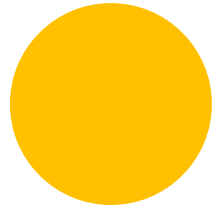
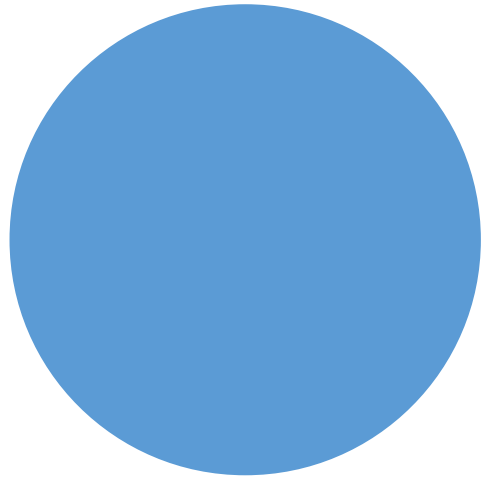


Item available for public inspection in the Clerk's office during regular business hours (Monday - Friday, 9 AM - 5 PM)

March 12, 2024
Regular Meeting
Item #7b. -
Presentation



High Sierra June Lake

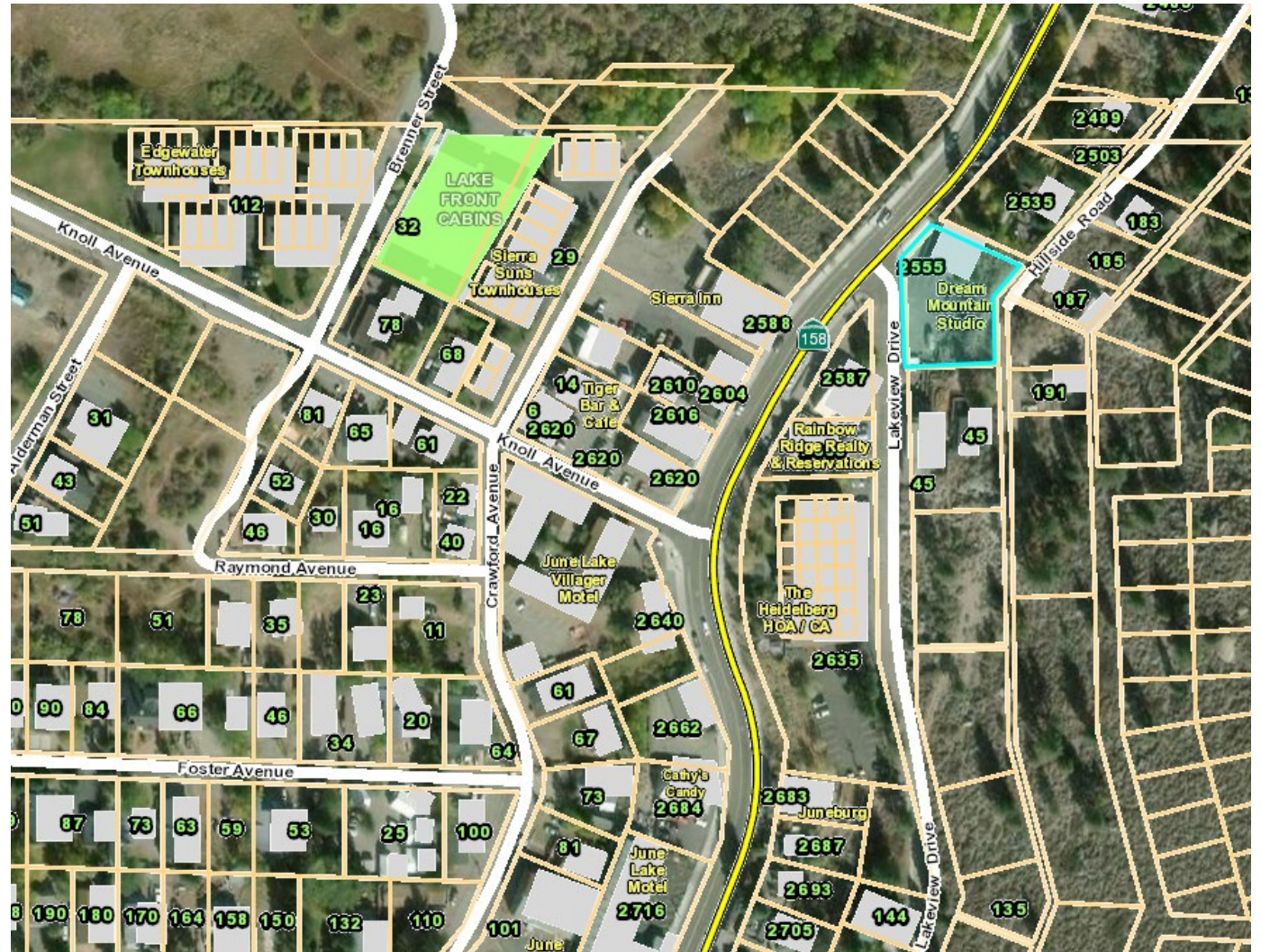
Cannabis Operation Permit

