

Mono County Community Development Department

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Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

October 17, 2019

To: Mono County Planning Commission

From: Hailey Lang, Planning Analyst

Re: Use Permit 18-018/Colitas Farms

RECOMMENDATION

It is recommended that Planning Commission take the following actions:

1. Find that the project qualifies as an Exemption under CEQA guidelines 15183 and instruct staff to file a Notice of Determination;
2. Make the required findings as contained in the project staff report; and
3. Approve Use Permit 18-018 subject to Conditions of Approval.

BACKGROUND

In November 2016, California voters approved the Adult Use of Marijuana Act (Proposition 64) to legalize adult use of marijuana (in addition to medical uses that were legalized in 1996). Every precinct in Mono County passed Proposition 64, with margins as low as 1.4% in the Bridgeport area to a high margin of approximately 30% in the Mono Basin, June Lake, and Wheeler Crest areas. The state's legalization of adult use marijuana presented local jurisdictions with several choices for regulating the new industry: 1) ban cannabis activities in whole or part; 2) adopt local regulations for cannabis activities; or 3) remain silent and defer to state laws and regulations.

In June 2017, California Senate Bill 94 was passed, consolidating the provisions of the Medical Cannabis Regulation and Safety Act and Proposition 64 (passed by voter approval in the November 2016 election) into what is now known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). The Act creates a framework for the regulation of commercial medicinal and adult-use cannabis in California.

Three state authorities were authorized for the oversight and State permitting of cannabis businesses: The Bureau of Cannabis Control is the lead agency for retailers, distributors, testing labs, microbusinesses, and temporary cannabis events; CalCannabis, a division of the California Department of Food and Agriculture (CDFA), has oversight of cultivation; and the Manufactured Cannabis Safety Branch, a branch of the California Department of Public Health, regulates all commercial cannabis manufacturing. Each licensing authority requires an operator to receive local approval prior to applying for state licensure.

Mono County conducted a community-based planning effort for feedback on the most appropriate regulatory approach and, ultimately, to develop policies and regulations for legalized cannabis activities. In 2017, the following 12 Regional Planning Advisory Committee (RPAC) meetings and outreach sessions were conducted: two in Antelope Valley, three in Bridgeport, one in June Lake, two in the Mono Basin, two in Long Valley, and two in Tri-Valley. Three workshops were held with the Planning Commission, and feedback from the Commission and RPACs were incorporated into the development of the policies. Concurrently, the Cannabis Joint Committee, which is comprised of 10 County departments/divisions, reviewed the policies and public feedback, and provided additional input that was incorporated as policies were developed.

At a formally noticed public hearing in October 2017, the Commission recommended General Plan policies pertaining to cannabis activities for adoption by the Board. The Board of Supervisors held five workshops, including one with the Town of Mammoth Lakes and one specific to cannabis taxation, to consider public feedback received through RPAC, Planning Commission, and Joint Committee discussions, and provide direction to staff. In December 2017, the Board held a public hearing adopting the General Plan policies recommended by the Planning Commission.

Following the adoption of guiding policies, specific regulations in both the General Plan and Mono County Code were developed through another community-based planning effort. The RPACs again held a total of 12 meetings where cannabis regulations were discussed: two in Antelope Valley, three in Bridgeport, two in the Mono Basin, one in June Lake, two in Long Valley, and two in the Tri-Valley. The Planning Commission also again held three workshops to both incorporate RPAC feedback into the regulations and provide additional input and direction to staff, and the staff-level Cannabis Joint Committee provided additional feedback.

The Commission made a recommendation to the Board to adopt new regulations in March 2018. The Board of Supervisors heard two minor updates and held four discussions on cannabis taxation, in addition to three workshops on cannabis regulations where specific policy issues were considered. The Board adopted the new General Plan and Mono County Code regulations at a formal public hearing on April 17, 2018.

In addition to the structured public engagement process above, the public is always welcome to directly contact Community Development Department staff and Mono County Supervisors via phone or email, or to schedule an in-person meeting to share comments, concerns, and input. Attendance at public meetings and speaking in public is not necessary in order to provide feedback.

