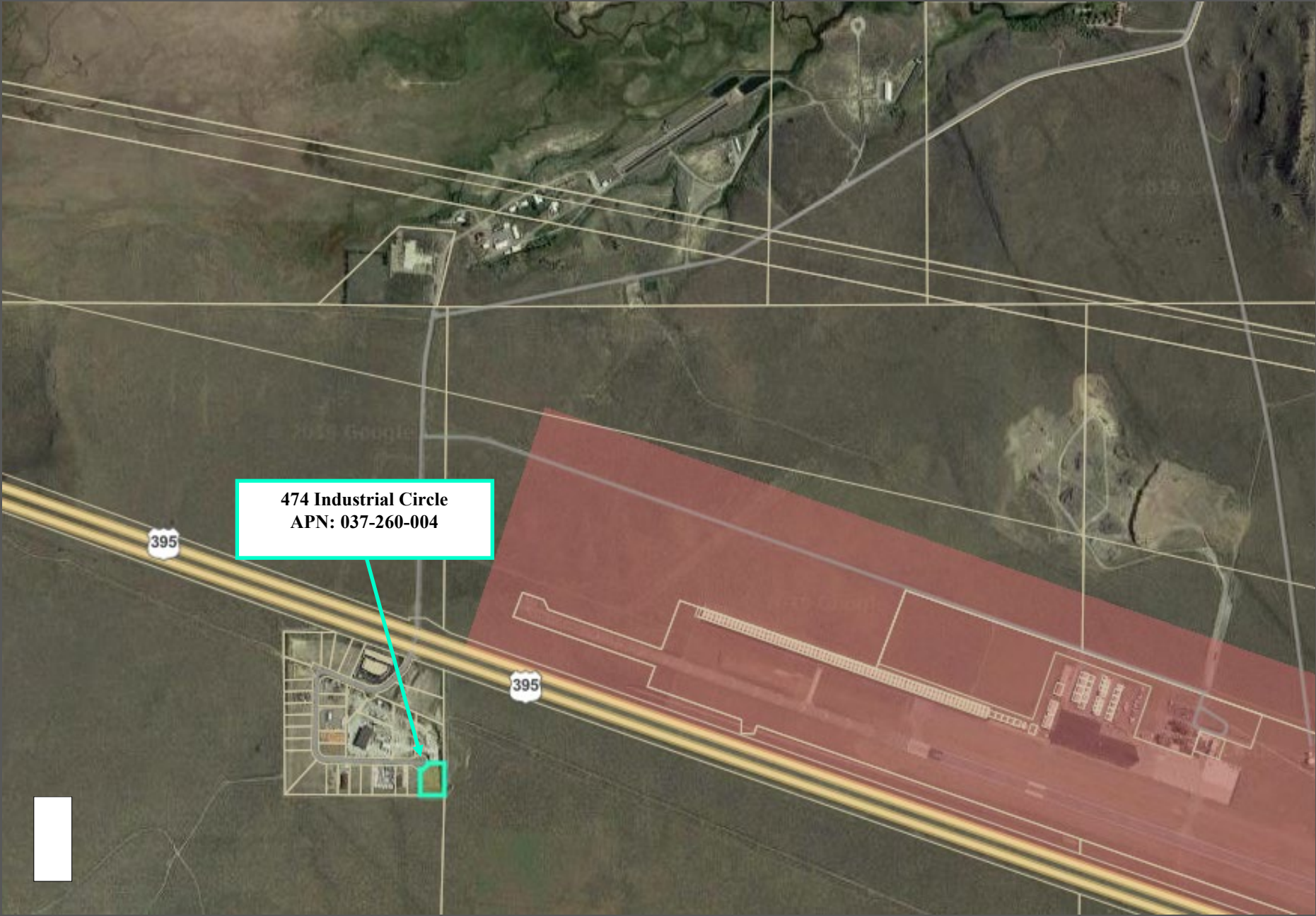


BASK Ventures, Inc. Indoor Cannabis Cultivation

UP MODIFICATION 23-004/BASK VENTURES, INC.
APRIL 20, 2023

Project Location



Land Use Designation I/SP





Project Description

- **Location:** Sierra Business Park, 474 Industrial Circle (APN: 037-260-004)
- **Land Use Designation:** Specific Plan (SP)- Sierra Business Park Specific Plan
- **Project:**
 - 1.16 acre undeveloped parcel
 - Construct a 14,388 sq ft cultivation facility (w/ ~11,927 sq ft of warehouse space and 1,308 sf general office space
 - includes a max 4,600 sf of flowering canopy
- **Changes/ Modifications:**
 - Reduced building size/footprint (*21,858 sf → 14,388 sf*)
 - *Reduced max canopy (10,000 sf → 4,600 sf)*
 - Reduced parking-reduced # employees (15 → 10)
 - Changed snow storage to allow ~1/2 to be off-site

