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Community Development Department**

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TM 19-016
OFFICE OF THE CLERK

NOTICE OF DETERMINATION

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: BASK Ventures, Inc. Indoor Cannabis Cultivation
State Clearinghouse #: N/A

Contact Person: Kelly Karl Phone: (760) 924-1809
Project Location - Community: Mammoth Lakes
Project Location - County: Mono County

Description of Project:

Planning Commission approval of UP 18-014 permitted a 21,858 square foot indoor cultivation facility designed to incorporate 18,067 square feet of warehouse space, 10,000 square feet of which will consist of flowering canopy, and an additional 3,791 square feet for general office use. 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 construction and operation of the project would not result in significant impacts to habitat of fish or wildlife species or threaten to eliminate a plant or animal community. There are no important examples of major Californian prehistoric or historic periods in the project site. The project would not eliminate important examples of the major periods of California history or prehistory.
2. There are no other past, present, or reasonably foreseeable future projects outside of the SBP in the vicinity of the project site. Development of the SBP was previously analyzed in the SBP EIR and any future development within the SBP would be conducted consistent with the conditions of the SBP EIR; therefore, development within the SBP is not considered a cumulative impact. No cumulatively considerable impacts would occur.
3. Mono County General Plan policies and regulations include countywide policies to guide the operations of commercial cannabis. The countywide commercial cannabis policies include designated land use for commercial cannabis activities; avoidance, reduction, and prevention of potential issues specific to commercial cannabis activities that may adversely affect communities; encouragement of responsible establishment and operation of commercial cannabis activities; and working toward consistent and compatible regulations and efficient oversight of cannabis activities with other responsible entities. The project would be located within a land use designation that allows for cannabis activities. The project applicant has developed a Cultivation Operating Plan that addresses odor, sanitation, waste disposal, and workspace safety issues specific to commercial cannabis activities (see Appendix B). The design of the project is consistent with countywide policies, standard and SBP design guidelines to ensure there would not be substantial adverse effect on human beings, either directly or indirectly.

The 15183 analysis found no significant impacts peculiar to cannabis cultivation or beyond the mitigation measures stated in the Mono County General Plan EIR and the Sierra Business Park Specific 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 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:

Mono County Offices, 437 Old Mammoth Road, Suite P, Mammoth Lakes, CA 93546

Governor's Office of Planning & Research

Signature: *Kelly Karl*

Date: 6/20/19

JUNE 21 2019

Title: Planner

STATE CLEARINGHOUSE

Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT)
Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs)

Posted thru July 22, 2019