The adopted regulations established two permits required for local cannabis businesses: 1) Conditional Use Permit for the property's land-use entitlement; and 2) subsequent Cannabis Operation Permit for the business. While the Conditional Use Permit runs with the land, the Operation Permit is unique to the business and expires annually. A separate cannabis Operation Permit is required for each type of cannabis activity carried out on or at the premises regardless of ownership.

Pursuant to California Business and Professions Code Section 26000, et seq., a valid license issued by the state shall be required to operate any commercial cannabis activity within the county.

PROJECT DESCRIPTION

The project is located at 324 N River Lane (APN 002-460-015) on an approximately 20-acre parcel in Walker. The Land Use Designation (LUD) for this parcel is Agriculture (AG). Types of uses permitted subject to a use permit on AG land include commercial hog and poultry raising, farm labor trailer parks, public utility buildings and/or structures, airports, heliports, stock-feeding yards, agriculture processing plants, slaughterhouses, limited-scale lodging, bed-and-breakfast establishments, animal hospitals, veterinary clinics, kennels, mineral exploration activities, equestrian facilities, commercial hunting and fishing, rural recreation, parks, golf courses, sport facilities, and commercial cannabis activities (nursery, cultivation, processing, manufacturing Type 6, N, and P, distribution, retail, and microbusiness).

A Mono County Use Permit and Operation Permit for cultivation, processing, and Type 6 manufacturing will be submitted to conduct operations. Obtaining the required California State permits to cultivate cannabis will be conditions of all permits.

The proposed project utilizes greenhouses and other structures to grow, process, and manufacture cannabis (see Attachment 1). The project facilities and ancillary items are listed below:

- Two 10,000 square-foot greenhouses
- One immature plant greenhouse (30'x50' or 1,500 sf)
- One diffused light clone greenhouse (30'x50' or 1,500 sf)
- Two oil extraction, drying and processing sheds (12'x60' or 720 sf each)
- One 800 sf compost area
- Three waste storage containers (10'x5' or 150 sf each)
- Two cannabis storage containers (8'x40' or 320 sf each)
- One barn (totaling 2,592 sf) with upstairs apartment (appx 1,000 sf)
- One accessory dwelling unit (13'x52' or 693 sf) with adjacent parking area
- Two diesel generators for backup and emergency supply
- One parking area for 10 vehicles (50'x58' or 2,908 sf)
- Four loading zone areas (800 sf each)
- Four 2,500-gallon water tanks
- One 10,000-gallon water tank
- Two propane tanks (250 gal and 1,000 gal)
- One well house (10'x10', or 100 sf)
- Front gate and fencing for security
- Underground utilities
- Trees around the property perimeter for visual aesthetics (Leyland Cypress and Sambuca Black Lace)
- One-way road with two access points

