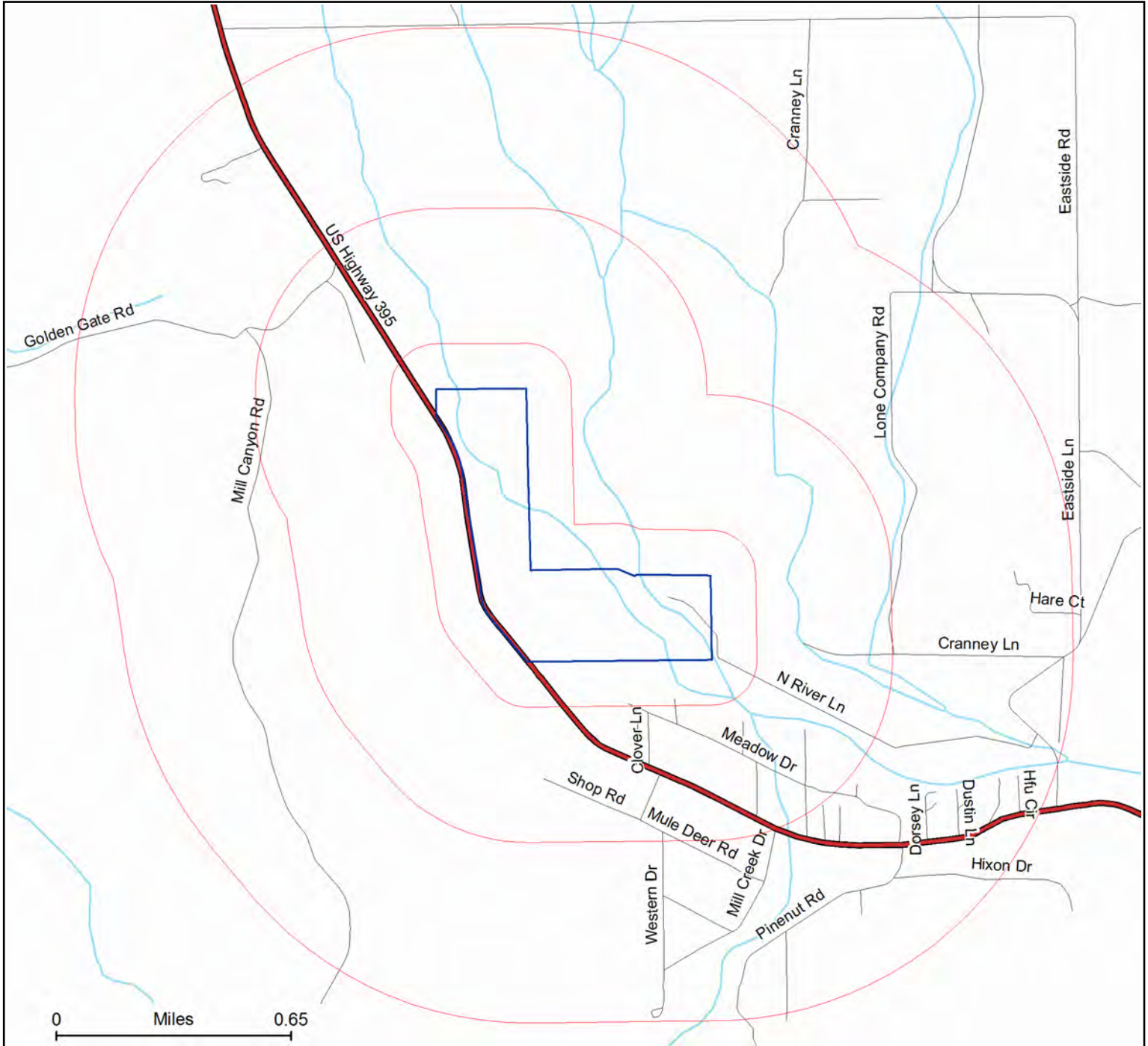
CATEGORY C: SITES WITH REGISTERED UNDERGROUND STORAGE TANKS

 Registered Underground Storage tank(s) (UST)	0		
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Environmental Sites



Category A: Sites with Known Environmental Concerns	NPL	CORRACTS	SPL
Category B: Sites with Potential Environmental Concerns	TSDG	CERCLIS	NFRAP
Category C: Sites with Registered Underground Storage Tanks	UST	LUST	SWLF

This map is for your aid in locating environmental hazard sites in relation to the subject property described above. Please verify street address and /or assessors' parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (expressed or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. Most sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated site. Some NPL sites are depicted by polygons approximating their location and size. The boundaries of the polygons may be different than the actual areas of these sites and may include contaminated areas outside of the listed site. A property may be affected by contamination or environmental hazards that have not been identified on any of the databases researched for this report.

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Category A: SITES WITH KNOWN ENVIRONMENTAL CONCERNS

Refer to the pages following the site records for contact information and status definitions.

NATIONAL PRIORITY LIST / SUPERFUND SITES (NPL)

NONE

HAZARDOUS WASTE SITES WITH CORRECTIVE ACTION (CORRACTS)

NONE

STATE PRIORITY LIST SITES (SPL)

NONE

Category B: SITES WITH POTENTIAL ENVIRONMENTAL CONCERNS

Refer to the pages following the site records for contact information and status definitions.

TREATMENT, STORAGE, DISPOSAL AND GENERATORS SITES (TSDG)

NONE

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM SITES (CERCLIS)

NONE

NO FURTHER REMEDIAL ACTION PLANNED SITES (NFRAP)

NONE

LEAKING UNDERGROUND STORAGE TANK SITES (LUST)

NONE

SOLID WASTE LANDFILLS, TIRE DISPOSAL CENTERS, OR TRANSFER STATIONS SITES (SWLF)

NONE

Category C: SITES WITH REGISTERED UNDERGROUND STORAGE TANKS

Refer to the pages following the site records for contact information.

REGISTERED UNDERGROUND STORAGE TANKS SITES (UST)

NONE

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EXPLANATION OF DATABASES RESEARCHED

The Explanation of Databases Researched identifies and provides details on the information sources used to create the report. It also defines the acronyms and certain environmental terminology used throughout the report.

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to Disclosure Source, certain conventions have been utilized in preparing the locations of all federal, state, and local agency sites. Most sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated site. Some NPL sites are depicted by polygons approximating their location and size. The boundaries of the polygons may be different than the actual areas of these sites and may include contaminated areas outside of the listed site. A property may be affected by contamination or environmental hazards that have not been identified on any of the databases researched for this report.

