

Mono County  
Community Development Department

PO Box 347  
Mammoth Lakes, CA 93546  
760-924-1800, fax 924-1801  
commdev@mono.ca.gov

Planning Division

PO Box 8  
Bridgeport, CA 93517  
760-932-5420, fax 932-5431  
www.monocounty.ca.gov

GENERAL PLAN  
AMENDMENT  
APPLICATION

APPLICATION # \_\_\_\_\_ FEE \$ \_\_\_\_\_  
DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_  
RECEIPT # \_\_\_\_\_ CHECK # \_\_\_\_\_ (NO CASH)

APPLICANT/AGENT Willard Wood (Principal of Apogee Farms, Inc.)

ADDRESS PO Box 902 CITY/STATE/ZIP Benton, CA 93512

TELEPHONE ( 586 ) 651-3661 E-MAIL williewood122685@yahoo.com

OWNER, if other than applicant Connie Tucker (Principal of Apogee Farms Inc.)

ADDRESS 1001 St. Rt. 302 CITY/STATE/ZIP Ashland, OH, 44805

TELEPHONE ( 419 ) 295-0697 E-MAIL olivesburg@icloud.com

PROPERTY DESCRIPTION:

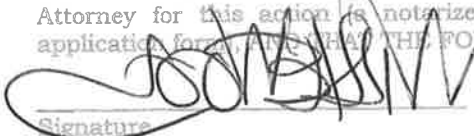
Assessor's Parcel # 025-020-013;  
025-040-002 General Plan Land Use Designation Rural Residential (both)

PROPOSED CHANGE: Describe in detail the requested change and the reason for the change and propose a General Plan designation or state the proposed General Plan text revision. Please attach additional sheets if necessary. NOTE: An incomplete or inadequate project description may delay project processing.  
Agriculture - for cannabis cultivation/setback considerations.

APPLICATION SHALL INCLUDE:

- A. Completed application form.
- B. Completed Project Information form.
- C. Deposit for project processing: See Development Fee Schedule for General Plan Amendment.
- D. Environmental Review (CEQA): See Development Fee Schedule for Categorical Exemption, Negative Declaration, and Environmental Impact Report (deposit for initial study only).
- E. Environmental Processing & Review agreement.

I CERTIFY UNDER PENALTY OF PERJURY THAT I am:  legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land),  corporate officer(s) empowered to sign for the corporation, or  owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form). I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT.

  
Signature

Signature

4/12/19  
Date

Mono County  
Community Development Department  
Planning Division

PO Box 347  
Marion Station, CA 93546  
760-932-1800, fax 932-1801  
community@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760-932-5630, fax 932-5431  
www.mono-county.ca.gov

**GENERAL PLAN  
AMENDMENT  
APPLICATION**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Apogee Farms Inc. (Willard Wood & Connie Tucker, Principals)

ADDRESS PO Box 2422 CITY/STATE/ZIP Mossdale City, CA 95050

TELEPHONE ( 530 ) 851-3881 E-MAIL willowood122886@yahoo.com

OWNER, if other than applicant Connie Tucker (Principal of Apogee Farms Inc.)

ADDRESS 1001 St. RL 302 CITY/STATE/ZIP Ashland, OH 44805

TELEPHONE ( 419 ) 295-0697 E-MAIL slvesbury@icloud.com

PROPERTY DESCRIPTION:  
Assessor's Parcel # 025-020-013; General Plan Land Use Designation Rural Residential (both)  
025-040-002

PROPOSED CHANGE: Describe in detail the requested change and the reason for the change and propose a General Plan designation or state the proposed General Plan text revision. Please attach additional sheets if necessary. NOTE: An incomplete or inadequate project description may delay project processing.  
*Agriculture - for cannabis cultivation/feedback considerations.*

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Connie L. Tucker  
Signature

\_\_\_\_\_  
Signature

4-5-19  
Date

Mono County  
Community Development Department

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PROJECT INFORMATION

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

I. TYPE OF PROJECT (check any permit(s) requested):

- Director Review    Use Permit    Lot Line Adjustment    Land Division (4 or fewer)  
 Subdivision    Specific Plan    Zone Variance    Zoning Amendment  
 General Plan Amendment    Other \_\_\_\_\_

APPLICANT Willard Wood (Principal of Apogee Farms, Inc.)

