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NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND INITIAL STUDY

PROJECT TITLE: Zone Reclassification (ZR) #2018-08/Thomas.

PROJECT LOCATION: The project site is located in the community of Charleston View, Inyo County; at the south-west corner of Old Spanish Trail Highway and Purple Sage Way. The property is on private land owned by Thomas Barnes LLC. with an Assessor's Parcel Number of 048-441-01.

PROJECT DESCRIPTION: The applicant proposes to rezone the project property from the current zoning of Open Space, 40 Acre Minimum (OS-40) to Highway Services and Tourist Commercial, 2.5 Acre Minimum (C2-2.5) with the purpose of relocating an existing motorcycle parts store.

FINDINGS:

- A. The proposed project is consistent with goals and objectives of the Inyo County General Plan.

The proposed project is consistent with the goals and policies of the Resort/Recreational Designation (REC). Policy LU-3.4 states "This designation provides for a mixture of residential and recreational commercial uses, such as resorts, recreational facilities, motels, campgrounds, trailer parks, restaurants, general stores, service stations, and similar and compatible uses. This designation is oriented toward tourist use, however, it also permits permanent residential use and public and quasi-public uses." The C2 zoning is Inyo County's commercial zoning most targeted at tourist related commercial uses, and the proposed development of motorcycle parts store targeting Dumont Dune recreation area tourists is consistent with the new proposed zoning. Both the existing OS zoning and the proposed C2 zoning are consistent with the Inyo County General Plan and the current General Plan designation.

- B. The proposed project is consistent with the provisions of the Inyo County Zoning Ordinance.

The proposed project is a Zone Reclassification, so it inherently is changing the Inyo County Zoning Code. Current zoning of Open Space (OS-40) does not allow for the proponents anticipated use of motorcycle parts store. The proposed zoning of C2 (a zone that is compatible with the existing General Plan designation) does allow for the proposed motorcycle parts store. The existing zoning of OS-40 has a minimum lot size of 40 acres, while the proposed zoning of C2-2.5 has a minimum lot size of 2.5 acres, which, unlike the current zoning, is consistent with the actual size of the lot. While still in Draft, the Planning Department has developed a community plan for the Charleston View area. Initial public input has identified the properties along Old Spanish Trail Highway as the best area in Charleston View for potential commercial development. If the zone reclassification is approved the subsequent zoning will be consistent with the Inyo County Zoning Ordinance as it relates to the future plans for the property.

- C. Potential adverse environmental impacts will not exceed thresholds of significance, either individually or cumulatively.

Based on the information provided by the applicant and staff's review, Zone Reclassification 2018-08/Thomas does not have potential adverse environmental impacts that will exceed thresholds of significance, either individually or cumulatively.

- D. Based upon the environmental evaluation of the proposed project, the Planning Department finds that the project does not have the potential to create a significant adverse impact on flora or fauna; natural, scenic and historic resources; the local economy; public health, safety, and welfare. This constitutes a Mitigated Negative Finding for the Mandatory Findings required by Section 15065 of the CEQA Guidelines.

Mitigation will be built into the project in the following ways:

- **Aesthetic Resources:** A condition of approval will be included in the Zone Reclassification that will require that future development shall utilize exterior lighting that is shielded and down directed such that no light sources are visible from off of the property in order to minimize glare and light pollution that would be possible under development that will be allowed once the property's zone has been reclassified.
- **Biological Resources:** The owner or his agent will retain the services of a professional biologist who will then evaluate the site for the species as identified from the CNDDDB and listed in the Initial Study during blooming season, as well as any other rare species that in their professional opinion should be addressed. If the report identifies 'rare and imperiled' species on the site then, prior to approval of the Zone Reclassification, the owner or his agent will submit a development plan that either shows areas of development that avoids identified 'rare and imperiled' plant species and, if appropriate, lists measures to protect any 'rare and imperiled' plant species. If the report identifies 'rare and imperiled' plant species that should be preserved, but whose presence precludes the proposed development of a motorcycle shop, then the owner or his agent will further engage the biologist and/or work with CDFW to create a mitigation plan for any identified 'rare and imperiled' plants that will be lost during development. Possible appropriate mitigations may include relocating or replanting the species in the area of development, either on undisturbed portions of the site or off-site. These mitigation measures, if required, will be incorporated into the Zone Reclassification as Conditions of Approval.