OP 23-002 / DeCoster

March 12, 2024

Project Location

Outlined in blue



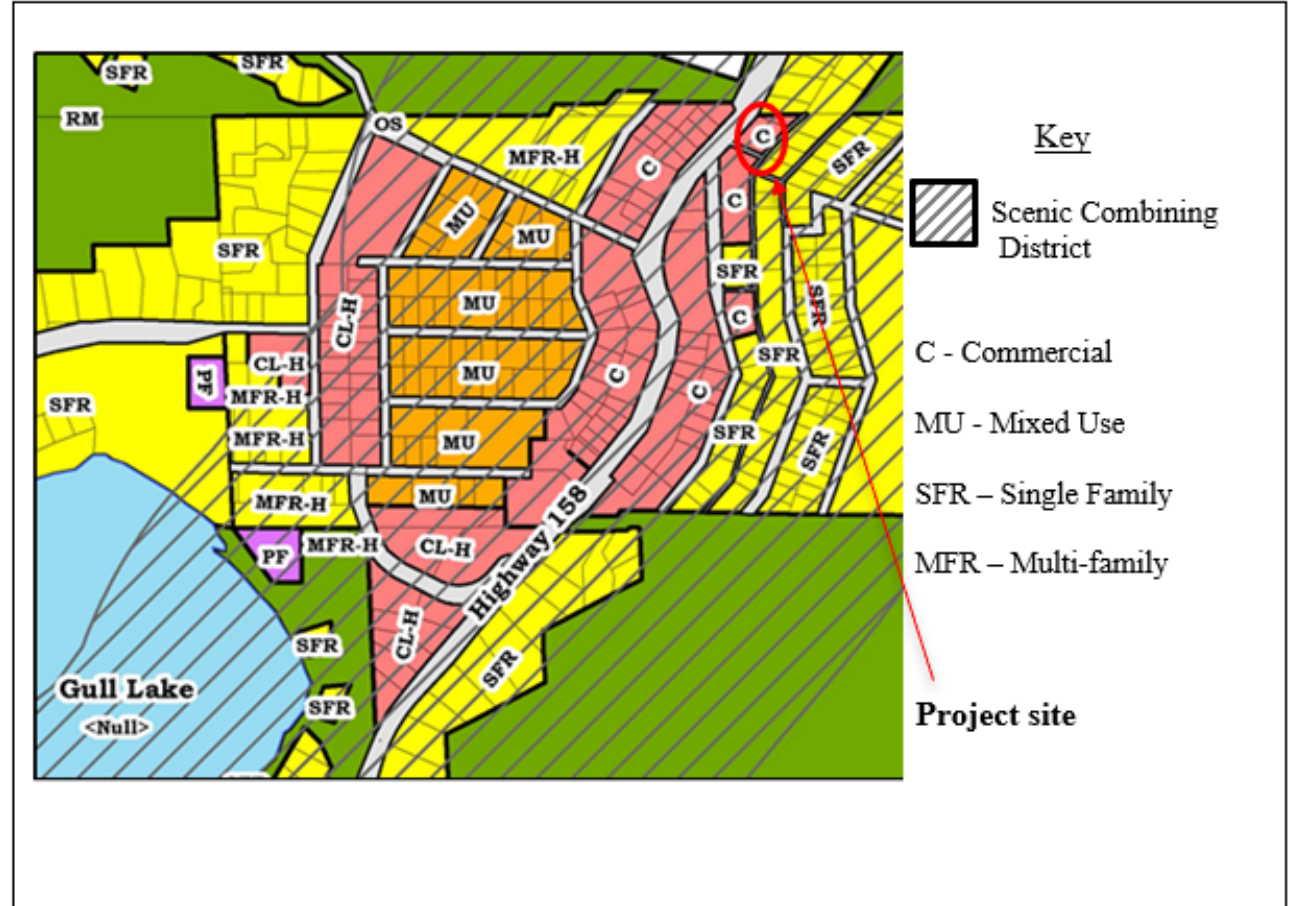
Project Description

Expand High Sierra's existing retail operation to also allow non-volatile manufacturing and distribution. Proposal shall be located in the vacant half of their current commercial building in June Lake (formerly Insane Audio).