Project Site
Photo
(looking southeast
in SBP)

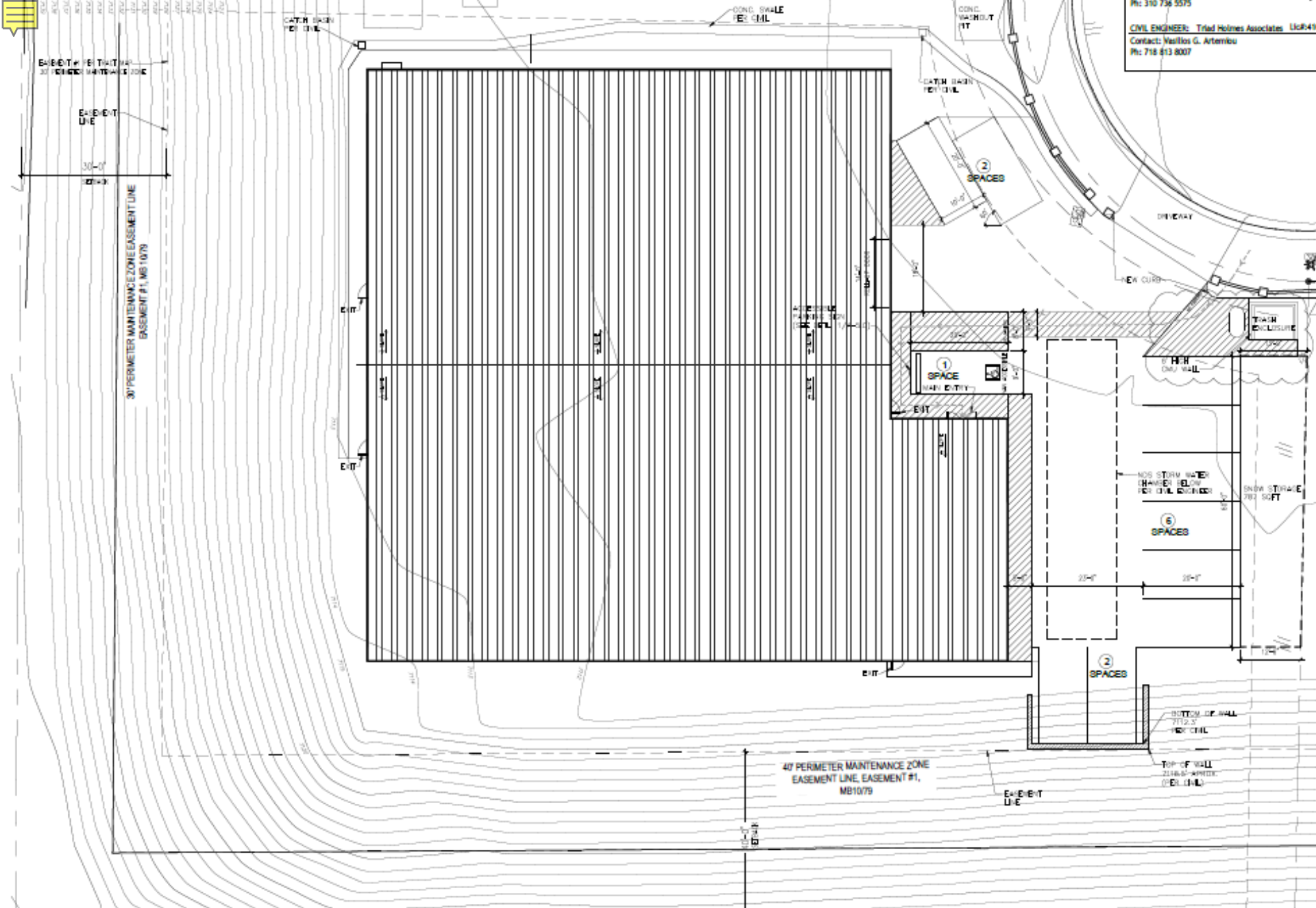


Project Site
Photo
(looking south)





