

**Mono County
Community Development Department**

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NOTICE OF DETERMINATION

RECEIVED

MAY 17 2019

MC 19-014

OFFICE OF THE CLERK

To: Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

County Clerk
Mono County
P.O. Box 237
Bridgeport, CA 93517

From: CDD/Planning Division
Mono County
P.O. Box 347
Mammoth Lakes, CA 93546

Project Title: Use Permit 19-002/Walker River Farms Cannabis Microbusiness
State Clearinghouse #: N/A

Contact Person: Hailey Lang Phone: (760) 935-5415
Project Location - Community: Coleville
Project Location - County: Mono County

Description of Project:

Planning Commission approval of UP 19-002 permitted an 8,600 square foot cannabis microbusiness that will including indoor cannabis cultivation, distribution, and non-storefront retail. A 15183 analysis has been prepared for this project. The contents of the 15183 analysis specifically reviewed potential impacts related to land use, housing, soils, water, air quality/odors, transportation, biological resources, energy and mineral resources, hazards, noise, public services, utilities, aesthetics, cultural resources, recreation, and greenhouse gas emissions (GHG).

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 from 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; and
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.

The 15183 analysis found no significant impacts peculiar to cannabis microbusiness or beyond the scope of mitigation measures stated in the Mono County General Plan EIR. In accordance with State law, an addendum to the existing General Plan EIR is being utilized for this project pursuant to the California Environmental Quality Act.

1. The project Will Not have a significant effect on the environment.
2. Mitigation measures Were Not made a condition of the approval of the project.
3. A mitigation reporting or monitoring plan Was Not adopted for this project.
4. A statement of Overriding Considerations Was Not adopted for this project.
5. Findings Were Not made pursuant to the provisions of CEQA.

This is to certify that the Environmental Analysis, comments and record of project approval are available to the general public at:

Governor's Office of Planning & Research

Mono County Offices, Annex 1, 74 N. School Street, Bridgeport, CA 93517

MAY 21 2019

Signature: _____
Title: _____

Hailey Lang
Planning Analyst

Date: 5-7-19

STATE CLEARINGHOUSE

Posted thru June 17, 2019