Category A: Sites With Known Environmental Concerns

U.S. EPA National Priority/Superfund List (NPL)

The U.S. Environmental Protection Agency (EPA) maintains a list of sites that fall under the Superfund program. The Superfund program was designed to provide federal resources to assist in facilitating remediation of the United States most environmentally impacted sites (based on the severity of the substance problem identified). Any site identified in this database will require remedial action or a final investigation prior to being removed from the National Priority List.

Specific questions regarding these sites should be directed to the U.S. EPA. Regional office location: 75 Hawthorne Street, San Francisco, CA 94105. (866) 372-9378. To see detailed information on specific sites go to: <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>.

Hazardous Waste Sites with Corrective Action (CORRACTS)

The Resource Conservation and Recovery Act Information (RCRAInfo) is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to regulatory environmental agencies. CORRACTS Sites on this list are facilities that have reported violations and are subject to corrective actions.

For further information contact The United States Environmental Protection Agency. Regional office location: 75 Hawthorne Street, San Francisco, CA 94105, (866) 372-9378 or visit: <http://www.epa.gov/enviro/facts/rcrainfo/search.html>.

State Priority List (SPL)

The California Department of Toxic Substances Control's (DTSC's) database EnviroStor, is an online search tool for identifying sites that are known to be contaminated with hazardous substances as well as sites where further studies may reveal problems. EnviroStor is used primarily by DTSC's staff as an informational tool to evaluate and track activities at sites that may have been affected by the release of hazardous substances. For the purpose of this section Disclosure Source includes sites listed in the Cleanup Sites program of EnviroStor.

For more information on a specific site contact: The California Department of Toxic Substances Control 1001 I Street Sacramento, CA 95814, (916) 323-3400 or visit: <http://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True>.

Category B: Sites With Potential Environmental Concerns

Treatment, Storage, Disposal, Generators (TSDG)

The Resource Conservation and Recovery Act Information (RCRAInfo) is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to regulatory environmental agencies. These sites are facilities that treat, store, dispose of or generate hazardous materials.

Specific questions regarding a particular site should be addressed to: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, (866) 372-9378 or visit: <https://echo.epa.gov/facilities/facility-search>.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. Disclosure Source gathers data from the EPA's Superfund Enterprise Management System (SEMS).

For further information on sites found within this database, please contact: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, or the Superfund Information Center at (800) 424-9346 or visit: <https://cumulis.epa.gov/supercpad/CurSites/srchsites.cfm>.

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No Further Remedial Action Planned (NFRAP)

CERCLIS sites that to the best of EPA's knowledge, assessment has been completed and it has been determined that no further steps will be taken to list these sites on the National Priorities List (NPL). This decision does not necessarily mean that there are no hazards associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Additional information is available from: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, (866) 372-9378. Archived site status reports can be downloaded at <https://www.epa.gov/superfund/list-8-archived-site-inventory>.

Leaking Underground Storage Tank (LUST)

The State Water Resources Control Board maintains a database of sites with leaking underground storage tanks. Leaking underground storage tanks are a major source of soil and ground water contamination. It is noteworthy to impart the fact that leaking tank information is rarely removed from the State Water Resources Control Board's Underground Storage Tank database.

For further information concerning leaking tanks, contact: The State of California Environmental Protection Agency State Water Resources Control Board, Office of Underground Storage Tanks, 1001 I Street, Sacramento, CA 95814, (916) 341-5851 or visit: <http://geotracker.waterboards.ca.gov/search.asp>.

Solid Waste Land Fills, Tire Disposal Centers, or Transfer Stations (SWLF)

Sites classified as Solid Waste Landfills include: landfills (both active and inactive), incinerators, transfer stations, recycling centers, and other facilities where solid waste is treated or stored. The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California referred to as the Solid Waste Information System (SWIS).

For further information pertaining to Solid Waste Landfills, contact: The State of California, Integrated Waste Management Board, 8800 Cal Center Drive, Sacramento, California 95826, (916) 341-6000 or visit: <http://www.calrecycle.ca.gov/SWFacilities/Directory/search.aspx> or <http://geotracker.waterboards.ca.gov/search.asp>.

Disclosure Source also includes sites listed in the Hazardous Waste Facilities program of DTSC's EnviroStor database.

For more information on a specific site contact: The California Department of Toxic Substances Control 1001 I Street Sacramento, CA 95814, (916) 323-3400 or visit: <http://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True>.

Category C: Sites With Registered Underground Storage Tanks

Registered Underground Storage Tanks (UST)

The State Water Resources Control Board maintains a database of sites with registered underground storage tanks.

For further information concerning underground storage tanks, contact: The State of California Environmental Protection Agency State Water Resources Control Board, Office of Underground Storage Tanks, 1001 I Street, Sacramento, CA 95814, (916) 341-5851 or visit: <http://geotracker.waterboards.ca.gov/search.asp>.

Potential Status Field Definitions:

Abandoned: A site that has ceased accepting waste but is not closed pursuant to applicable statutes, regulations and local ordinances in effect at that time, and where there is no responsible party as determined by the local enforcement agency and board.

Absorbed: An operational status used only when existing facilities (permitted facilities) are being combined into a single.

Active: Identifies that an investigation and/or remediation is currently in progress and that DTSC is actively involved, either in a lead or support capacity. Or a facility/operation currently accepting, handling, processing, or disposing waste.

ACW (Asbestos Containing Waste) Disposal Site: A solid waste landfill that accepts asbestos containing waste.

Backlog: Identifies non-active sites which DTSC is not currently investigating or remediating. These sites generally become active when staff and /or financial resources are available. Priorities for placing a site on backlog status versus active are based on the degree of long-term threat posed by the property. Before placing a property on backlog status, DTSC considers whether interim actions are necessary to protect the public and the environment from any immediate hazard posed by the property. Often there are no parties available to fund the full cleanup of these properties.

Border Zone/Haz Waste Property (BZP/HWP): Identifies properties that went through the Border Zone Property or Hazardous Waste Property process of evaluation. Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste; Hazardous Waste Property facilities/sites have a significant disposal of hazardous waste.

Case Closed: The Regional Board and the Local Agency have determined that no further work is necessary at the site.

Certified: Identifies completed sites with previously confirmed release that are subsequently certified by DTSC as having been remediated satisfactorily under DTSC oversight.

Certified Operation & Maintenance: Identifies sites that have certified cleanups in place but require ongoing Operation and Maintenance (O&M) activities. The Certified O&M status designation means that all planned activities necessary to address the contamination problems have been implemented. However, some of these remedial activities (such as pumping and treating contaminated groundwater) must be continued for many years before complete cleanup will be achieved. Prior to the Certified O&M designation, all institutional controls (e.g., land use restrictions) that are necessary to protect public health must be in place.

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Clean closed: A solid waste disposal site that has documentation of the removal of solid waste on file with the Board. When a site is clean closed, the site is considered to cease to exist as a solid waste disposal site, but records are kept to document the status of the site.