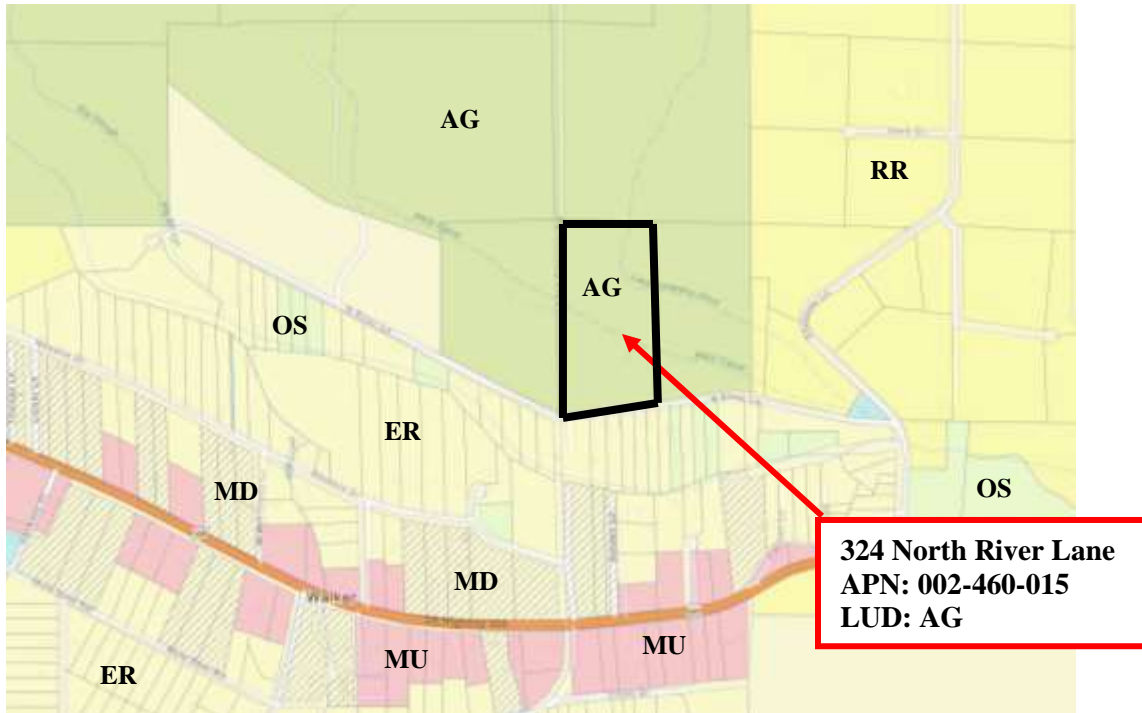
In addition to growing cannabis, the farm will grow lavender which includes the following items:

- Two lavender cultivation areas (43,560 sf and 4,560 sf) and lavender oil extraction
- One honey box

PROJECT LOCATION



PROJECT LAND USE DESIGNATION



LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)

The LDTAC first reviewed the application on Dec. 17, 2018, and recommended acceptance for permit processing. Based on community input, the applicants revised their project description to remove the outdoor grow and cultivate indoors only. With the change in project description, LDTAC reviewed the application again on Feb. 19, 2019, and re-accepted the permit for processing.

CEQA COMPLIANCE

The County contracted with Resource Concepts Inc. (RCI) to conduct a 15183 analysis (Attachment 4). CEQA mandates that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects peculiar to the project or its site. The 15183 analysis found no significant impacts peculiar to cannabis cultivation, processing, and manufacturing Type 6, or beyond the scope of mitigation measures stated in the Mono County General Plan EIR. The 15183 analysis specifically reviewed potential impacts related to land use, housing, soils, water, air quality/odors, transportation, biological resources, energy and mineral resources, hazards, noise, public services, utilities, aesthetics, cultural resources, recreation, and greenhouse gas emissions (GHG).

Ultimately, the review determined:

1. 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;
2. This parcel is no different than other agricultural parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project;
3. 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
4. There are no cumulative or off-site land use and planning impacts from the proposed project that were not addressed in the prior EIR.

GENERAL PLAN CONSISTENCY

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

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

MONO COUNTY LAND USE ELEMENT, COUNTYWIDE LAND USE POLICIES

Objective 1.I. Maintain and enhance the local economy.

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

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

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

MONO COUNTY LAND USE ELEMENT, ANTELOPE VALLEY POLICIES

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

Objective 4.A. Guide future development to occur within the US 395 corridor and existing communities.

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

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

Objective 4.D. Maintain and enhance the local economy.

PUBLIC HEARING NOTICE

A public hearing notice was published in the Oct. 5, 2019, issue of The Sheet and the Oct. 3, 2019, issue of Mammoth Times (see Attachment 2) and was mailed to surrounding property owners within 300 feet of the proposed project (Attachment 3) on Oct. 2, 2019. No comments have been received as of the drafting of this staff report.

