

# Mono County Community Development Department

PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## 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: UP Modification 23-004/BASK Ventures, Inc. Indoor Cannabis Cultivation  
State Clearinghouse #: N/A

Contact Person: April Sall Phone: (760) 932-5423

Project Location - Community: Mammoth Lakes Vicinity

Project Location - County: Mono County

### **Description of Project:**

Planning Commission approval of UP Modification 23-004 reduces the building size, number of employees and parking spaces, and reconfigures snow storage to allow for off-site snow storage. The modification proposes a new cultivation building of 14,388 square feet including approximately 11,927 square feet of warehouse, with a maximum of 4,600 square feet of flowering canopy, and 1,308 square feet of office space. The originally approved use permit in 2019 (UP 18-004) 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. The project was previously approved under a 15183 CEQA exemption.

A 15183 analysis has been prepared for UP Modification 23-004. 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.

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, 1290 Tavern Rd, Suite 138, Mammoth Lakes, CA 93546

Signature:



Date: 4.20.23

Title:

Planning Analyst II