The 30-day review period for this Negative Declaration expires on **February 27, 2019**. Inyo County is not required to respond to any comments received after this date.

Additional information is available from the Inyo County Planning Department. Please contact Project Planner Tom Schaniel (760-878-0405) if you have any questions regarding this project.



Cathreen Richards
Director, Inyo County Planning Department

1/25/19 Date

INYO COUNTY PLANNING DEPARTMENT

CEQA APPENDIX G: INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance issues.



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INYO COUNTY PLANNING DEPARTMENT

APPENDIX G: CEQA INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:** Zone Reclassification (ZR) #2018-08/Thomas
- 2. Lead agency name and address:** Inyo County Planning Department, 168 N. Edwards St., P.O. Drawer L, Independence, CA 93526
- 3. Contact person and phone number:** Tom Schaniel, Associate Planner, (760) 878-0405
- 4. Project location:** The project site is located in the community of Charleston View, Inyo County; at the south-west corner of Old Spanish Trail Highway and Purple Sage Way. The property is on private land owned by Thomas Barnes LLC. with an Assessor's Parcel Number of 048-441-01.
- 5. Project sponsor's name and address:** Ryan Thomas, P.O. Box 123, Tecopa, CA 92389
- 6. General Plan designation:** Resort/Recreational (REC) (Policy LU-3.4)
- 7. Zoning:** Current Zoning is Open Space with a 40-acre minimum (OS-40); Proposed Zoning is Highway Services and Tourist Commercial (C-2)
- 8. Description of project:** The applicant proposes to rezone the project property from the current zoning of Open Space, 40 Acre Minimum (OS-40) to Highway Services and Tourist Commercial (C-2) with the purpose of relocating an existing motorcycle parts store.

9. Surrounding land uses and setting: Briefly describe the project’s surroundings:

The property is surrounded by vacant undeveloped land, and bounded by Old Spanish Trail Highway to the north, and the private road, Purple Sage Way, to the east. The parcel of land is vacant and undeveloped, except for Purple Sage Way, a private street that has easement and offer of dedication rights that occupies a 30’ wide strip of property from the eastern property line.

Location:	Use:	Gen. Plan Designation	Zoning
Site	Vacant Land	Resort/Recreational (REC)	Open Space with a 40-acre minimum (OS-40)
North	Vacant Land	Resort/Recreational (REC)	Rural Residential with a 2.5-acre minimum, Mobilehome Overlay Zone (RR-2.5-MH)
East	Vacant Land	Resort/Recreational (REC)	Open Space with a 40-acre minimum (OS-40)
South	Vacant Land	Resort/Recreational (REC)	Open Space with a 40-acre minimum (OS-40)
West	Vacant Land	Resort/Recreational (REC)	Open Space with a 40-acre minimum (OS-40)

10. Other public agencies whose approval is required: No other agency approvals are required for the Zoning Reclassification. The proposed development of a motorcycle parts store will require approvals from the Inyo County Building and Safety Department, the Inyo County Environmental Health Department, and Inyo County Public Works Department (if access is from Old Spanish Trail).

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

In compliance with AB 52 and Public Resource Code Section 21080.3.1(b) as well as tribes identified as being local to Inyo County, were notified via a certified letter about the project and the opportunity for consultation on this project. The tribes notified were as follows: the Cabazon Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, the Twenty-Nine Palms Band of Mission Indians, the Big Pine Paiute Tribe, the Bishop Paiute Tribe, the Fort Independence Paiute Tribe, the Lone Pine Paiute Tribe, and the Timbisha Shoshone Tribe. None of the tribes contacted responded with a request for consultation.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)0238

On the basis of this initial evaluation:

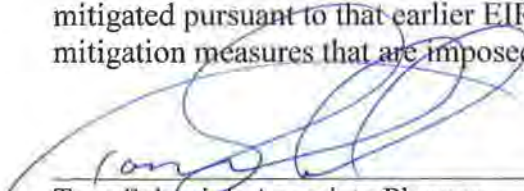
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Tom Schaniel, Associate Planner
Inyo County Planning Department

1/25/2019
Date

INYO COUNTY PLANNING DEPARTMENT ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

The proposed project is a Zone Reclassification project and is not directly a development project; however, the Zone Reclassification will allow for commercial development of the site. The site, as is most of the community of Charleston View, is located in the Pahrump Valley. The primary vistas are of nearby mountains, including the Nopah Range to the west, the Kingston Range to the south and the Spring Mountains to the east and north-east, including Mt. Charleston.

