

APPENDIX C:
NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021050252

Apogee Farm's General Plan Amendment, Specific Plan, Cannabis Op. Permit and Conditional Use Permit IS/MND

Project Title:
Lead Agency: Mono County
Mailing Address: PO Box 347
City: Mammoth Lakes
Contact Person: Michael Draper
Phone: 760-924-1805
Zip: 93546
County: Mono

Project Location: County: Mono City/Nearest Community: Benton
Cross Streets: US Route 6 Zip Code: 93514
Longitude/Latitude (degrees, minutes and seconds): 37° 47' 38.7276N / 118° 28' 12.7452 W Total Acres: 78
Assessor's Parcel No.: 025-020-013 & 025-040-002
Within 2 Miles: State Hwy #: 6 Waterways: Spring Canyon Creek
Airports: Railways: Schools:

Document Type:
CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[x] Mit Neg Dec Other:

Local Action Type:
[ ] General Plan Update [x] Specific Plan [ ] Rezone [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [x] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:
[ ] Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
[ ] Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Educational: \_\_\_\_\_
[ ] Recreational: \_\_\_\_\_
[ ] Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Transportation: Type \_\_\_\_\_
[ ] Mining: Mineral \_\_\_\_\_
[ ] Power: Type \_\_\_\_\_ MW
[ ] Waste Treatment: Type \_\_\_\_\_ MGD
[ ] Hazardous Waste: Type \_\_\_\_\_
[x] Other: 8,640 sf of commercial cannabis cultivation

Project Issues Discussed in Document:
[x] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [x] Vegetation
[ ] Agricultural Land [x] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[x] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[x] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation: Rural Residential

Project Description: (please use a separate page if necessary)
The project includes construction and operation of a commercial cannabis production, processing, and distribution facility with the owner/operator living on site. A General Plan Amendment is proposed to change the land use designation from Rural Residential to Specific Plan. A Conditional Use Permit is required to conduct commercial cannabis cultivation, processing, and distribution. The Specific Plan for the project site would incorporate the Conditional Use Permit, and establish permitted land uses and required development standards.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.
Revised 2008

APPENDIX C

continued

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District # 9
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 6
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 6
- Resources Agency
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

Local Public Review Period (to be filled in by lead agency)

Starting Date July 16, 2022 Ending Date August 15, 2022

Lead Agency (Complete if applicable):

Consulting Firm: Panorama Environmental, Inc. Applicant: Willard Wood  
 Address: 717 Market Street, Suite 400 Address: PO Box 2429  
 City/State/Zip: San Francisco, CA 94103 City/State/Zip: Benton, CA 93512  
 Contact: Susanne Heim Phone: 586-651-3661  
 Phone: 650-340-4803

Signature of Lead Agency Representative: Michael Draper Date: 7/15/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.