Closed: A solid waste facility, site or operation that has ceased accepting, handling, or disposing of waste (and is not inactive) and/or has documentation that closure was conducted in accordance with applicable statutes, regulations, and local ordinances in effect at the time.

Closing: A site that has ceased accepting waste and is undergoing closure consistent with an approved final closure plan. Closing applies to landfills or disposal sites undergoing closure operations pursuant to closure plan development and implementation up to certification of closure.

Completed - Case Closed: A closure letter or other formal closure decision document has been issued for the site .

Excluded: A waste tire site that does not meet the definition of a major or minor waste tire facility .

Deleted: Deleted from the Final NPL.

Final: Currently on the Final NPL.

Hazardous Waste Border Zone Property (HWP/BZP): Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste, and hazardous waste property sites having significant disposal of hazardous waste.

Hazardous Waste Disposal Land Use (NOT BZP/HWP): Identifies facilities/sites that went through the Hazardous Waste or Border Zone Property process and entered into voluntary deed restrictions, but were not formally designated as either a "Border Zone" or "Hazardous Waste Property" .

Inactive - Action Required: Identifies non-active sites where, through a Preliminary Endangerment Assessment (PEA) or other evaluation, DTSC has determined that a removal or remedial action or further extensive investigation is required.

Inactive - Needs Evaluation: Identifies non-active sites where DTSC has determined a PEA or other evaluation is required .

No Action Required: Identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination .

No Further Action: Identifies completed sites where DTSC determined after investigation, generally a PEA (an initial assessment), that the property does not pose a problem to public health or the environment.

Non-Operating: A Treatment, Storage, Disposal or Transfer Facility (TSDTF) with no operating hazardous waste management unit(s).

Non-Operating Permit: A facility that has received a hazardous waste facility permit but, has no hazardous waste management operating unit (s). This could be a post-closure permit.

Not Currently Regulated: Never regulated by the Board or no longer subject to the Board's regulation. In the case of waste tire locations below 500 tires or tire facilities that have reduced the tire count to under 500.

Not Proposed: Not on the NPL.

Not Reported: The status was not reported by the Lead Agency.

Open - Assessment & Interim Remedial Action: An "interim" remedial action is occurring at the site AND additional activities such as site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring.

Open - Eligible for Closure: Corrective action at the Site has been determined to be completed and any remaining petroleum constituents from the release are considered to be low threat to Human Health, Safety, and the Environment.

Open - Inactive: No regulatory oversight activities are being conducted by the Lead Agency .

Open - Remediation: An approved remedy or remedies has/have been selected for the impacted media at the site and the responsible party (RP) is implementing one or more remedy under an approved cleanup plan for the site.

Open - Site Assessment: Site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring at the site. Examples of site assessment activities include, but are not limited to, the following: 1) identification of the contaminants and the investigation of their potential impacts; 2) determination of the threats/impacts to water quality; 3) evaluation of the risk to humans and ecology; 4) delineation of the nature and extent of contamination; 5) delineation of the contaminant plume(s); and 6) development of the Site Conceptual Model.

Open - Verification Monitoring: Remediation phases are essentially complete and a monitoring/sampling program is occurring to confirm successful completion of cleanup at the Site. (e.g. No "active" remediation is considered necessary or no additional "active" remediation is anticipated as needed . Active remediation system(s) has/have been shut-off and the potential for a rebound in contaminant concentrations is under evaluation).

Operating: A Treatment, Storage, Disposal or Transfer (TSDTF) Facility with an operating hazardous waste management unit(s).

Part of NPL: Site is Part of a NPL Site.

Permitted: Indicates that a facility or site held a solid waste facility permit.

Planned: A facility in the planning stages. It may be awaiting a permit and not yet accepting waste or it may be permitted but not yet constructed or accepting waste.

Pollution Characterization: The responsible party is in the process of installing additional monitoring wells and/or borings in order to fully define the lateral and vertical extent of contamination in soil and ground water and assess the hydrogeology of the area. This phase of work may also include performing aquifer tests, soil gas surveys, continued ground water gradient determinations and monitoring, and assessing impacts on surface and /or ground water.

Post Remedial Action Monitoring: Periodic ground water or other monitoring at the site, as necessary, in order to verify and/or evaluate the effectiveness of remedial action.

Preliminary Endangerment Assessment: An assessment of information about a site and its surrounding area. A Preliminary Assessment is designed to determine whether a site poses little or no threat to human health and the environment or if it does pose a threat, whether the threat requires further investigation. Generally includes historical review of documents and may include limited sampling of a site.

Preliminary Site Assessment Underway: Implementation of a work plan addressing the Preliminary Site Assessment Work Plan .

Preliminary Site Assessment Work Plan Submitted: A work plan/proposal has been requested of, or submitted by, the responsible party in order to determine whether groundwater has been, or will be, impacted as a result of a release from any underground tanks or associated piping. This phase of work usually includes plans for the installation and sampling of monitoring wells, soil boring sampling, additional soil excavation, and disposal or treatment of contaminated soil.

Proposed: Proposed for NPL, or a facility or operation that is in the planning and development phase and is not yet operational.

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Referred: 1248 Local Agency: Identifies sites that were referred to a local agency (through the SB 1248 determination process) to supervise the cleanup of a simple waste release.

Referred: EPA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the United States Environmental Protection Agency (U.S. EPA).

Referred: IWMB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Integrated Waste Management Board (IWMB).

Referred: Other Agency: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by another state or local environmental regulatory agency.

Referred: RCRA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by DTSC's Hazardous Waste Management Program and are identified as Resource Conservation and Recovery Act (RCRA).

Referred: RWQCB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Regional Water Quality Control Boards (RWQCBs).

Remedial Action: Implementation of corrective action plan.

Remediation Plan: A remediation plan has been submitted evaluating long term remediation options (or corrective actions). A proposal and implementation schedule for an appropriate remediation option has also been submitted. This phase of work may also include preparing and submitting the necessary information for any permits needed prior to implementation of the plan.

Removed: Removed from Proposed NPL

Reopen Previously Closed Case: Previously closed cases may be re-opened by the Lead Agency because of new information, a change in site conditions, or other factors such as negative test results during post remedial action monitoring.

Revoked: Permit has been taken back (nullified) by the enforcement agency.

Surrendered: The voluntary relinquishment of a permit by the operator to the enforcement agency.

Suspended: Indicates that the facility, operation or site never had or does not have a Solid Waste Facility Permit.