On October 9, 2018, prior to the first version of the application being accepted for processing, a petition with 49 signatures against the project was submitted to the Community Development Department. This petition was based on the previous project description that included an outdoor grow area. The petition comments on a number of topics including: general opposition to the legality of cannabis; watershed impacts; Water Board and/or Air Quality District compliance; location/site control; well/water impacts; pest control; natural hazard impacts; size of buildings; character of potential employees; odor and air quality impacts; visual impacts; noise; lighting; security; biological and cultural impacts; infrastructure; and regulatory impacts. The submitted petition is available upon request.

USE PERMIT FINDINGS

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

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a. Cannabis cultivation, processing, and manufacturing Type 6 is permitted subject to use permit in AG designations and must comply with Chapter 13, Cannabis Regulations.
 - b. Adequate site area exists for the proposed uses. The footprint of cannabis operations at full buildout is up to 20,000 square feet out of approximately 20 acres of the property.
 - c. The site provides adequate parking and space for loading areas. Employee vehicles will be accommodated by the on-site parking areas. Ten parking spaces for non-residential employees will be located near the main access gate near the lavender grow area in the southeast corner of the property (parking stalls are approximately 10' x 20' each), and there are also four separate areas throughout the property designated for loading (800 square feet each). Two parking spaces are located by the apartment barn with two more by the manufactured home for a total of 14 spaces. Three turnouts would accommodate access and emergency vehicle turnaround. Per Chapter 6, Parking, Table 06.010, Required Number of Parking Spaces, Colitas Farms is required to have two spaces for each three employees on the largest shift. Colitas Farms would need to accommodate eight parking spaces plus the two parking spaces for each residential unit, for a total of 12 parking spaces. Per Chapter 6, Parking Stall Size, uncovered parking spaces in areas below 7,000 feet in elevation may be reduced to 9' x 18'. Therefore, the proposed parking exceeds required standards.
 - d. The location of the proposed project is consistent with the Antelope Valley Area Plan's intent for preserving agriculture (refer to General Plan Consistency).
 - e. There will be no detrimental impacts to housing. An apartment barn (with approximately 1,000 square feet of living space with a total of 2,592 square feet) will be located east of the main greenhouse to house the lone on-site employee. A dilapidated manufactured home currently exists on site and will be torn down and replaced with a new manufactured home (693 square feet) for additional employees at a later date.
2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
 - a. During non-harvest times, employee traffic could be three round trips per day, five days a week, or about 60 round trips per month. During harvest seasons, employee traffic could increase to as much as nine round trips per day, five days a week, for about 45 round trips per week for four two-week periods. Employees will be encouraged to carpool to the site. Deliveries and shipping of products would occur twice per week via delivery van. No semi-trailers are anticipated for regular farm operations. The traffic for the proposed project is comparable to traffic typical for a farm with a family of four to six persons who commute to school or work and have the need for additional workers for harvest. Depending on the crop, a typical

farm could also be expected to have larger transportation and shipping vehicles, such as semi-trailers, which are not part of the proposed project.

The project area is accessed from Hwy 395 to Eastside Lane and then to North River Lane. The proposed project would increase traffic on all three access roads. Highway 395 is a designated interstate truck route and is designed for heavy traffic. Eastside Lane is a standard County collector/commercial (Class I for snow removal) maintained roadway designed for general uses (Mono County, 1981, 2013, 2014b).

North River Lane is a partially paved private road. Private roads often do not meet the County Roadway Standards and as a result have not been accepted into the County Roadway Systems (Mono County, 2013, 2014b). The existing road is adequate for the passenger vehicles and the types of delivery vans to be used to access the property. The project proponent is committed to maintaining the existing road in its current condition to access their driveway. Access to the proposed farm driveway is approximately 1,650 feet along the paved portion of North River Lane from Eastside Lane along which there are approximately six other driveways.

This traffic is not expected to impact the existing traffic load and capacity above and beyond that of a typical 20-acre traditional farming operation with family and workers living on site. The project will not create barriers for pedestrians or bicyclists, nor will it conflict with policies supporting alternative transportation.