Project Site Panorama
(Looking to the southeast)



PH: 310 736 5575
 CIVIL ENGINEER: Triad Holmes Associates UGR#41039
 Contact: Vasilios G. Artemis
 Ph: 718 413 8007

ACCESSORY OCCUPANCY = OFFICE (PER SECT. 506.2)
 -NO SEPARATION REQUIRED- (PER SECT. 506.2.4)
 FIRE SPRINKLERS: YES
 MAXIMUM NUMBER OF STORIES: 3 (PER TABLE 504.4)
 PROPOSED NUMBER OF STORIES: 1
 MAXIMUM HEIGHT: 30' (PER TABLE 504.3)
 PROPOSED MAXIMUM HEIGHT: 23'-1"
 MAXIMUM BLDG AREA: 42,000 SQFT (PER TABLE 506.2)
 PROPOSED BLDG (ROOF) AREA: 14,388 SQFT
 LOT NO. 421 SQFT
 PAVED AREA: 6,508 SQFT
 CONCRETE: 988 SQFT
 LOT COVERAGE: 43%
 WAREHOUSE: 11,927 SQFT (INTERIOR)
 OFFICE: 1,308 SQFT (INTERIOR)



Owner:
 GREEN TEAM HOLDINGS LLC



ARCHITECT: SOHAIL BARSUM

GTH MANUFACTURING FACILITY
 474 Industrial Circle
 Mammoth Lakes, CA 93546

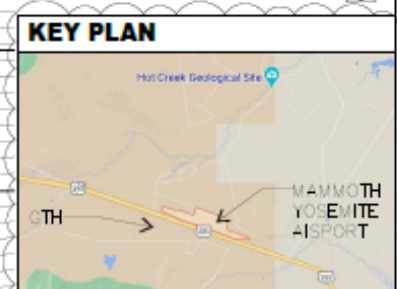
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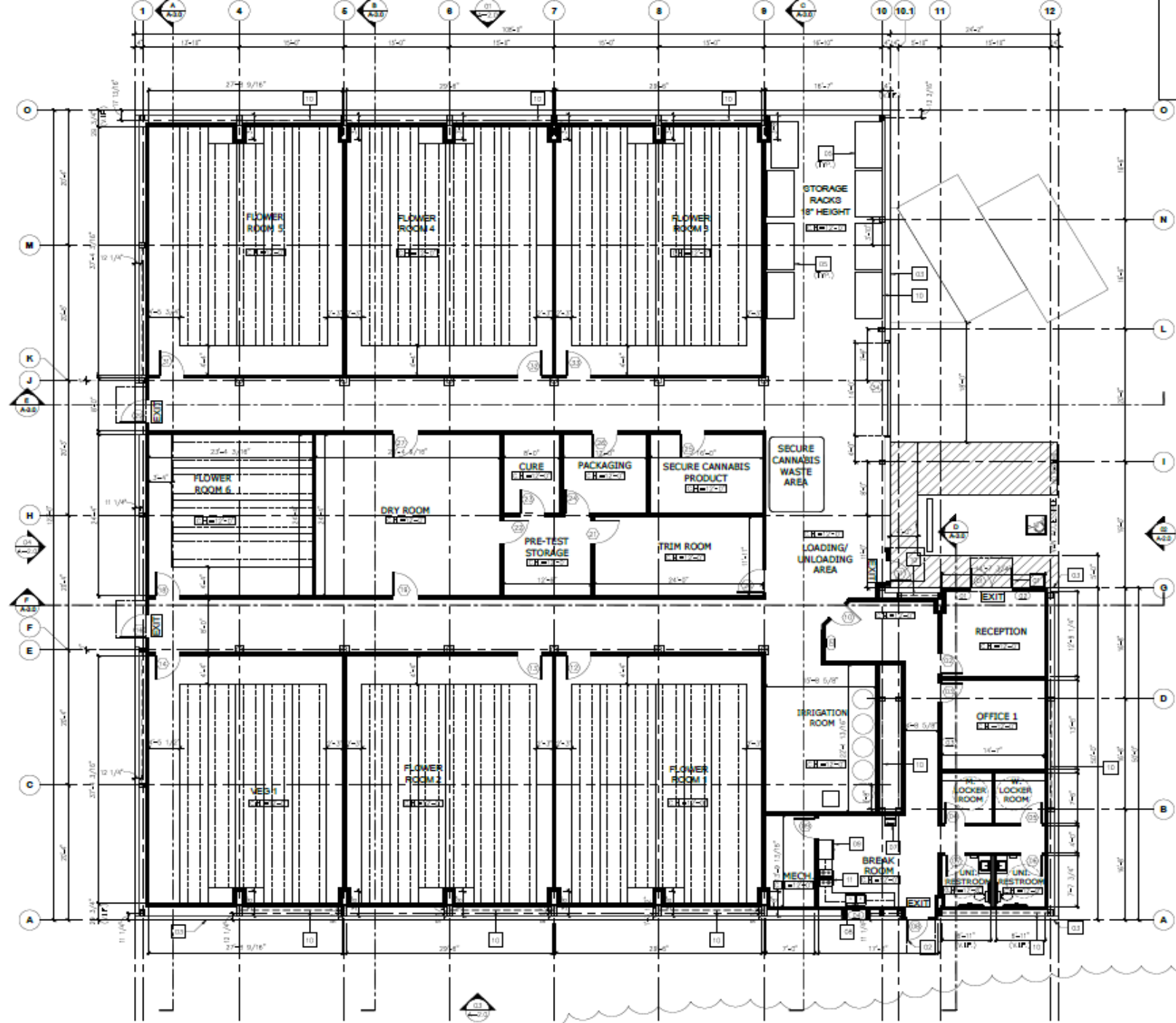
Revisions:

8/1/22	Building Department Plan Check
8/1/22	Design Revisions
8/1/22	Design Revisions
8/1/22	Design Revisions
8/28/22	Planning Plan Check

Draw Title:
PROPOSED SITE PLAN

DATE: March 03, 2023
 DRAWN BY: DA
 CHECKED BY: SA
 Draw Number:





EXIT
 EXIT SIGN (SEE CODE)
 EXIT TO BE MARKED IN ACCORDANCE WITH SECTION 1006 OF FIRE CODE

DOOR TAG
 SEE SCHEDULE FOR DOOR SCHEDULE

WINDOW TAG
 SEE SCHEDULE FOR WINDOW SCHEDULE

KEY NOTES

- 01 VAN ENTRY DOUBLE DOOR
- 02 SECONDARY OR EMERGENCY EXIT
- 03 OUTER FACE OF TYPICAL BUILDING SHELL
- 04 DRY PUMPS & DRYERS (SEE PROTECTION PLANS)
- 05 STORAGE RAILING (IF APPLICABLE)
- 06 BATH TAGS (SEE PROTECTION PLANS)
- 07 WATER FOUNTAIN
- 08 INTERIOR SIGN
- 09 REFRIGERATION
- 10 TYPICAL BUILDING GRADE
- 11 CODE TOP
- 12 ROLL-UP DOOR (SEE DOOR SCHEDULE)

PROPOSED FLOOR PLAN

Project: GTH MANUFACTURING
 Date: February
 Drawn By: D
 Sheet Number:

LDTAC & Noticing

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)

- reviewed the application on January 18, 2023.
- reviewed draft Conditions of Approval on April 3, 2023.
- Public notices mailed to property owners located w/in 300 ft on April 4, 2023.
- Public Hearing notice published in the Sheet April 7, 2023.



Environmental Review (CEQA) §15183

1. The project would not result in significant impacts to habitat of fish or wildlife species.
2. There are no important examples of major Californian prehistoric or historic periods in the project site.
3. 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.
4. 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.