Development of the site, when limited to the County's development standard for the C2 zoning, will have minimal impact on the scenic vistas, as the vistas are generally upward and quite expansive and the development of Charleston View in general, and this site in particular, will have a very limited impact on these vistas because of the expansive and upward directed views and the limits on heights of structures imposed by the C2 zoning's development standards

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No, Old Spanish Trail Highway, which is immediately adjacent to the project site, is a County road and not a scenic highway. Nearby California Highway 127, is also not currently officially designated as a state scenic highway, though that highway has been identified as eligible to become a state scenic highway. But the arrangement of the mountains is such that the Pahrump Valley is not visible from Highway 127 in the Amargosa Valley.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

While development will change the existing site, the existing site is relatively common desert valley floor and development of this land would not be a degradation of the existing visual character, but a change to the immediate site, and of little impact in the larger area and mountain vistas that surround it.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed project is a Zone Reclassification project and is not directly a development project; however, the Zone Reclassification will allow for commercial development of the site and this development could become a source of light or glare. A condition of approval will be included that future development shall utilize exterior lighting that is shielded and down directed such that no light sources are visible from off of the property.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including The Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology Provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No, the project does not convert prime farmland, unique farmland, or farmland of Statewide importance to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No, while the current zoning does allow for agricultural use, the site has never been used for agriculture, nor is any future agriculture at the site or the immediate surrounding area anticipated; there are no Williamson Act Contracts in Inyo County.

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

No, the proposed project site does not include forest land or timber land.

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

No, the proposed project site does not include forest land.

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

No, the proposed project site does not currently contain Farmland and is not conducive to future use as Farmland.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

No, the project is a proposed zone reclassification in anticipation of commercial development. It will not conflict with an air quality plan.

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

No, the project is a proposed zone reclassification in anticipation of commercial development. The project will not cause a violation of an air quality standard. Future development could reduce air quality during construction, but these air quality changes would be temporary in nature, not significant, and regulated by Inyo County Code. There is no existing or projected air quality violation in the project location.

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

No, the project is a proposed zone reclassification in anticipation of commercial development that will not cause a net increase in air pollutants. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approximately 120-miles and three mountain ranges from the project site. As a result of this distance, future development will not increase PM10 pollutants over existing levels.

d) Expose sensitive receptors to substantial pollutant concentrations?

No, the project is a proposed zone reclassification in anticipation of commercial development that will not expose sensitive receptors to substantial pollutant concentrations. Please also see III c) above.

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

No, the project is a proposed zone reclassification in anticipation of commercial development. Neither the anticipated development of a motorcycle parts store, nor the other allowed uses under the C2 Zone, would create objectionable odors and if odors are created there are no neighbors within a mile at this time.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No, the proposed Zone Reclassification project will not directly have a substantial adverse effect on any species identified as a candidate, sensitive or special status species. The proposed development that is the impetus of the Zone Reclassification does have the potential to have an effect on a sensitive plant species as is described below. No special status animal species have been identified by the California Natural Diversity Database (CNDDDB) as being either on the site or in the vicinity of the site.

The CNDDDB Database indicates that there is one plant species (Torrey's Mormon-Tea – Ephedra Torreyana) potentially on the site that is identified by the California Rare Plant Rank and by State Rank as 'rare and imperiled' in California. Also located within a mile of the project site are 6 other species that are also ranked as 'rare or imperiled or vulnerable' in California, including: Forked Buckwheat – Erigonum bifurcatum; Wing-Seed Blazing Star – Mentzelia Pterosperma; Gooding's Phacelia – Phacelia Pulchella, var. Goodingii; Tidestrom's Milk-Vetch – Astragalus Tidestromii; Nye Milk-Vetch – Astragalus Nyensis; and Desert Wing-Fruit - Acleisanthes Nevadensis. None of these species have a listed status either with the State of California or with the Federal government. Generally these species are rare in California, but have a more secure status beyond the State.