3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*
 - a. The proposed uses are not expected to cause significant environmental impacts or be detrimental to surrounding property. Elements peculiar to cannabis, including odors, have been analyzed through the 15183 CEQA exemption process and have been found to have no impacts beyond the scope analyzed in the Mono County General Plan EIR.
 - b. The proposed project is a conforming use according to the Mono County General Plan's Land Use Element. The use permit process provides public opportunity to comment on the proposal and no comments were received as of the drafting of this staff report.
 - c. The Antelope Valley Fire Protection District Chief was consulted and recommended the following changes that were incorporated into the project: placement of a 10,000-gallon water tank for fire suppression at the front of the property and extension of the one-way road to a second access point on N. River Lane.

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*
 - a. Commercial cannabis activities are permitted on AG land given the applicant meets the criteria set forth by Chapter 13.
 - b. The project is located within the Antelope Valley Planning Area. The Antelope Valley Plan encourages the protection of agriculture and its related values.

COMPLIANCE WITH MONO COUNTY CANNABIS REGULATIONS, CHAPTER 13

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

13.070 C. Site Control.

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

The project is not located within 600' of schools, parks, playgrounds, libraries, or community centers. The nearest schools are Antelope Valley Elementary School and Coleville High School, both located four miles to the northwest in Coleville, CA.

13070 D. Setbacks.

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

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

13.070 E. Odor Control.

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

The nearest receptor to this proposed project is a residence (APN 002-310-032) that is 277 feet south of the proposed clone greenhouse and 321 feet south of the main greenhouse. The composting area is 474 feet from the nearest residence.

Due to the proximity of receptors, Colitas Farms is proposing several methods for odor control. A high-pressure mister/fogger by NCM Environmental Solutions will be installed on all ventilation systems at the mature plant greenhouses, the immature plant greenhouse, and the defused light greenhouse. The compost area will also be equipped with the same high-pressure fogging system as the greenhouses. The high-pressure mister/fogger system disperses an odor-neutralizing product that traps airborne odors and biodegrades unpleasant smells. Both sheds for oil extraction, drying, and processing will have charcoal filter systems to assist with odor mitigation.

The NCM mister/fogger neutralizer has two active parts to neutralize odors, including fragrance and Metazene®. Metazene® is an odor-neutralizing compound that directly interacts with odors. Metazene® reacts with the highly volatile aromatic compounds in cannabis to form a complex ion that acts like a net to surround and envelope the odor. This complex ion becomes 'heavy' and less volatile resulting in the neutralization of the odor. The fragrance is an odor masker. It is made up of various essential oils and aroma chemicals as well as some solvents to increase tenacity and longevity. The odor control will be programmed to include wind speed and directions. Attachment

E in the CEQA document (Attachment 4 to the staff report) provides additional details on the Odor Control Plan.

The Mono County General Plan allows composting activities in the AG LUD up to a maximum of 100 cubic yards of composted materials at a time, and composting activities are required not to create a nuisance. No more than 100 cubic yards of compost will be present on the project site at a time consistent with the Mono County General Plan. Composted cannabis vegetation is a source of odors. The compost area will be covered when not in use to minimize odors. The NCM mister/fogger system described above will be installed over the compost area for odor control.

Lavender will be grown as an additional farm crop and a second scent barrier to any odors that could potentially occur outside of the greenhouses, storage/processing sheds, and composting areas. The lavender will cover 48,120 sf along North River Lane. With implementation of the odor control plan, it is not anticipated that any smell will occur outside the buildings.

13.070 F. Signage.

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

One hanging sign proposed will be located at the front of the property over the main entry gate. The sign will be ranch style and will be made of wood and copper. The sign will read, “Colitas Farms” with the company logo of a fox. It will be no larger than 10 square feet in size and will have a total clearance of 8-10 feet.

13.070 G. Visual Screening.

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

The project site is not located adjacent to a county or state scenic highway. It is adjacent to parcels with agricultural LUDs to the north and is adjacent to estate residential parcels south of North River Lane. Due to the nature of proposed grow operations (greenhouses), crop cultivation will not substantially degrade the visual quality of the surrounding area. Buildings will be painted to match surrounding dark earth tones in coordination with Mono County. Perimeter fencing will be installed with a decorative, wooden main access gate (see Attachment 1).