Environmental Review (CEQA) §15183 *cont.*

4. The project would be located within a land use designation that allows for cannabis activities. The project applicant has an approved Cultivation Operation Permit (OP 18-003) that addresses odor, sanitation, waste disposal, and workspace safety issues specific to commercial cannabis activities. The design of the project is consistent with countywide policies, standards and SBP design guidelines to ensure there would be no substantial adverse effects.
5. The project would not substantially degrade the quality of the environment, impact plant or animal communities, or impact historic or prehistoric resources. The project would not result in cumulatively considerable impacts on the environment and would not result in significant impacts.

General Plan Consistency

COUNTYWIDE LAND USE POLICIES

- Provide for industrial land use needs that do not create significant environmental impacts.
- Allow for economically beneficial land uses.
- Provide for commercial cannabis activities that protect public health, safety and welfare.
 - Avoid, reduce, and prevent potential issues specific to commercial cannabis.
 - Encourage responsible establishment and operation of commercial cannabis activities.

MAMMOTH VICINITY AREA PLAN POLICIES

- Maintain the scenic and environmental integrity of the area.
- Provide for industrial land use needs in the unincorporated community.

Compliance with Chapter 13

In addition to General Plan policies and regulations, commercial cannabis activities shall comply with Chapter 13, including:

GENERAL STANDARDS & REQUIREMENTS

- 13.070 C. Site Control
- 13.070 D. Setbacks
- 13.070 E. Odor Control
- 13.070 F. Signage
- 13.070 G. Visual Screening
- 13.070 H. Lighting
- 13.070 I. Parking
- 13.070 J. Noise
- 13.070 K. Fire Protection
- 13.070 L. Security Plan
- 13.070 M. Water Conservation



§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.

§13.070 E. Odor Control

- No residences within 2,000 feet of the project area.
- Odor Management Plan
 - Facility design
 - Odor mitigation devices (update: ductless closed HVAC system ~~PHH units~~ & activate carbon filters)
 - Standard operating procedures (SOPs)
- Odor should not be more obnoxious than other industrial uses in the SBP.



§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.

- Site plan provides a total of:
 - 11 paved spaces (10 employee spaces and 1 ADA space)
 - *Previously approved 16 spaces for a max of 15 employees + 1 ADA space*
- Provides adequate area for loading/unloading.
- Project previously approved parking requirement from Table 06.010: “Other” category

“For any uses not specifically mentioned herein, the Commission shall determine the number or amount of parking required.”

- Approved standard based on 13.070 I. which requires adequate parking for the maximum number of employees plus one ADA compliant space.

Compliance with §13.070 D., F.-H., J-

NO CHANGES PROPOSED- *see staff report*

13.070 D. Setbacks

13.070 K. Fire Protection

13.070 F. Signage

13.070 L. Security Plan

13.070 G. Visual Screening

13.070 M. Water Conservation

13.070 H. Lighting

13.070 J. Noise

Compliance with Chapter 13

In addition to §13.070 requirements, a permit for cultivation is subject to the following **additional requirements in §13.080:**

CANNABIS CULTIVATION

- 13.080 A. Setbacks
- 13.080 B. Lighting
- 13.080 C. Dust Control
- 13.080 D. Canopy Area
- 13.080 E. Hazardous Substances
- 13.080 H. Closed to General Public
- 13.070 I. Building Use
- 13.070 J. Energy & Quality Control



§13.080 D. Canopy Area

The Permittee shall provide a site plan identifying all cultivation area(s) to ensure that the total canopy size of cannabis cultivation does not individually exceed the amounts authorized by County permits and State law.

13.080 D. Canopy Area

- Site plan identifies the location of all cultivation-related rooms.
- UPM includes a reduction of canopy:
 - Maximum of 4,600 sf of flowering canopy (10,000 → 4,600 sf)

Compliance with §13.080 A-C and E-H.

NO CHANGES PROPOSED- *see staff report*

13.080 A. Setbacks

13.080 B. Lighting

13.080 C. Dust Control

13.080 E. Hazardous Substances

13.080 F. Closed to General Public

13.080 G. Building Use

13.080 H. Energy & Quality Control



Sierra Business Park Specific Plan Consistency

COMPATIBLE WITH PURPOSE & OBJECTIVES

- Provide for industrial uses while protecting the scenic resources in the region and along the Highway 395 scenic corridor.

SITE DEVELOPMENT & DESIGN STANDARDS

- Complies with relevant Site Development and Design Standards.