The administration of three or more cannabis operation types on-site allows High Sierra to classify themselves as a "microbusiness", a combined permit which helps streamline permit renewal costs and timelines.

(Retail, Non-Volatile Manufacturing, and Distribution)

Project Setting



Project Description

(Continued)

Currently, applicant has cannabis products picked up from local cultivators, driven to Sacramento for testing, then packaged and sent back to Mono County for retail sale.

By expanding their operation to allow distribution, High Sierra can bring bulk cannabis from farms directly to their own business, where third-party testers can pick it up for later testing at their labs.

By also adding non-volatile manufacturing to their cannabis operation types, High Sierra will be able to jar and package cannabis products they've transported from local farms to their business.

Project Description

(Continued)

Process is less cost and fuel-intensive than before, and it is easier for testing agency vehicles to get in and out of Mono County year-round than it is for delivery trucks to come back and forth from Sacramento.

This is especially true in the Winter months.

ENVIRONMENTAL REVIEW

Project qualifies for a categorical exemption under CEQA guideline §15301:

- § 15301 exempts existing facilities involving negligible or no expansion of the existing or former use.

Area proposed for expansion was previously used as a warehouse and manufacturing business (Insane Audio). Proposed expansion is largely similar in terms of use, albeit for cannabis. No expansion of existing building footprint or square footage.



CURRENT SIGNAGE



PREVIOUS SIGNAGE

Mono County Code § 5.60.070(B)(13)

Operating Plan

The applicant is required to submit an operating plan detailing proposed activity, products, process, inventory procedures, employee training, hours of operation, and quality control measures.

High Sierra has an approved operating plan in place for its existing retail cannabis operation (18-001).

County review will focus on those processes being updated/added for the expanded cannabis distribution and manufacturing uses.

Mono County Code § 5.60.070(B)(13)

Operating Plan

Inventory Control

The vacant half of High Sierra's current operation has roll-up doors to allow product deliveries, testing lab pick-ups, and for storing the delivery vehicle in the building when not in operation.

This portion of the building has an RFID access system which will only be accessible by High Sierra employees.

Once applicant's state license is approved, they will be able to register with the California Cannabis Track-and-Trace System (CCTT), which will be used when transporting cannabis.

The operation will maintain a copy of all shipping manifests, and will be made available upon request from officials.

Mono County Code § 5.60.070(B)(13)

Operating Plan

Employees

All employees go through a formal screening process that includes, but is not limited to both background checks and reference checks.

All employees are required to be twenty-one (21) years of age or older, and the business shall retain proof of age for all employees.

All employees undergo a mandatory internal security and operational training program as well as training made available through the Mono County Health Department.

Once hired, employees also complete an approved external training program, such as Sell-SMART by Cannabis Trainers™

Mono County Code § 5.60.070(B)(14)

Detailed Business Plan

Use Permit Modification 23-004 was approved by Planning Commission on December 21, 2023, analyzed the project location, site, odor mitigation, signage, visual screening, lighting, parking, and noise generation, along with the specific permitting requirements for:

Cannabis Distribution (MCGP §13.090); and Cannabis Manufacturing (MCGP §13.100); and Cannabis Microbusiness (§13.130).

A full copy of the approved Use Permit Modification is attached (Attachment B).

Mono County Code

§ 5.60.070(B)(14)

Business Plan (continued)

In addition to having a current business license for operation (MCC 5.60.040(F)), applicant will secure and provide proof of all state and local approvals necessary to operate a commercial cannabis distribution and non-volatile manufacturing operation prior to expanding their business.

Mono County Code § 5.60.070(B)(15)

Waste Management Plan

High Sierra anticipates minimal additional waste from expanded operation.

Cannabis products are trimmed and prepared by cultivators prior to transport from local farms.

Any loose trimmings accrued through the jarring/packaging process will be returned to the local cultivator for recycling.

Mono County Code §5.60.150

Additional Regulations for Cannabis Manufacturing

In addition to the general cannabis regulations found in MCC Sections 5.60.040 (Permits Required) and 5.60.120 (All Cannabis Businesses), manufacturers shall comply with the following:

No hazardous, flammable, or explosive substances shall be used without first obtaining the appropriate permits.

Only non-volatile manufacturing (jarring/packaging) is proposed.

Extraction equipment used in manufacturing facilities shall be approved by an authorized third-party testing agency and approved for the intended use by the County Building Official and local Fire District Chief, if any.