Because Torrey's Mormon-tea – Ephedra torreyana has been identified as being potentially on the site, with a State Rank of S1, Critically Imperiled, as well as the other species listed above located within a mile, the following mitigation measure will be required. The owner or his agent will retain the services of a professional biologist who will then evaluate the site for the species listed here during blooming season, as well as any other rare species that in their professional opinion should be addressed. If the report identifies 'rare and imperiled' species on the site then, prior to approval of the Zone Reclassification, the owner or his agent will submit a development plan that either shows areas of development that avoids identified 'rare and imperiled' plant species and, if appropriate, lists measures to protect any 'rare and imperiled' plant species. If the report identifies 'rare and imperiled' plant species that should be preserved, but whose presence precludes the proposed development of a motorcycle shop, then the owner or his agent will further engage the biologist and/or work with California Department of Fish and Wildlife (CDFW) to create a mitigation plan for any identified 'rare and imperiled' plants that will be lost during development. Possible appropriate mitigations may include relocating or replanting the species in the area of development, either on undisturbed portions of the site or off-site. These mitigation measures, if required, will be incorporated into the Zone Reclassification as Conditions of Approval.

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

No, there is no identified riparian habitat on the project site or in close proximity to the project site that would be affected by the project.

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

No, there are no federally protected wetlands on the project site, or in close proximity to the project site that would be affected by the project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, no fish are located on the site, and the impacts on wildlife species are not expected to be significantly impacted. Because of the large amount of similar habitat throughout the surrounding region, the impact on any migratory wildlife is considered to be a less than significant cumulative impact.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project does not conflict with any local policies or ordinances to protect biological resources.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the area of the proposed project is not subject to a formal Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES: Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project will not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. No historical resources have been identified in any records of the site or immediate surrounding area.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the project will not cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5. No archaeological resources have been identified in any records of the site or immediate surrounding area. Local tribes and tribes that have notified Inyo County that County lands are within the geographic area that is traditionally and culturally associated with their tribe were notified about this project through the request for Tribal Consultation process. No tribes requested consultation or reported cultural resources to staff, including archaeological resources that would be affected by this project. Should any archaeological or cultural resource be discovered on the site during any future development, work shall immediately desist and Inyo County staff immediately be notified per Chapter 9.52, Disturbance of Archaeological, Paleontological and Historical Features of the Inyo County Code. Therefore, future development, though beyond the scope of this project, can be conducted so as to not cause an adverse change in the significance of an archaeological resource if one is discovered, pursuant to Section 15064.5

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project properties have no known paleontological resources or geologic features, so the proposed project will not directly or indirectly destroy a unique paleontological resource or geologic feature.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No known human remains or burial sites are on the property. Refer to the response to V b) for the potential for archaeological resources. While unlikely, human remains are a potential archaeological resource, and will be handled similar to other archaeological resources, as outlined in V b)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS: Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, no delineated Alquist-Priolo Earthquake Fault zones cross or are in near proximity to proposed project site.

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Ground shaking may occur anywhere in the region, but compared to much of the rest of California, this is a less than average seismically active area. The California Building Code ensures that future structures shall be constructed to required seismic standards in order to withstand such shaking, and therefore this potential impact is considered less than significant.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No the proposed project is not within an area of soils know to be subject to liquefaction.

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not in an area subject to landslides.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is located in the Pahrump Valley where substantial erosion is unlikely. Future development will require compliance with the California Building Standards that require Best Management Practices be implemented to minimize erosion and keep all site materials from leaving the site, and therefore, this potential impact is considered less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the project properties are not located on a geologic unit or soil that is unstable. The Zone Reclassification itself is not a development project, and any future development would not result in any soil instability issues. Should, during development, any question arise about the quality of the soil, the developer should employ the services of a geotechnical engineer.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not located in an area with a known expansive soil type. Should, during development, any question arise about the quality of the soil, the developer should employ the services of a geotechnical engineer.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, septic tanks are not planned as part of the Zone Reclassification project, and any future development would require a County approved waste handling system, most likely in the form of an underground septic system. Septic systems are common in the area and the soils are capable of supporting such a system, though the system must be engineered and permitted by the Inyo County Environmental Health Department.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS:

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

No, the proposed Zone Reclassification project will not generate greenhouse gas emissions, nor would any anticipated development generate greenhouse gasses that would have a significant impact on the environment.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, the proposed project will not cause conflicts with a plan, policy or regulation adopted for the purpose of reducing greenhouse gasses.

