

*Item available for public inspection in the Clerk's office during regular
business hours (Monday - Friday, 9 AM - 5 PM)*

May 9, 2023

Regular Meeting

Item # 7b.

Cannabis Operation

Permit 23-001/Sierra

High

Presentation

Brent Calloway, Principal

Planner

Cannabis Operation Permit

23-001/Sierra High Farms

May 9, 2023

Permits Required

Land Use

Conditional Use Permit – December 15, 2022

Mitigated Negative Declaration (CEQA)

Upheld by BOS - February 7, 2023 Attachment D

Commercial Cannabis Activity

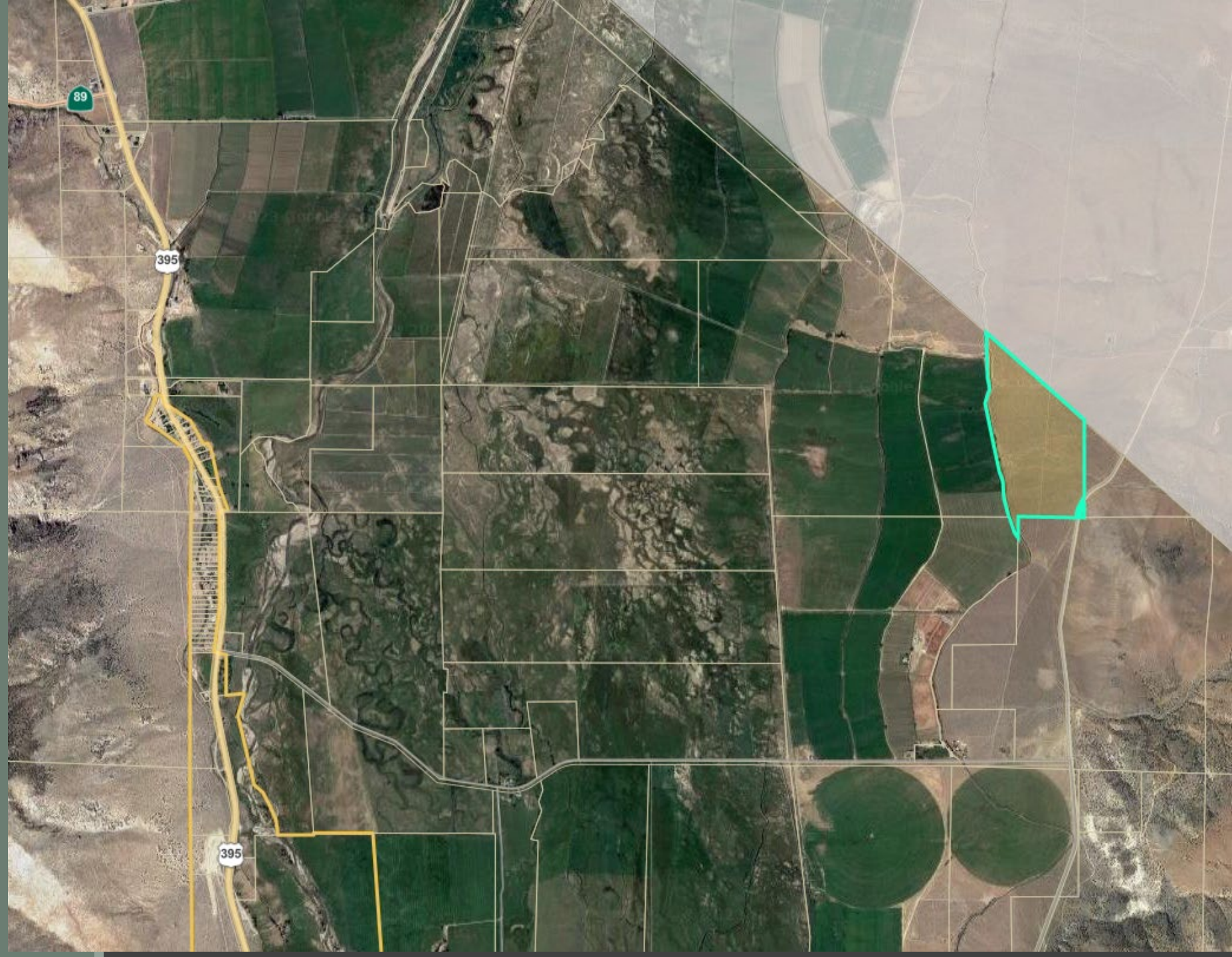
Operation Permit (micro business)