No extraction equipment to be operated at this time.

All employees of a cannabis manufacturing facility operating potentially hazardous equipment shall be trained in the proper use of extracting equipment.

No potentially hazardous equipment is proposed; All staff members are trained in proper handling and safety practices.

Mono County Code §5.60.150

Additional Regulations for Cannabis Manufacturing (continued)

All cannabis-infused edible products, their storage facilities and related utensils, equipment and materials shall be approved, used, managed and handled in accordance with Sections 113700—114437 of the California Health and Safety Code, and the California Retail Food Code.

Observed

Edible cannabis products shall be designed, produced, manufactured, distributed, packaged and sold or distributed by a licensee in accordance with Section 26130 of the California Business and Professions Code.

Observed

Permittees shall be responsible for an approved waste management plan.

Observed; Minimal waste generated will be returned to Cultivator for recycling.

Permittees shall be responsible and liable for safety and security in and around the cannabis operation, and have a security plan approved by Mono County.

A confidential security plan has been reviewed and approved by the Mono County Sheriff.

Mono County Code §5.60.170

Additional Regulations for Cannabis Distribution

In addition to the general cannabis regulations found in MCC Sections 5.60.040 (Permits Required) and 5.60.120 (All Cannabis Businesses), distributors based in Mono County shall comply with the following:

Transportation shall only be conducted by persons licensed and permitted by the state and county to distribute cannabis and cannabis products.

Observed

Only a permittee or an authorized employee shall be in a vehicle while transporting cannabis and cannabis products. All drivers and accompaniment must be 21+ years old.

Observed

Permittees transporting cannabis and cannabis products shall comply with all travel requirements set forth in [16](#) CCR § 5311, except for necessary rest, fuel, or vehicle repair stops.

Observed

Mono County Code §5.60.170

Additional Regulations for Cannabis Distribution (continued)

Under no circumstances may non-cannabis products, except for cannabis accessories as defined in Business and Professions Code section 26001(g), be transported with cannabis or cannabis products.

Observed

Permittees shall not leave a vehicle or trailer containing cannabis or cannabis products unattended in a residential area or parked overnight in a residential area.

Observed

All vehicles used for transporting cannabis and cannabis products shall comply with all applicable local and state law and regulations.

Observed

Mono County Code §5.60.170

Additional Regulations for Cannabis Distribution (continued)

Permittees shall implement measures to keep all cannabis and cannabis products secure and inaccessible during all stages of operation and shall at all times comply with applicable local and state law and regulation for tracking, storing and transporting cannabis and cannabis products.

Observed

Permittees shall create a shipping manifest pursuant to 16 CCR § 5314, a physical copy of which shall be maintained during transportation and shall be made available to the county upon request.

Available upon request.

Permittees shall adhere to an approved waste management plan.

Observed

Permittees shall be responsible and liable for safety and security in and around the cannabis operation and shall adhere to an approved security plan.

Security plan reviewed and approved by the Mono County Sheriff's office.

Microbusiness Requirements

Not Reviewed
with
Operations
Permit

All Mono County Microbusiness requirements are listed in the Mono County General Plan, Chapter 13.130, and have been reviewed and approved with High Sierra's Use Permit Modification UPM 23-001 in December, 2023.

Public
Comment

**No letters of
opposition or
support received**

Conditions of Approval

OP 23-002

- The operation shall comply with all relevant Mono County departments and their respective regulations.
- The operation shall comply with all rules and regulations established in Mono County Code, the Mono County General Plan, and all applicable state laws.
- This permit is nontransferable and shall terminate upon expiration or subsequent termination, or change in property ownership.
- This permit is only valid when an active Use Permit exists for the property.
- Prior to commencing expanded cannabis operation types, applicant shall receive all required local and state permits.
- In no case shall any volatile manufacturing operations commence without first obtaining the required permits.

Conditions of Approval

OP 23-002
(continued)

- The County, its agents, and employees may seek verification of the information contained in this permit and the associated application.
- The business shall be subject to an annual inspection performed to ensure compliance with County Code 5.60.120. Failure to pass the annual inspection prior to the August 31 date may result in denial of the renewal application.
- The business shall operate only in accordance with the application and all corresponding plans reviewed and approved by the County. This permit shall expire August 31, 2024 (unless renewed or revoked in accordance with Mono County Code Chapter 5.60).
- Standard renewal/expiration conditions also apply.

Recommended Actions

1. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15301, and instruct staff to file a Notice of Exemption;
2. Approve Cannabis Operation Permit 23-002 subject to the recommended conditions or with modifications as desired.

Thank
You

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