VIII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

No, the proposed Zoning Reclassification project will not create a significant hazard to the public or the environment. The potential development after the Zoning Reclassification could result in the use or sales of some materials considered hazardous, but these materials would be in small quantities (quarts of oil or similar) and would be fully regulated both for transport and storage by the State of California and the County of Inyo.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

No, the proposed Zoning Reclassification project will not create a significant hazard to the public or environment through a reasonably foreseeable upset or accident that could result in the release of hazardous materials. The potential development after the Zoning Reclassification is highly unlikely to result in upset or accident conditions involving the release of hazardous materials into the environment because any hazardous materials will be in small quantities, contained within a building and be subject to regulation from the State of California and the County of Inyo for proper storage.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, the proposed project is not within one-quarter mile of an existing or proposed school, nor will it emit hazardous emissions, or handle acutely hazardous materials, substances or waste.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, the proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No, the proposed project is not located within an airport land use plan or within two miles of a public airport or a public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not within the vicinity of a private airstrip.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not physically interfere with an adopted emergency plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the risk of loss, injury or death involving wildland fires is minimal for this project. Land surrounding the project site is sparsely vegetated with desert scrub. Future development of the site will be subject to the California Building Standards which include Wildland-Urban Interface building requirements as well as requirements for a defensible space around any development. The risk of loss, injury or death involving wildland fires is less than significant at this site, and any potential risk is further mitigated by compliance with California Building Standards.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the Zone Reclassification project will not violate any water quality standards or waste discharge requirements. Any future development is also extremely unlikely to violate water quality standards and waste discharge requirements, and would be regulated by permitting through Inyo County and possibly the State of California for compliance with these standards and requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the proposed Zoning Reclassification project will not have any effect on local groundwater. Potential development of the site will probably utilize ground water, but not in any quantity beyond what is already allowed for residential uses under current zoning, nor in an amount that would perceptibly impact the local groundwater table.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No drainage patterns should be altered by the Zone Reclassification project. Other than rare storm related run-off situations, no water passes over or through the site, and the site is at a low point in the valley, where run-off is largely spread-out. Permitting for future development, in compliance with the California Building Standards, will require that development to consider run-off patterns and ensure that any development does not impede or contribute to future run-off, and that erosion or siltation is not allowed to leave the property.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No drainage patterns should be altered by this project. Even storm water situations do not result in enough water to result in flooding, because of the minimal amount of area above the site (only about 100 acres), the high percolation rates of and around the project site, and the minimal amount of precipitation in the area (approximately 6 inches annually).

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the project is not part of an existing or planned storm water drainage system. Any development of the project will require California Building Standards compliant Best Management Practices for erosion and sediment control, which will look at any impacts of development on runoff. The minimal amount of precipitation in the area (approximately 5 inches annually) also minimizes run-off issues.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not anticipated to have any impact on water quality.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project, while within a 100-year flood hazard area, does not anticipate housing. The proposed zoning could allow for a caretaker's unit (though none is proposed). In the event this one housing unit is created, it will need to be developed in compliance with California Building Standards for engineering a structure in a flood plain, and the housing unit would be required by FEMA to maintain flood insurance.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the Zoning Reclassification project would not place structures which would impede or redirect flood flows. The project is in a 100-year flood hazard area. Future development could result in structures in the 100-year flood hazard area, however the development would need to be conducted in compliance with California Building Standards for engineering a structure in a flood plain, and would be required by FEMA to maintain flood insurance. The development plans, to be in compliance with the California Building Standards, would need to demonstrate that flood flows are neither impeded nor redirected.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project site is not in an area subject to flooding due to the failure of a levee or dam.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow? <i>No, the proposed project site is not in an area subject inundation from seiches, tsunamis, or mudflows.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community? <i>No, the proposed project will not divide an established community. The community is already divided by the arterial road that is the Old Spanish Trail Highway, and the zoning of commercial properties along this divide is the area that is the most logical and desired by the community for commercial development. The County is currently involved in a Community Plan for Charleston View and community meetings have already identified that area for possible rezoning for commercial uses.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? <i>The proposed project is a Zone Reclassification with the purpose of establishing commercial zoning and use for the property. The project is consistent with the current General plan designations and is not subject to any special planning area. As mentioned in X. a) the community of Charleston View is currently involved in a Community planning process, which has not yet resulted in any official changes to policy. This planning effort has engaged the community on possible future development and sites along old Spanish Trail Highway were considered the most suitable for future commercial development.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>No, the proposed project will not conflict with any habitat conservation plan or natural community conservation plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XI. MINERAL RESOURCES: Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>No, neither the Zoning Reclassification project, nor any subsequent allowed development, will result in the loss of availability of a known mineral resource.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? <i>No, the project is not delineated as a locally-important mineral resource in the general plan or any other land use plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XII. NOISE: Would the project result in the:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? <i>No, neither the Zoning Reclassification project, nor any subsequent allowed development, will result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Zoning Reclassification project, nor any subsequent allowed development, will result in exposure of persons to or generation of excessive groundborne vibration of groundborne noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, neither the Zoning Reclassification project, nor any subsequent allowed development, will result in substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Given the area is largely undeveloped, any development, including the currently allowed residential development will result in some increase in ambient noise. However, the increase in noise will be less than significant and likely less than the noise of traffic on Old Spanish Trail Highway.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the Zone Reclassification project will not create additional temporary or periodic increase in ambient noise levels. Future development of the property possibly could, at construction of new structures result in a temporary increase in ambient noise levels. Construction noise is already regulated by Inyo County Code and will be of minimal impact because of the property's lack of proximity to other developed areas and will be for a limited duration.

