

MONO COUNTY PLANNING COMMISSION

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July 16, 2022

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE APGOEE FARM'S PROJECT

NOTICE IS HEREBY GIVEN that the Initial Study/Mitigated Negative Declaration (IS/MND) for the Apogee Farms General Plan Amendment, Specific Plan, Cannabis Operation Permit, and Conditional Use Permit Project (the Project) is available for review and comment by interested individuals, organizations, and agencies.

The Project proposes to change the land use designation of two parcels (APN 025-020-013 and 025-040-002) from "Rural Residential" to "Specific Plan" and construct and operate a commercial cannabis production, processing, and distribution facility at 23555 Highway 6 (APN 025-020-013), with the owner/operator living on site. The project site is approximately 2.5 miles south of Benton and west of U.S. Route 6 (Highway 6). The Specific Plan would incorporate the Conditional Use Permit and establish permitted land uses and required development standards. Commercial cannabis totaling 8,640 square feet would be cultivated on site starting outdoors and then transitioning into three greenhouses. Greenhouses would be equipped with light-emitting diodes (LED) for supplemental light and automatic black-out curtains to prevent light leakage from dusk to dawn. A facility on-site would be used for processing and packaging the cannabis. The business would then distribute product to off-site retailers.

Initial Study/Mitigated Negative Declaration identifies that the Project would potentially affect the following environmental factors: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Tribal Cultural Resources. The County has incorporated mitigation measures into the project to reduce potential impacts to less than significant.

The IS/MND and Specific Plan are available at the Community Development Department office, 1290 Tavern Road, Mammoth Lakes, California, 93546, and the Benton Library, 25553 U.S. Route 6, Benton, California, 93512, and online at:

<https://www.monocounty.ca.gov/planning/page/apogee-farms-specific-plan-and-mitigated-negative-declaration>

Copies may be purchased for \$30 at the planning office. The document is not available by email.

Written comments must be sent to the County's PO Box address or email address as follows:

**Mono County
Community Development Department
c/o Michael Draper, Planning Analyst III
P.O. Box 347
Mammoth Lakes, CA**

OR

cddcomments@mono.ca.gov

Deadline for written comments:

5:00 pm, August 15, 2022.

All written comments must be either postmarked or received by this date (hearings on the document and the project itself will be announced later).