To Be Determined: There is presently not enough information to determine a Regulatory Status or Operational Status. This information may be gathered as part of the Site Investigation Process (SIP) which includes completion of the Site Identification form and Site Assessment form or further investigation by the enforcement agency. Additionally, the operational or regulatory status may be pending permit action, enforcement action, or ongoing investigation.

Unpermitted: Indicates that the facility, operation or site never had or does not have a Solid Waste Facility Permit.

Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Un-Locatable Sites

For reporting purposes, these potential hazard sites from any of the three categories are missing certain pieces of relevant data, such as: street addresses, zip codes, city, or county information. This may be the result of limited governmental records or data. While the site may in fact exist, the absence of accurate (or missing) information may create the inability to delineate the property's radial distance in relation to the subject property on a map. If transferor or transferor's agent has actual knowledge of site(s) with possible contamination or other sensitive environmental impacts not listed in this report, written notification should be provided to the transferee and transferee's agent.

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NOTICES AND ADVISORIES

TRANSFER FEE NOTICE

This is commonly known as a "Private Transfer Tax". It is a fee imposed by a private entity such as a property developer, home builder, or home owner association, when a property within a certain type of subdivision is sold or transferred. A private transfer fee may also be imposed by an individual property owner. Private transfer fees are different from city or county Documentary Transfer Taxes. Private Transfer Fees may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property .

California Civil Code Section 1098 defines a "Transfer Fee" as "any fee payment requirement imposed within a covenant, restriction, or condition contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid as a result of transfer of the real property." Certain existing fees such as government fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of "Transfer Fee" .

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

Effective January 1, 2008, Civil Code Section 1102.6e requires the transferor to notify the transferee of whether a private transfer fee applies and if present, to disclose certain specific information about the fee.

Content of Disclosure. Civil Code Section 1102.6e requires the transferor to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R. Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally .

How to Determine the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary title report on the property. However, the preliminary title report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly transferor should (a) request the title company which issued the preliminary title report to provide copies of the documents shown as "exceptions" and (b) review each document to determine if it contains a transfer fee.

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

California Civil Code 1102.6c, states that the seller, or his or her agent, is responsible for delivering a notice specifying information about supplemental tax assessments:

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector .

If you have any question concerning this matter, please call your local Tax Collector's Office."

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GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

The following notice is provided to the transferee(s) of real property regarding information about the general location of gas and hazardous liquid transmission pipelines.

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site .

Gas and hazardous liquid pipelines of any size pose a potential risk to life, property and the environment if damaged or punctured. In addition, precise locations of larger gas transmission pipelines are restricted by Federal Homeland Security policies. Additional information relating to other types and sizes of pipelines and other underground utility infrastructures may be available from local pipeline operators such as:

PG&E: <http://www.pge.com/pipelineplanning/>, San Diego Gas & Electric: <http://sdge.com/safety/gas-safety/natural-gas-safety-map>, Sacramento Municipal Utilities District: <https://www.smud.org/en/residential/education-safety/natural-gas-pipelines/natural-gas-pipeline-map.htm>, Southern California Gas: <http://www.socalgas.com/safety/pipeline-maps/>. You may want to contact your local utility provider if they are not listed above .

You should also review your Preliminary Title Report for pipelines right-of-way (easements) and further investigate information about pipelines by contacting the owner or operator responsible for the pipelines, consider what factors, if any, are associated with the property's proximity to pipelines, and determine whether the information you receive is acceptable before you purchase. No excavation work should be done before contacting the One-Call Center (811).

TOXIC MOLD NOTICE (PURSUANT TO THE "TOXIC MOLD PROTECTION ACT OF 2001")

The seller, transferor, or lessor of residential, commercial or industrial property; or a public entity that owns, leases, or operates a building should provide a written disclosure to prospective purchasers, prospective tenants, renters, or occupants if the seller, transferor, lessor or public entity has knowledge of mold conditions or in specified instances has reasonable cause to believe, that mold (visible or hidden) that exceeds permissible exposure limits is present that affects the unit or building. The State Department of Health Services is designated as the lead agency for identifying, adopting, and determining permissible exposure limits to mold in indoor environments, mold identification and remediation efforts .

PUBLICATIONS PROVIDING INFORMATION ON TOXIC MOLD AVAILABLE ON THE INTERNET:

- Molds, Toxic Molds, and Indoor Air Quality
- Mold in My Home: What Do I Do?
- Stachybotrys Chartarum (atra) - A mold that may be found in water-damaged homes
- Fungi - and Indoor Air Quality
- Health Effects of Toxin-Producing Molds In California
- Mold Remediation in Schools and Commercial Buildings
- Biological Pollutants in Your Home

www.library.ca.gov/crb/01/notes/v8n1.pdf; www.cdph.ca.gov/programs/IAQ/Pages/IndoorMold.aspx; www.ehib.org/topic.jsp?topic_key=15;
www.epa.gov/mold/; www.cpsc.gov/en/Safety-Education/Safety-Guides/Home/Biological-Pollutants-in-Your-Home/;
www.cdph.ca.gov/programs/iaq/pages/indoormold.aspx

METHAMPHETAMINE CONTAMINATED PROPERTY NOTICE

California law (Health and Safety Code Section 25400.28) requires property owners to notify prospective buyers in writing of any pending order that would prevent the use or occupancy of a property because of methamphetamine laboratory activity, and to provide the prospective buyer with a copy of the pending order. Receipt of a copy of the pending order shall be acknowledged in writing by the prospective buyer.

The "Methamphetamine Contaminated Property Cleanup Act of 2005," chapter 6.9.1 specifies human occupancy standards for property that is subject to the act. These standards will be replaced by any that are devised by the Department of Toxic Substances Control, in consultation with the Office of Environmental Substances Control. In addition, this Act outlines procedures for local authorities in dealing with methamphetamine contaminated properties, including the use of a property lien. This notice is meant to inform prospective buyers of California disclosure law regarding meth lab activity, and does not indicate or imply that a particular property is or has been contaminated according to this law.

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REGISTERED SEX OFFENDER DATABASE NOTICE ALSO KNOWN AS "MEGAN'S LAW"

For more than 50 years, California has required sex offenders to register with their local law enforcement agencies. However, information on the whereabouts of these sex offenders was not available to the public until the implementation of the Child Molester Identification Line in July 1995. The information available was further expanded by California's Megan's Law in 1996 (Chapter 908, Stats. of 1996).

Section 2079.10a of the California Civil Code specifies notice be provided to transferee(s) of real property of the existence of a registered sex offender database:

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

The public, excluding those who have registered as sex offenders pursuant to Section 290 of the Penal Code, may search this database by a sex offender's specific name, obtain ZIP Code and city/county listings, obtain detailed personal profile information on each registrant, and use the map application to search a neighborhood or anywhere throughout the State to determine the specific location of any of those registrants on whom the law allows the State of California to display a home address.