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

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project could result in a small increase in the workforce, any of which are new to the area could easily be absorbed by acquiring or developing any of the existing residential properties in the community of Charleston View. Also the nearby communities of Tecopa and Pahrump would not be largely impacted by any added workforce from this small business. It is highly likely that the majority of employees will be current locals coming from Tecopa and Pahrump and taking advantage of the employment opportunity.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not displace existing housing or create a situation where replacement housing will be necessary. While a single lot will be removed from potential future residential development, the community of Charleston View consists of around 2000 lots, the majority of which are unimproved and could support future housing in the community.

c) Displace substantial numbers of people, necessitating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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the construction of replacement housing elsewhere?

No, the proposed project will not displace people, or create a situation where replacement housing will be necessary.

XIV. PUBLIC SERVICES: Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

No new fire protection services will be required because of the Zone Reclassification project or future development of the property.

Police protection?

No new police protection services will be required because of the Zone Reclassification project or future development of the property.

Schools?

No new school service will be required because of the Zone Reclassification project or future development of the property.

Parks?

No new parks will be required because of the Zone Reclassification project or future development of the property.

Other public facilities?

No, neither the Zoning Reclassification project, nor any subsequent allowed development, will create a need for additional public services.

XV. RECREATION: Would the project:

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

No, neither the Zoning Reclassification project, nor any subsequent allowed development, will increase the use of existing recreational facilities. No portion of this project anticipates any change in the level of service required.

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

No, neither the Zoning Reclassification project, nor any subsequent allowed development, will include, nor will it cause a need for, an increase in parks or other recreational facilities that might have an adverse physical effect on the environment.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No, the proposed Zone Reclassification project will not cause a significant increase in traffic which is substantial in relation to the existing traffic load or capacity of the street system. Future development could result in a very minor increase in traffic, but the proposed development is primarily to place a business that serves existing pass-through traffic going to the Dumont Dunes recreation area. An extremely successful business could potentially increase traffic as it could possibly remove an impediment to some travelers to the Dunes or make others choose this recreation site because of the nearby business. Any increase though would be minimal when compared with the overall use of the road as a connector between Inyo County and southern Nevada and existing recreational traffic, and well within the service expectations of Old Spanish Trail Highway.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No, the County does not have an official level of service standard set for Old Spanish Trail Highway. The road is consistent with the State's definition of an arterial road. Current traffic counts are consistent with a A level of service and neither the Zone Reclassification project, nor any subsequent allowed development would conceivably result in an increase in traffic that would impact the level of service for Old Spanish Trail Highway.

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

No, neither the Zoning Reclassification project, nor any subsequent allowed development, will result in changes to air traffic patterns or increased traffic that could result in substantial safety risks.