Renewed Annually & Inspection Required

State Licenses

County Business License

PROJECT LOCATION



PROJECT LOCATION



MCC § 5.60 Cannabis Operations

MCC § 5.60.070 (B) (1) - (26)
Application Requirements

MCC § 5.60.070 (B) (1) - (8)
Administrative

- Identity & Age Verification
- Contact Information
- Business Entity Information
- 24 Hour Contacts
- Property Information
- Proof of Ownership

MCC § 5.60 Cannabis Operations

MCC § 5.60.070 (B) (9) Premises Diagram





MCC § 5.60
Cannabis
Operations

MCC § 5.60.070 (B) (10) - (12)
State Licensing Information

MCC § 5.60.070 (B) (13)
Operating Plan

MCC § 5.60.070 (B) (13)

OPERATING PLAN

PROPOSED ACTIVITY

- Indoor cannabis cultivation not to exceed 10,000 sf.
- Outdoor cannabis cultivation not to exceed 10 acres
- Drying/Curing, trimming, preparing cannabis retail and wholesale
- Distribution
- Non-Storefront retail at licensed cannabis events
- Retail delivery as allowed by Mono County regulations
- No activity involves public access to the facility

MCC § 5.60.070 (B) (13)

OPERATING PLAN

PRODUCTS & PROCESSES

- Cured cannabis flower for retail
- Bulk cannabis for manufacturing at other locations
- Cannabis grown in soil and hydroponic media
- Computer controlled irrigation and indoor climate
- Utilization of waste heat and carbon dioxide
- Outdoor cultivation may utilize hoop houses

MCC § 5.60.070 (B) (13)

OPERATING PLAN

PESTICIDE STORAGE & HANDLING

- Dedicated storage areas at each cultivation building
- Permits from Agricultural Commissioner
- Utilize Integrated Pest Management

MCC § 5.60.070 (B) (13)

OPERATING PLAN

Inventory, Quality Control Procedures & Transportation

- METRC and internal ledger reconciliation every 30 days
- Concrete vaults for product storage
- Transportation in accordance with DCC regulations §153111-§15314 Attachment B

Employee Training & Hours of Operation

- 5-8 Employees, Training one-on-one
- Indoor cultivation 24 hours a day. Office hours weekdays 9-5

MCC § 5.60.070 (B) (14)

Business Plan

- Develop genetic strains and branding strategy
- Distribution throughout the state and participation in licensed events
- Initially 5 full-time employees, growing to 8 in three years.
- Permitting and constructing buildings one at a time
- Investing in energy efficiency
- Participate in local community events

MCC § 5.60.070 (B) (15)

Waste Management Plan

- Leaves and stems, organic waste reincorporated into soil
- Cannabis waste expected to be rare, rendered unusable and unrecognizable
- No hazardous waste
- Household waste and recyclable materials self hauled to transfer station

MCC § 5.60.070 (B) (16) & (21)

Security Plan & Background Check

- Approved by Mono County Sherriff's Office
- Per County Code – Security Plan is confidential
- Livescan for applicants underway and a condition of approval

MCC § 5.60 Cannabis Operations

MCC § 5.60.070 (B) (17) & (18)

Sellers Permit & Statement of Compliance

MCC § 5.60.070 (B) (19)