In addition, the public may also contact the California Department of Justice, Sex Offender Tracking Program, for information on making an inquiry with the Department concerning at least six individuals as to whether any are required to register as a sex offender and subject to public notification. A fee is assessed for such inquiries, which will be deposited into the Sexual Predator Public Information Account within the Department of Justice. The contact number for the Sex Offender Tracking Program is (916) 227-4974.

FLOOD INSURANCE NOTICE

Floods can have a devastating effect on communities, causing loss of life, property damage, and loss of income, and can have an adverse effect on government functioning. As such, the federal government has designed measures that are intended to aid disaster assistance by encouraging insurance coverage for those properties in flood disaster areas.

In addition to the flood disclosure in the Natural Hazard Disclosure Statement, Federal law {U.S. Code Title 42, Chapter 68, subchapter III, § 5154a(b)(1)} requires a transferor, no later than the date on which a property is to be transferred, to notify a transferee of the requirement to purchase and maintain flood insurance, if disaster relief assistance (including a loan assistance payment) has been previously provided on that property and such assistance was conditioned on obtaining flood insurance according to Federal law. If a transferee fails to obtain and maintain flood insurance on a property disclosed to have been in a previous federal disaster area and that received disaster relief assistance, then no Federal disaster relief assistance will be made available should that property subsequently be in a flood disaster area. If a transferor fails to notify a transferee of the requirement to purchase and maintain flood insurance because of said property's inclusion in a Federal disaster area and Federal disaster relief assistance was received for that property, and the transferee does not obtain and maintain flood insurance, then should that property be damaged by a flood disaster and receive Federal disaster relief assistance, the transferor will be required to reimburse the Federal Government for the amount of that assistance for that property.

State law (SBX1 7, Chaptered October 10, 1995) also prohibits "state disaster assistance from being provided to a person required to maintain flood insurance by state or federal law, who has canceled or failed to maintain that coverage."

The information contained here is not intended to indicate whether a property has been in a Federal disaster area and has received Federal disaster relief assistance, but merely to indicate an additional flood insurance disclosure requirement related to future disaster relief assistance availability.

MILITARY ORDNANCE LOCATION NOTICE

California Civil Code Section §1102.15 states "The seller of residential real property subject to this article who has actual knowledge of any former federal or state ordnance locations within the neighborhood area shall give written notice of that knowledge as soon as practicable before transfer of title."

For purposes of this notice, "former federal or state ordnance locations" means an area identified by an agency or instrumentality of the federal or state government as an area once used for military training purposes, which may contain potentially explosive munitions.

"Neighborhood area" means within one mile of the residential real property.

For more information or to view the location of site(s) near a property, go to:

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx> and <http://rsgisias.crrrel.usace.army.mil/apex/f?p=516:2:0>

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ENERGY EFFICIENCY STANDARDS AND DUCT SEALING REQUIREMENTS NOTICE

The Energy Policy and Conservation Act directs the Department of Energy (DOE) to establish minimum efficiency standards for various products, including central air conditioners and heat pumps. On January 1, 2015, the DOE amended the energy conservation standards for residential central air conditioners and heat pumps manufactured for sale in the United States to be manufactured with an energy rating of 14 SEER (SEER, Seasonal Energy Efficiency Ratio, is the measurement of energy efficiency for the cooling performance of central air conditioners and heat pumps). Homeowners are not required to replace or upgrade existing central air conditioning units or heat pumps to comply with the new standards. Disclosure Source recommends that the potential transferee of the subject property verify the SEER rating of the central air conditioning or heat pump system through a professional such as a home inspector or through the California Home Energy Efficiency Rating Services. This agency, a home energy rating provider, is a non-profit organization that promotes energy efficiency through comprehensive analyses of homes. Additional information may be found at:

http://www.eere.energy.gov/buildings/appliance_standards/residential/central_ac_hp.html or at www.cheers.org

Additionally, beginning October 1, 2005, and with subsequent revisions to the California building energy efficiency standards, the California Energy Commission ("CEC") outlined new duct sealing requirements which require the home's ducts tested for leaks when the central air conditioner or furnace is installed or replaced. Ducts that leak 15 percent or more must be repaired to reduce the leaks. After your contractor tests and fixes the ducts, you need to have an approved third-party field verifier check to make sure the duct testing and sealing was done properly. Duct sealing is generally not required in the following situations: 1) duct systems that are documented to have been previously sealed as confirmed through field verification and diagnostic testing; 2) when systems have less than 40 feet of ductwork in unconditioned spaces like attics, garages, crawlspaces, basements or outside the building, or 3) when ducts are constructed, insulated or sealed with asbestos. There also are specific alternatives that allow high efficiency equipment and added duct insulation to be installed instead of fixing duct leaks. You also should know that any contractor failing to obtain a required building permit and failing to test and repair your ducts is violating the law and exposing you to additional costs and liability. Real estate law requires you to disclose to potential buyers and appraisers whether or not you obtained required permits for work done on your house. If you do not obtain a permit, you may be required to bring your home into compliance with code requirements for that work and you may have to pay penalty permit fees and fines prior to selling your home. According to the CEC, these duct sealing requirements apply when the following are replaced: the air handler, the outdoor condensing unit of a split system air conditioner or heat pump, the cooling or heating coil, or the furnace heat exchanger. Several cities and counties have adopted more stringent building energy standards. You can find a list of the cities and counties and a link to the modified standards on the CEC's Local Ordinances page: <http://www.energy.ca.gov/title24/2013standards/ordinances/>. More information may also be found at www.energy.ca.gov/title24/.

GOVERNMENTAL GUIDE: "WHAT IS YOUR HOME ENERGY RATING?" PUBLISHED BY THE CALIFORNIA ENERGY COMMISSION CONTAINING IMPORTANT INFORMATION REGARDING THE CALIFORNIA HOME ENERGY RATING SYSTEM (HERS) PROGRAM. IT IS AVAILABLE FOR DOWNLOAD AT WWW.DISCLOSURESOURCE.COM/DOWNLOADS/HOMEENERGYRATING.ASPX

WATER-CONSERVING PLUMBING FIXTURE NOTICE

On and after January 1, 2017, a seller or transferor of single-family residential real property built on or before January 1, 1994 shall disclose, in writing, to the prospective purchaser or transferee that Section 1101.4 of the Civil Code requires that California single-family residences be equipped with water-conserving plumbing fixtures on or before January 1, 2017, and whether the property includes any noncompliant plumbing fixtures.