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

No, neither the Zoning Reclassification project, nor any subsequent allowed development, will result in any design features for transportation that increase hazard. Old Spanish Trail Highway travels straight through the community of Charleston View and neither this project, nor any subsequent allowed development will change that.

e) Result in inadequate emergency access?

No, neither the Zoning Reclassification project, nor any subsequent allowed development would change emergency access.

f) Result in inadequate parking capacity?

No, the Zoning Reclassification project will not impact parking capacity. Future development may require parking, but this parking must be designed in as part of the project and be in compliance with the parking development standards in the Zoning title of the Inyo County Code.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No, neither the Zoning Reclassification project, nor any subsequent allowed development will significantly increase traffic, and therefore, they will not affect public transit, bicycle or pedestrian facilities. Because of the extremely remote nature of the project location, few alternative transportation opportunities exist, but those that do would be unchanged by this project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES -- Would the project:

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

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

No, the proposed project does not encompass a resource eligible for listing in the California Register of Historical Resources, or in a local register or historical resources as defined in Public Resource Code section 5020.1(k).

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No, the proposed project does not encompass a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of the Public Resource Code section 5024.1.

XVIII UTILITIES AND SERVICE SYSTEMS --

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No, the proposed Zoning Reclassification project would not require any wastewater treatment. Any future development would require its own waste management system, most likely a septic system that would need to be properly designed and permitted by the Inyo County Environmental Health Department.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No, the proposed project would not result in the construction of new or expanded water or wastewater treatment facilities. Water would be supplied by a well and wastewater would have to be planned for, most likely in the form of a septic system that would need to be properly designed and permitted by the Inyo County Environmental Health Department.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No, the proposed project will not require new or the expansion of current storm water drainage facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The proposed project site has existing rights to groundwater that will be unchanged by the project or future development.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed Zoning Reclassification project will not require any determination from a wastewater treatment provider. Any future development would require that wastewater was planned for, most likely a septic system that would need to be properly designed and permitted by the Inyo County Environmental Health Department.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Neither the Zoning Reclassification project, nor any subsequent allowed development will require changes to the current solid waste capacity to accommodate it. Solid waste needs for the project will be serviced by the existing transfer station in Charleston View, where the solid waste is picked up by Pahump Valley Disposal and then enters the Nye County landfill system. Impacts from future development would be minimal and consistent with the existing transfer station system.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Zone Reclassification project and any future development will comply with the related solid waste requirements.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No, the project will not impact or degrade the quality of the environment. The project has only two areas of concern for potential degradation and both can be mitigated to less than significant impacts. The first is that future development that would be allowed by the Zoning Reclassification could result in glare or light pollution. A condition of approval will be required that future development shall utilize exterior lighting that is shielded and down directed such that no light sources are visible from off of the property. The second area of concern is that while no listed species were identified on site, one species of rare plant was identified as potentially being on the site and several species of rare plant have been identified as being within a mile of the site. The owner or his agent will retain the services of a professional biologist who will then evaluate the site for the species, as identified from the CNDDDB database and listed in the Initial Study, during blooming season, as well as any other rare species that in their professional opinion should be addressed. If the report identifies 'rare and imperiled' species on the site then, prior to approval of the Zone Reclassification, the owner or his agent will submit a development plan that either shows areas of development that avoids identified 'rare and imperiled' plant species and, if appropriate, lists measures to protect any 'rare and imperiled' plant species. If the report identifies 'rare and imperiled' plant species that should be preserved, but whose presence precludes the proposed development of a motorcycle shop, then the owner or his agent will further engage the biologist and/or work with CDFW a mitigation plan for any identified 'rare and imperiled' plants that will be lost during development. Possible appropriate mitigations may include relocating or replanting the species in the area of development, either on undisturbed portions of the site or off-site. These mitigation measures, if required, will be incorporated into the Zone Reclassification as Conditions of Approval.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Does the project have impacts that are individually

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No, neither the Zoning Reclassification project, nor any subsequent allowed development will have impacts that are individually limited, but cumulatively considerable. A full scale development of the Charleston View area could result in impacts that are cumulatively considerable. Neither this project nor any subsequent development of this property significantly changes those impacts either positively or negatively. These impacts are already allowed by the current zoning, and in no way does this individual project significantly impact this potential development.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Zoning Reclassification project, nor any subsequent allowed development has any known environmental effects which will cause substantial adverse effects on human beings either directly or indirectly.