Resumes, Portfolios, Professional References

Attachment C

MCC § 5.60.070 (B) (20) - (26)

Authorization to verify information

Indemnification agreement

Certification of true and correct

Applicable fees

MCC § 5.60 Cannabis Operations

Conditions of Approval Attachment A

Standard Conditions

- Comply with all County department regulations
- Comply with Code, General Plan and State Law
- Nontransferable
- Valid Use Permit
- Business license and tax certificate
- LiveScan background check
- State Licenses
- Verification of information
- Annual inspection
- Expiration / Renewal /Modification

Specific Condition

- Nursery stock inspection

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

1. The commercial cannabis activity, as proposed, will comply with the requirements of state law and regulation, the Mono County General Plan, the Mono County Code and this Chapter.

- Applicants signed “Under Penalty of Perjury” to comply with all laws.
- Applicants have provided a copy of state of California license application.
- Multi-departmental review.
- Applicants have not been convicted of felony or drug related misdemeanor.

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

2. The property has all necessary land use entitlements as required by the Mono County General Plan or is legally exempt from such requirements.

- Applicant received a Use Permit from the Planning Commission on December 15, 2022.
- The Planning Commission decision was upheld by the Board of Supervisors on February 7, 2023.

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

3. The applicant has demonstrated to the satisfaction of the Approval Authority that the operation, its owners and the applicant have the ability to comply with state law and regulation, the Mono County General Plan, the Mono County Code and this Chapter.

- Operations Plan circulated for multi-department review
- Strong backgrounds in business and project management.

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

4. No applicant or owner has been convicted of a felony or a drug-related misdemeanor reclassified under Section 1170.18 of the California Penal Code (Proposition 47) within the last ten (10) years...

- Affirmation from applicant of no felony or drug related misdemeanor
- Background check
- Review and input from Sherriff Department

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

5. The Approval Authority determines that issuance of the permit is in the best interests of the community, the County, and its citizens and visitors, based on the following:

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

5.1 The experience and qualifications of the applicant and any persons involved in the management of the proposed cannabis business:

- Background in business and Project Management
- Resumes Attached
- Applicants prepared to make statement

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

5.2 Whether there are specific and articulable positive or negative impacts on the surrounding community or adjacent properties from the proposed cannabis business:

- Mitigated Negative Declaration for Use Permit
- With mitigations, impacts less than significant
- Support and opposition from surrounding community

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

5.3 The adequacy and feasibility of business, operations, security, waste management, odor control, and other plans or measures submitted by the applicant:

- Multi-Department review of operations, security and waste management
- Odor management plan adopted with Use Permit

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

5.4 Whether granting the permit will result in an undesirable over-concentration of the cannabis industry in a limited number of persons or in a limited geographic area within the County:

- One cannabis cultivation permit approved and operating in Antelope Valley
- Applicants have no ownership in other cannabis operations in Mono County

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

5.5 Environmental impacts/benefits of the cannabis business such as waste handling, recycling, water treatment and supply, use of renewable energy or other resources, etc.:

- MND Impacts reduced to less than significant
- Cannabis waste management benefit soil conditions
- Water usage limited by computer controls and recycling
- Renewable energy and energy production waste product utilization

MCC § 5.60.080 (C)

ANALYSIS & FINDINGS

5.6 Economic impacts to the community and the county such as the number and quality of jobs created and/or other economic contributions made by the proposed operation.

- 5 -8 full-time jobs
- Additional tax revenue

MCC § 5.60.080 (D)

FINDINGS TO DENY

1. False Statements or Omissions
2. Previous Cannabis Operations Permit Revoked
3. Violation of Commercial Cannabis State or Local Law

Recommendation

Find that the project is consistent with the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan prepared for Use Permit 21-006/Sierra High adopted on 12/15/22.

Make the findings as contained in the staff report; approve Cannabis Operations Permit 23-001 subject to the conditions as recommended or with desired modifications.