Further, on and after January 1, 2019, a seller or transferor of multifamily residential real property or of commercial real property built on or before January 1, 1994 shall disclose to the prospective purchaser or transferee, in writing, that all noncompliant plumbing fixtures in any multifamily residential real property and in any commercial real property shall be replaced with water-conserving plumbing fixtures on or before January 1, 2019, and whether the property includes any noncompliant plumbing fixtures.

For purposes of these requirements, noncompliant plumbing fixtures mean any toilet manufactured to use more than 1.6 gallons of water per flush, any urinal manufactured to use more than one gallon of water per flush, any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, any interior faucet that emits more than 2.2 gallons of water per minute.

HABITAT SENSITIVITY AREA / ENDANGERED SPECIES ADVISORY

The California Endangered Species Act, Fish and Game Code, section 2051, states that there are certain species of fish, wildlife and plants that are in danger of, or threatened with, extinction because their habitats are being threatened, destroyed or adversely modified. Legislation declares that landowner cooperation is essential for conservation on those lands that have been identified as a habitat for endangered or threatened species. According to Section 2052.1 of the Fish and Game Code, if a person needs to address mitigation measures in relation to a particular impact on a threatened species, then those measures will be roughly proportional to the impact that the person has on those species. Disclosure Source recommends the transferee contact the local planning department and the California Department of Fish & Wildlife to ascertain what, if any, considerations might be involved as a result of being in or nearby habitat sensitive areas. Additional information is available at <https://www.wildlife.ca.gov/Conservation/CESA>.

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OIL, GAS WELLS & METHANE ADVISORY

California's oil and gas production has been in decline since the 1980's and wells, many of which were drilled at the turn of the past century, have been shut down or improperly abandoned. Such wells are often found when they begin to leak oil, natural gas (methane), or water. Building construction in the past several years has expanded into areas where wells were once, or are, active. Transferee should be aware that wells may exist on or near any property and new construction may also be restricted in the vicinity of wells. The California Division of Oil, Gas and Geothermal Resources administers the program to properly abandon wells. Abandoned or active oil wells, areas containing petroleum deposits, oil fields, landfills, and gas storage facilities could present risks and safety hazards to life, health, and natural resources. Risks could include, but are not limited to, soil and ground water contamination, physical safety hazards to humans and animals, fire hazards, oil and methane seeps, and air quality problems.

Migration of methane gas into areas containing impermeable surfaces (i.e. concrete, pavement, basements, etc.) can trap the gas, resulting in the accumulation of high concentrations. Although natural methane gas is relatively harmless, high concentrations of it can be hazardous due to its highly combustible chemical composition, as well as its ability to displace oxygen. Properties located in a methane zone may be required to undergo testing and mitigation requirements. Disclosure Source recommends that the transferee contact the local Building and Safety Department, the City Planning Department, or other applicable Department to ascertain what previous measures, if any, might have been taken to properly vent the area and what considerations might apply regarding building permits or renovations.

For more information and maps visit the California Department of Conservation, Division of Oil, Gas and Geothermal Resources at: <http://www.consrv.ca.gov/dog/> and <http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>

NATURALLY OCCURRING ASBESTOS ADVISORY

Asbestos is the common name for a group of silicate minerals that are made of thin, strong fibers. It occurs naturally in certain geologic settings in California, most commonly in ultrabasic and ultramafic rock, including serpentine rock. These rocks are commonly found in the Sierra Foothills, the Klamath Mountains, Coast Ranges, and along some faults. While asbestos is more likely found in these rock formations, its presence is not certain. Because asbestos is a mineral, asbestos fibers are generally stable in the natural environment. The fibers will not evaporate into the air. Some naturally occurring asbestos can become friable, or crushed into a powder. This may occur when vehicles drive over unpaved roads or driveways that are surfaced with ultrabasic, ultramafic or serpentine rock, when land is graded for building purposes, or at quarrying operations. Weathering and erosion may also naturally release asbestos. Friable asbestos can become suspended in the air, and under these conditions, asbestos fibers represent a significant risk to human health. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer. Disclosure Source recommends that the transferee visit the California Department of Conservation, Division of Mines and Geology website for further information and maps at http://www.consrv.ca.gov/CGS/minerals/hazardous_minerals/asbestos/Pages/Index.aspx.

RADON ADVISORY

Radon is a colorless, odorless radioactive gas that is produced by the natural decay of uranium, which is found in nearly all soils and rocks. Radon can seep from the ground into the air in a property through openings in the ground, and its presence increases the risk of lung cancer. Radon levels are variable and may be influenced by not only geology, but also soil permeability, weather and climatic conditions, building design, condition and usage. The Environmental Protection Agency (EPA) has produced a map that assigns one of three zone designations to each county based on radon potential and each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. That map is not meant to be used to determine whether a particular property should be tested for radon, but is used to assist various government agencies and organizations in focusing their radon program resources. Properties with high levels of radon have been found in all zones. Long-term (up to one year) measurement is generally recommended for the most accurate determination of radon levels. Radon testing is affordable and easily done. Test kits are available at the California Department of Public Health website at <http://www.cdph.ca.gov/HealthInfo/vironhealth/Pages/Radon.aspx>.

The EPA recommends all structures should be tested for radon, regardless of geographic location or zone determination. If the radon level is greater than 4 picoCuries per Liter of air (pCi/L), the EPA suggests remediation. Additionally, the California Department of Conservation outlines Radon Zone areas where geologic conditions are likely to produce high, moderate, or low potential indoor radon levels above 4 pCi/L. Those maps are available at <http://www.epa.gov/radon/states/california.html> and http://www.conservation.ca.gov/cgs/minerals/hazardous_minerals/radon/Pages/Index.aspx.

GOVERNMENTAL GUIDES: "RESIDENTIAL ENVIRONMENTAL HAZARDS: A GUIDE FOR HOMEOWNERS, HOMEBUYERS, LANDLORDS AND TENANTS"; "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" PUBLISHED BY THE ENVIRONMENTAL PROTECTION AGENCY CONTAINING IMPORTANT INFORMATION REGARDING ENVIRONMENTAL HAZARDS LOCATED ON AND AFFECTING RESIDENTIAL PROPERTY. AVAILABLE FOR DOWNLOAD AT [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS.ASPX](https://www.disclosuresource.com/downloads.aspx) AND [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS_LEAD.ASPX](https://www.disclosuresource.com/downloads_lead.aspx)

Property Address: 108432 US HIGHWAY 395
COLEVILLE, CA 96107-9714
Parcel Number: 002-450-007-000

Date: 6/27/2017
Order Number: 170627-00097

DISCLAIMERS

Explanation of Services, Conditions and Limitations

Statutory and Local/Supplemental Disclosures, Notices and Advisories

The purpose of the Disclosure Report is to assist Recipient(s) in notifying the prospective transferee whether the property is located in any of six statutorily defined natural hazard areas. Disclosure Source has also obtained maps that are both official and publicly available from city, county, and state sources which supplement this natural hazard information.