GENERAL REGULATIONS 2.1 & 2.2

- Cannabis-related industrial uses are not currently included in the SBP SP.
- Indoor cannabis cultivation is similar to and not more obnoxious than the uses currently approved in SBP SP.
- General Regulations 2.1 & 2.2 state that in the case of the SP being silent on development standards, guidelines, or regulations, the Mono County General Plan shall prevail.



Use Permit 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:*
 - This project complies with all applicable provisions of the Mono County General Plan and the SBP SP.
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. The parcel is accessed by Industrial Circle via Highway 395 and is adequate for the kind of traffic generated by the proposed use. Parking is provided for the maximum number of employees (10) plus one ADA-compliant parking space.
 - a. The proposed project is not expected to generate significant amounts of traffic to alter existing circulation patterns or cause a nuisance for adjacent property owners.

Use Permit Findings cont.

3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:*
 - a. The proposed use is not expected to cause significant environmental impacts or be detrimental to surrounding property. Elements peculiar to cannabis, including odors and lighting, have been analyzed through the §15183 CEQA analysis in the approved UP 18-014, and no impacts beyond the scope of mitigation measures outlined in the Mono County General Plan EIR were found. The proposed modification is a reduction in scope of the previously approved UP.
 - b. The proposed project is a conforming use according to the Mono County General Plan's Land Use Element and the Sierra Business Park Specific Plan and meets the cannabis regulations of the General Plan.

Use Permit Findings cont.

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*
 - a. The proposed use is consistent with the General Plan, the Mammoth Vicinity Area Plan and the SBP SP.
 - b. Indoor cannabis cultivation is permitted in industrial land use designations, given they meet the criteria set forth by MCGP LUE Chapter 13 and subject to Mono County Code 5.60.
 - c. The project is located within the SBP SP and the Mammoth Vicinity Planning Area. Both the SBP SP and the Mammoth Vicinity Area encourage industrial uses within existing development areas that do not impact the scenic resources of the region or the US 395 scenic corridor.

Conditions of Approval (1-9)

UPM 23-004

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. The project is required to obtain a Mono County Cannabis Operations Permit pursuant to Mono County Code 5.60 and appropriate state licensing prior to commencing operation. A copy of state licenses shall be provided to the Mono County Community Development Department.
4. The project shall be in substantial compliance with the project description and the site plan (Attachment 1) of the staff report. A caretaker's unit has not been approved as part of this site plan and as such employees may not live on the premises. A future caretaker's unit may be approved pursuant to the conditions and manner described in the Sierra Business Park Specific Plan.
5. *Off-site snow storage must be contracted through a legitimate and licensed snow removal company with authorized snow storage locations.*
6. *The applicant shall provide a log of odor complaints and the resolution during annual inspections of the Commercial Cannabis Operations Permit.*
7. All exterior lighting must comply with Chapter 23, Dark Sky Regulations.
8. Number of employees shall not exceed **10** unless a new parking plan is approved by the Planning Commission.
9. There shall be no expansion of cannabis uses, and canopy area shall not exceed **4,600 sf** without approval from the Mono County Planning Commission.

Conditions of Approval (10-17)

UPM 23-004

10. Applicant must maintain active business license and tax certificate requirements.
11. Project is required to comply with requirements in the Sierra Business Park Specific Plan.
12. Construction for the project shall be contained within the boundaries of the parcel.
13. In the event of discovery or recognition of any human remains, all work shall be stopped, Mono County Community Development Department shall be notified immediately, 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 is required to comply with any requirements of the Long Valley Fire Protection District. The applicant shall provide a “will serve” letter from the Long Valley Fire Protection District indicating the FPD will provide service to the project.
15. Project is required to comply with requirements of the water system operator and the Will Serve Letters from the Sierra Business Park Owners’ Association (SBPOA) and Mountain Meadows Mutual Water Company. The Mountain Meadows Mutual Water Company will be utilized until the SBPOA water system is fully operational after which the SBPOA will be the sole water provider for this project.
16. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
17. 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.

Recommended Actions

01

Find that the project qualifies as an Exemption under CEQA guidelines §15183 and instruct staff to file a Notice of Determination;

02

Make the required findings as contained in the project staff report; and

03

Approve Use Permit Modification 23-004 subject to Conditions of Approval.

Questions?