There will be two lavender grows that cover 48,120 sf along North River Lane that will enhance views to the property. Additionally, a shelterbelt of trees (Leyland Cypress and Sambuca Black Lace) will surround the operations to improve the view from the public right of way. The purpose of the aesthetic enhancements is to increase the appealing nature of the property to landowners and viewers alike. With these proposed actions, the property will be enhanced to reflect the culture and character of the area. The proposed agricultural activities are compatible with the character of the lands in Antelope Valley and with the agricultural character that Antelope Valley policies intend to preserve.

13.070 H. Lighting.

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

All greenhouses are required to have blackout shade covers from dusk to dawn, and any exterior lighting will comply with the Mono County General Plan regulations for dark sky compliance.

13.070 I. Parking.

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

There are 14 parking spaces provided -- 10 near the gate, two next to the manufactured home, and two next to the apartment barn. There are also four loading and unloading areas throughout the project area. Additionally, three turnouts are provided and comply with all requirements of Chapter 22, Fire Safe Regulations. The parking stalls near the gate are approximately 10' x 20' each in size and comply with 06.030, Parking Stall Size. Colitas Farms is required to provide eight parking spaces plus the two parking spaces for each residential unit, for a total of 12 parking spaces based on the requirements of Table 06.010, Required Number of Parking Spaces. Per Chapter 6, Parking Stall Size, uncovered parking spaces in areas below 7,000 feet in elevation may be reduced to 9' x 18'. The parking and loading spaces provided comply with all requirements of Chapter 6, Parking.

13.070 J. Noise.

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

The project is not expected to generate noise beyond that of similar agricultural operations. The Mono County Noise Ordinance limits maximum exterior noise levels for agricultural operations to 65 dBA at all times when measured at or within the real property line of the receiving property.

In the event of electrical utility failure, backup diesel generators will be used (two at full build-out). Each proposed KD 110 generator emits 66 decibels at a distance of 22 feet, and both are placed at a minimum of 30 feet from the property line. In addition, the noise ordinance does not apply to the generation of sound in the performance of emergency work, including the use of generators, both fixed and mobile, during power outages.

The project will not increase the existing noise levels above that typical for an agricultural operation and will not expose people to severe noise levels. Noise levels for alternative power for cannabis production will comply with the requirements of 13.070.J. The project will follow all requirements of the County's Noise Ordinance (Mono County Code, Chapter 10.16) and will follow all requirements of 13.070. J.

ATTACHMENTS

- 1 Site Plan
- 2 Public hearing notice
- 3 Public hearing mailer
- 4 CEQA document

MONO COUNTY

Planning Division

DRAFT NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 18-018 APPLICANT: Jeni Pearsons and Michael Storc

ASSESSOR PARCEL NUMBER: 002-460-015

PROJECT TITLE: Colitas Farms

PROJECT LOCATION: 324 N River Lane, Walker, CA 96107

CONDITIONS OF APPROVAL

See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHELD AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL: October 17, 2019

EFFECTIVE DATE USE PERMIT: November 1, 2019

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from October 17, 2019, unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

DATED: _____

cc:

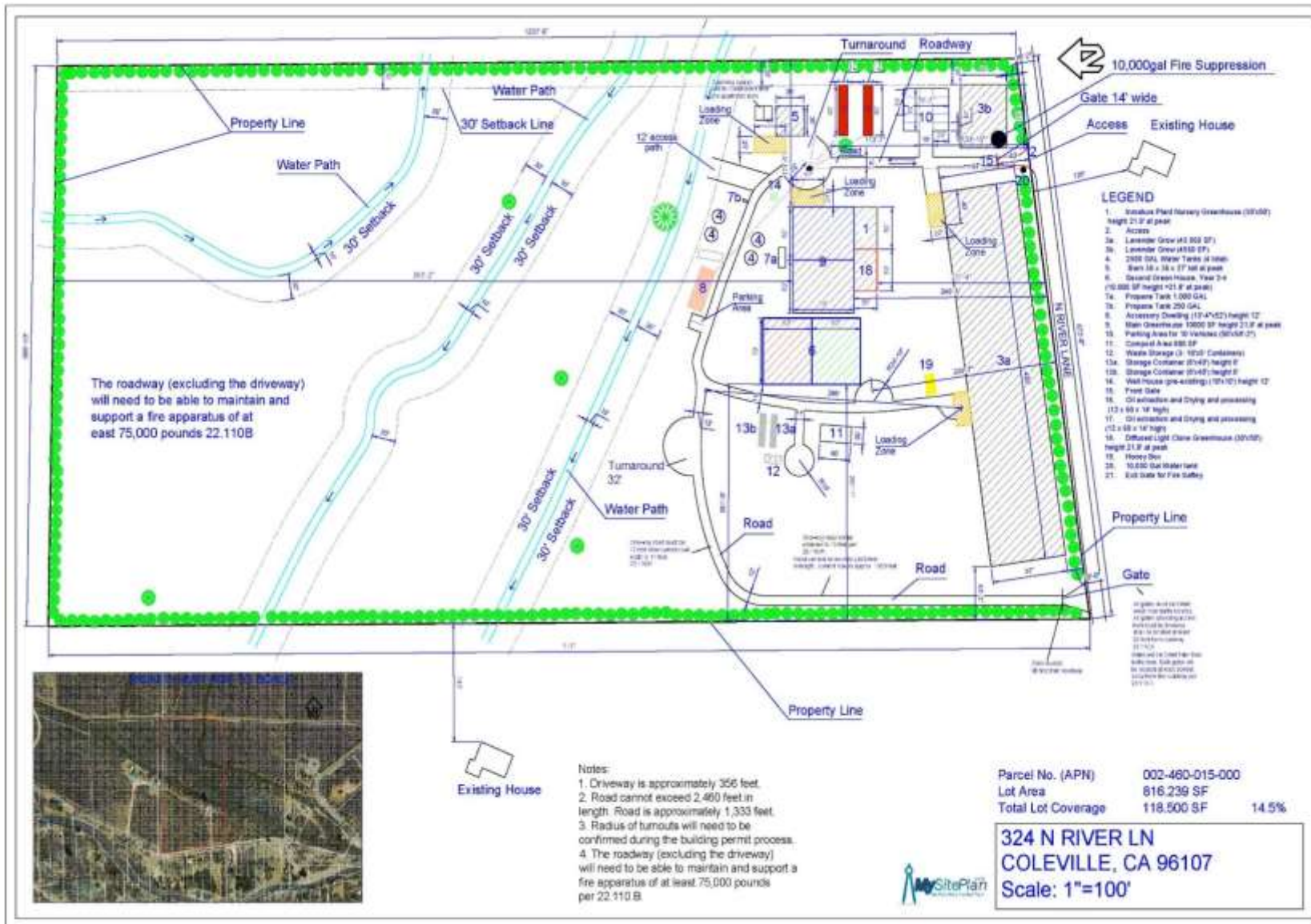
- Applicant
- Public Works
- Building
- Compliance

CONDITIONS OF APPROVAL

Use Permit 18-018/Colitas Farms

1. All development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
2. Project shall comply with Chapter 13, Cannabis Regulations.
3. Project is required to obtain a Mono County Cannabis Operation Permit pursuant to Mono County Code 5.60 and appropriate state licensing prior to commencing operation. A copy of state license shall be provided to the Mono County Community Development Department.
4. Project shall be in substantial compliance with the site plan as shown on Attachment 1 in the staff report.
5. Project is required to comply with any requirements of the Antelope Valley Fire Protection District.
6. Exterior lighting must comply with Chapter 23, Dark Sky Regulations.
7. Project shall provide 14 parking spaces, as shown on site plan.
8. Project shall not exceed a cannabis canopy of 20,000 square feet, as shown on the site plan. No additional activities, infrastructure, or expansion may occur without Planning Commission approval.
9. Applicant must maintain active business license and tax certificate requirements.
10. The project shall comply with Chapter 22, Fire Safe Regulations.
11. Exterior finishes on all buildings shall be dark earth tone colors.
12. If odor impacts are verified as defined by a cannabis odor enforcement program, odor mitigation may be required.
13. In the event of discovery or recognition of any human remains, all work shall be stopped, and there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the County has examined the site (California Health and Safety Code § 7050.5).
14. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
15. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations

ATTACHMENT 1-SITE PLAN



ATTACHMENT 2-PUBLIC HEARING NOTICE

MONO COUNTY
PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
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PO Box 8
Bridgeport, CA 93517
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Date: October 1, 2019
To: Mammoth Times
From: CD Ritter
Re: Legal Notice for the **October 3** issue.
Invoice: Cara Isaac, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Planning Commission will conduct a public hearing **Oct. 17, 2019**, at Board of Supervisors Chambers, Mono County Courthouse, Bridgeport, CA, to consider the following: **10:05 a.m. CONDITIONAL USE PERMIT 18-018/Colitas Farms**: Proposal for cultivation, processing, and manufacturing of cannabis on an Agriculture (AG-10) parcel located at 324 N River Lane in Walker (APN 002-460-015). The proposed project includes: two 10,000 square foot (sf) greenhouses with cannabis canopy area not to exceed 20,000 sf at full build-out; one immature plant greenhouse (1,500 sf); one diffused light clone greenhouse (1,500 sf); two oil extraction, drying, and processing sheds (720 sf each, approximately 180 sf for drying, 348 sf for processing, and 192 sf for oil extraction); one manufactured home (693 square feet); one apartment barn (2,592 sf total with 1,000 sf of living space); two lavender cultivation areas (43,560 sf and 4,560 sf) and lavender oil extraction at full build-out; landscaping trees around the perimeter of the property; 14 parking spaces; and a one-way road with two access points. A CEQA 15183 exemption is proposed. The project files are available for public review at the Community Development Department offices in Bridgeport and Mammoth Lakes. The project files can be viewed digitally here: <https://www.monocounty.ca.gov/planning/page/colitas-farms>. INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

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ATTACHMENT 3-PUBLIC HEARING MAILER

Mono County Community Development Department Planning Division

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Planning Commission will conduct a public hearing **October 17, 2019**, at Board of Supervisors Chambers, Mono County Courthouse, Bridgeport, CA, to consider the following: **10:05 a.m.**
CONDITIONAL USE PERMIT 18-018/Colitas Farms: Proposal for cultivation, processing, and manufacturing of cannabis on an Agriculture (AG-10) parcel located at 324 North River Lane in Walker (APN 002-460-015). The proposed project includes two 10,000 square foot (sf) greenhouses with cannabis canopy area not to exceed 20,000 sf at full build out; one immature plant greenhouse (1,500 sf); one diffused light clone greenhouse (1,500 sf); two oil extraction, drying, and processing sheds (720 sf, each approximately 180 sf for drying, 348 sf for processing, and 192 sf for oil extraction); one manufactured home (693 square feet); one apartment barn (2,592 sf total with 1,000 sf of living space); two lavender cultivation areas (43,560 sf and 4,560 sf) and lavender oil extraction at full build out; landscaping trees around the perimeter of the property; fourteen parking spaces; and a one-way road with two access points. A CEQA 15183 exemption is proposed. The project files are available for public review at the Community Development Department offices in Bridgeport and Mammoth Lakes. You can view the project files digitally here: <https://www.monocounty.ca.gov/planning/page/colitas-farms>.

INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

For additional questions, please contact the Mono County Planning Division: Hailey Lang, Planning Analyst, PO Box 8, Bridgeport, CA 93517 (760)932-5415, hlang@mono.ca.gov



Project location highlighted in blue.
324 North River Lane (APN 002-460-015)