Disclosure Source is also providing disclosures, notices and advisories on potentially hazardous conditions or occurrences that may affect the subject property. These additional disclosures, notices and advisories are either required by the California Civil Code, local ordinance, or the information is readily available. Disclosure Source recommends contacting the local building and planning departments prior to the transfer to help ascertain, what, if any, additional requirements there might be for construction or renovation, and building code requirements for this property. Disclosure Source has not performed a visual or physical inspection of the property. This report is not a substitute for a visual or physical inspection of the property or geologic or engineering study. Disclosure Source assumes no responsibility for any costs or consequences, direct or indirect, arising due to the need, or the lack of need, for earthquake insurance, fire insurance or flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

In order to prepare this report, either the transferor (or his/her agent) or the transferee (or his/her agent) supplied Disclosure Source with the Assessor's Parcel Number ("APN") for the subject property. Disclosure Source has not verified the accuracy of the APN. This report was prepared based upon such APN, and shall not, and does not, include any property beyond the boundaries of the subject Property, any structures (whether located on the Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways, and Disclosure Source shall not be responsible or liable for any losses, liabilities or damages resulting from an incorrect APN. No determination is made and no opinion is expressed, or intended, by this report concerning whether the subject Property is comprised of legal lots in conformance with the California Subdivision Map Act. If the Subject Property is part of a condominium project, planned unit development, or other properties with a common or undivided interest area, the report may indicate that the Subject Property is within the natural hazard zone if any portion of the common or undivided interest area is within the reported natural hazard zone. In preparing this report, Disclosure Source has reviewed and relied upon the statutes identified and has reviewed the records referred to in each determination. This report is not a warranty or a policy of insurance.

Tax Information

California Civil Code requires that the transferor of certain real property determines from local agencies whether the property is subject to a Mello-Roos Community Facilities Act and Special Tax Assessment, and if so, delivers notice of such special tax assessment(s) to the prospective transferee. The purposes of the Special Tax and Assessment Section are to (a) make preliminary determinations regarding whether secured tax rolls contain Mello-Roos Community Facilities District Special Taxes or Improvement Bond Act of 1915 Lien Assessments against the subject property, and (b) assist the transferor in fulfilling his/her duty to comply with California Civil Code Section 1102.6b.

When preparing the Special Tax and Assessment Section, the Company reviewed county tax records and other official and third party resources to determine whether, according to those records, the property is subject to a Special Tax pursuant to the Mello-Roos Community Facilities Act or a Special Assessment pursuant to the Improvement Bond Act of 1915. Only assessments that were levied against the property at the time the Company obtained the tax records are disclosed. No study of the public records was made by the Company to determine the presence of any other tax or assessment. Items not yet levied on the tax bill, items not appearing on the tax bill because the current owner has applied for an available exemption, supplemental taxes, unsecured property taxes, and items removed from the tax bill due to a pending judicial foreclosure suit may not be reflected on this report. The amount of the levy, ending year, and other tax information may be subject to change in the future. Tax information can vary from property to property. The tax and assessment information in this report is for the specific time frame and property referenced and may not be used for other properties. The Company is not responsible for any changes that may occur. In some instances, (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the amount assessed for an entire parcel prior to subdivision of said parcel.

This report and the above explanation of Special Tax and Assessments are intended to be general in nature and is not a substitute for a tax bill, title report or title insurance and may not be relied upon as such. If detailed information is desired, the Company recommends contacting the agency that administers the Special Tax and Assessment or retaining a professional consultant. The Company believes that the information and data contained in this report is correct but we do not guarantee the accuracy of County records or the records of Bond Administrators from which this information is based or accept liability for future tax payments in the event the information is inaccurate, incomplete or outdated. The assessed levy amounts listed are provided by the Tax Collector's office and are accurate based on the levies listed in the identified tax record as of the beginning of the identified tax year. No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, unless specifically described in the Report. The applicable county tax assessor/collector updates their Tax Assessment frequently and the Company updates their Tax Assessment information yearly. If your decision to purchase this property is based in part on information contained in this report, the Company recommends you contact the County Tax Collector's office and the Bond Administrators to verify its accuracy.

Property Address: 108432 US HIGHWAY 395
COLEVILLE, CA 96107-9714
Parcel Number: 002-450-007-000

Date: 6/27/2017
Order Number: 170627-00097

Environmental Information

The environmental information (including reference aids) assist the transferor(s) in satisfying their general obligations to provide information regarding the property's proximity to site(s) identified by appropriate County, State, and/or Federal Agencies' databases as possessing (either presently or historically) an environmental concern. Disclosure Source has not verified the accuracy, validity, or completeness of those lists and does not insure, warrant or guarantee that they are accurate and up to date. Disclosure Source has not performed a physical inspection of the property and the report is not intended to be used as a preliminary site assessment or Phase 1 report. Disclosure Source does not make any representation as to the health hazards to humans or animals that may be associated with any of the substances that may exist at the sites or how they may affect the subject property. Disclosure Source does not report on the significance or extent of the contamination or remediation of any of the sites identified in the Agencies' databases.

Notice to Recipient(s)

Disclosure Source provides the Disclosure Report for the benefit of all Recipient(s), including Transferor, Transferee, and Agents. Disclosure Source considers Recipient(s) to be a contracting party who is subject to the explanation of services, conditions, limitations and disclaimers herein, and by signing the report, Recipient(s) expressly agrees to receive the services, and be bound by the conditions, limitations and disclaimers herein. This report is for the exclusive benefit of the Recipient(s) and (a) there shall be no third party beneficiaries (b) may not be used in any subsequent transaction affecting the subject property, (c) or for any other real property. If for any reason Recipient(s) does not intend to be bound by the conditions, limitations and disclaimers herein, or otherwise finds the Disclosure Report unacceptable, Recipient(s) should immediately contact Disclosure Source.

Disclaimer Notice to Third Parties

The information contained in this report is intended for the exclusive benefit and use of Recipient(s). No person other than the recipient(s) should rely upon, refer to, or use this report, or any information contained within this report, for any purpose. Disclosure Source expressly disclaims all liability, including liability for breach of contract and negligence, to persons other than Recipient(s).

Limitation of Liability to Recipient(s)

Disclosure Source has prepared this report solely based upon records and information provided by various governmental and private agencies. Although reasonable care has been exercised by Disclosure Source in compiling the data and information contained in the report, Disclosure Source has assumed that these records and information are accurate and complete, and Disclosure Source has not conducted any independent verification of their accuracy or completeness. Disclosure Source shall not be liable to Recipient(s) for errors, inaccuracies or omissions in this report if such errors, inaccuracies or omissions were based upon information contained in the public and private records used by Disclosure Source, or were known to exist by Recipient(s) on the date of delivery of this report to Recipient(s).

Disclosure Source expressly excludes from liability any disclosures not known to Disclosure Source, or not on the maps used by Disclosure Source, not recorded in the public record as of the date it was reviewed by Disclosure Source, or disclosures not included in the categories included in the Disclosure Report. There may be other disclosures required under applicable state law and/or within Seller and Seller's Agent actual knowledge. Disclosure Source makes no representations as to the adequacy or accuracy of any other representations or disclosures made under applicable state law.

Disclosure Source liability for any claim, or claims, including but not limited to any claim for breach of contract or negligence is limited to actual proven damages as a result of an error or omission in the report and shall be measured by the difference in the fair market value of the property caused by the error or omission as of the date of the report. Disclosure Source shall not be liable for any incidental or consequential damages suffered by Recipient(s).

In the event any provision of this Disclosure Report is held invalid or unenforceable under applicable law, this Disclosure Report shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

Change in Information

Updates to the databases used in this report are determined by the responsible agency and may be made at any time and without notice. For that reason, Disclosure Source maintains an update schedule and makes reasonable efforts to use updated information. The complexities of obtaining and adapting the data into a usable format for preparing this report necessitate some delay once the updated information is obtained; therefore the report may be considered accurate only as of the date when the database was last reviewed and implemented by Disclosure Source. Subsequent to Disclosure Source acquisition of Government Records, changes may be made to said Government Records and Disclosure Source shall have no obligation to update the report or to communicate to any Recipient(s), or any other person, any changes, acts, occurrences, circumstances or agreements occurring after the date of the report, which render inaccurate anything contained in the report. Disclosure Source may at its sole discretion supplement the Report. The determinations made in the report are time-sensitive. Disclosure Source shall not be liable for any impact on the Property that any change to the Government Records may have. Disclosure Source is under no duty to update this report when or if new information is released or becomes available.

Notice of Claim

All Claims and notices shall be addressed to Disclosure Source, Claims Department, 1850 Gateway Blvd, #400, Concord, CA 94520. Any claim must be given promptly in writing when knowledge is acquired by any Claimant of any information which is contrary to the Disclosure Report. If a written claim notice is not given promptly to Disclosure Source, then, all liability of Disclosure Source shall terminate with regard to the matters for which a prompt claim notice is required but only to the extent that the failure to give prompt written notice has prejudiced Disclosure Source.

BY ACCEPTING OR USING THIS REPORT, THE TRANSFEROR, TRANSFEE AND AGENT(S) HEREBY AGREE TO BE BOUND BY ALL OF THE TERMS, CONDITIONS AND LIMITATIONS OF LIABILITY STATED HEREIN.

Attachment I

Fire Protection District Will Serve Letter

ANTELOPE VALLEY FIRE PROTECTION DISTRICT

1166 Larson Lane, COLEVILLE, CALIFORNIA 96107
(530) 495-2900/ (530) 495-2300 fax

WILL SERVE 18-003

November 29, 2018

Eric Egerton
P.O. Box 207
108432 US Hwy 395
Coleville, Ca. 96107
Parcel #002-450-024-000

Re; 'Will Serve' Letter on parcel #002-450-024-000 at; 108432 US Hwy 395,
Coleville, California. 96107 (physical address to be verified by building dept.)

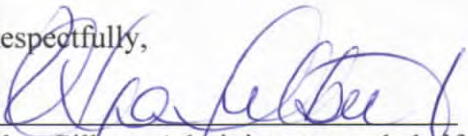
Your request for review by Antelope Valley Fire Department of the building site, named
parcel above, as per plans provided, meets fire department requirements.

This letter will act as a preliminary Will Serve letter to parcel #002-450-024-000, as long
as all Residential Fire Safe Requirements for Mono County Public Resources Code 4290
and Mono County Ordinance no. 91-06 are in compliance.

Should you have any further questions or requests, please do not hesitate to call.

This Will Serve letter is NOT complete until, second signature is given upon final walk
through with a Fire Compliance officer of Antelope Valley Fire Department. Please
contact the Fire Department for final walk through just prior to final inspection.

Respectfully,



Olga Gilbert, Administrator on behalf of
Fire Chief Mike Curti
Antelope Valley Fire Protection District

Final

Attachment J

Cultural Resource Information

EASTERN INFORMATION CENTER

California Historical Resources Information System
Department of Anthropology, University of California, Riverside, CA 92521-0418
(951) 827-5745 - eickw@ucr.edu
Inyo, Mono, and Riverside Counties

April 18, 2018
CHRIS Access and Use Agreement No.: 281
ST-MNO-4635

Michael Drews
Great Basin Consulting Group, LLC
200 Winters Drive
Carson City NV 89703

Re: Cultural Resources Records Search for the Tilth Farms LLC Project

Dear Mr. Drews:

We received your request on April 12, 2018, for a cultural resources records search for the Tilth Farms LLC project located in T.8N, R.23E MDBM, in the Little Antelope Valley. We have reviewed our site records, maps, and manuscripts against the location map you provided.

Our records indicate that four cultural resources studies have been conducted within a half-mile radius of your project area. Two of these studies involved the project area. PDF copies of these reports are included for your reference. Three additional studies provide overviews of cultural resources in the general project vicinity. All of these reports are listed on the attachment entitled "Eastern Information Center Report Detail", "Eastern Information Center Report Spreadsheet" and are available upon request at 15¢/page plus \$40/hour for hard copies.

Our records indicate that no cultural resources properties have been recorded within a half-mile radius of your project area.

The above information is reflected on the enclosed maps. Areas that have been surveyed are highlighted in yellow. Numbers marked in blue ink refer to the report number MN #. Cultural resources properties are marked in red; numbers in black refer to Trinomial designations, those in green to Primary Number designations. National Register properties are indicated in light blue.

Additional sources of information consulted are identified below.

National Register of Historic Places: No listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE): No listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Historic Property Directory (HPD): No listed properties are located within the boundaries of the project area.

Note: not all properties in the California Historical Resources Information System are listed in the OHP ADOE and HPD; the ADOE and HPD comprise lists of properties submitted to the OHP for review.

A copy of the relevant portions of the 1956 USGS Desert Creek Peak 15' topographic map is included for your reference.

As the Information Center for Riverside County, it is necessary that we receive a copy of all cultural resources reports and site information pertaining to this county in order to maintain our map and manuscript files. Confidential information provided with this records search regarding the location of cultural resources outside the boundaries of your project area should not be included in reports addressing the project area.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by the IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Sincerely,

Sabrina Fajardo
Information Officer

Enclosures