PROJECT TITLE Apogee Farms, Inc.

LOT SIZE (sq. ft./acre) 40.20; 38.25 ASSESSOR'S PARCEL # 025-020-013; 025-040-002

PROJECT LOCATION Benton, CA

Has your project been described in detail in the project application? Yes  No

Please Specify:

Number of Units \_\_\_\_\_ Building Height/# of floors 18'6" / 1 floor  
Number of Buildings 1 Density (units/acre) \_\_\_\_\_

Total lot coverage/imperVIOUS surface (sq. ft. & %) 1,800 SF 0.1%  
a. Buildings (first-floor lot coverage /sq. ft. & %) 1,800 SF 0.1%  
b. Paved parking & access (sq. ft. & %) NA 0.0%

Landscaping/screening and fencing:  
a. Landscaping (sq. ft. & %) None  
b. Undisturbed (sq. ft. & %) 1,715,412 SF 98%

Total parking spaces provided:  
a. Uncovered 2  
b. Covered NA  
c. Guest/Handicapped 1

II. SITE PLAN

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes  No

III. ENVIRONMENTAL SETTING

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

More on back...

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant  If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes  No

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Highway 6

Paved  Dirt  No existing access

Are there any private roads, drives or road easements on/through the property?

Yes  No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes  No

Does the property have any existing driveways or access points? Yes  No

Are any new access points proposed? Yes  No

Does the Plot Plan show the driveways or access points? Yes  No

Describe the number and type of vehicles associated with the project one operations-related vehicle pick-up truck

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North Vacant land

South rural residential (multiple structures)

East HWY 6/Ag land

West Industrial/multiple structures

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes  No  If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? \_\_\_\_\_

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes  No  Describe the site's topography (i.e., landforms, slopes, etc.) Slopes uphill from HWY 6 to the west.

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12' or deeper and/or within 30' of the property) MAJORITY OF TOTAL SITE (40.2 AC) IS WITHIN A FEMA DESIGNATED FLOODWAY. PORTION OF TOTAL SITE USED FOR PROJECT IS ABOVE 100 YEAR FLOOD ELEVATION.

B. Are there any drainage easements on the parcel? Yes  No

C. Will the project require altering any streams or drainage channels? Yes  No  If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) LOCAL NATIVE SCRUB, 28%

B. How many trees will need to be removed? NONE

C. Are there any unique, rare or endangered plant species on site? Yes  No

D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes  No

E. Is landscaping/planting of new vegetation proposed? Yes  No

8. WILDLIFE:

A. Will the project impact existing fish and wildlife? Yes  No

Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife. No fish, wildlife includes lizards, reptiles, rabbits, birds.

B. Are there any unique, rare or endangered animal species on site? Yes  No

9. CULTURAL RESOURCES:

A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes  No  Specify \_\_\_\_\_

10. SITE GRADING:

A. Will more than 10,000 square feet of site area be cleared and/or graded? Yes  No  If YES, how much? 32,400 sq ft

B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes  No

C. Will the project require more than 200 cubic yards of cut or fill? Yes  No  If YES, how much? \_\_\_\_\_ If YES to A, B or C, contact the Department of Public Works for a grading permit.

D. Will site grading of 10% or more occur on slopes? Yes  No

E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters \_\_\_\_\_

11. AIR QUALITY:

A. Will the project have wood-burning devices? Yes  No  If YES, how many? \_\_\_\_\_

B. What fuel sources will the proposed project use? Wood  Electric  Propane/Gas

C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes  No

12. VISUAL/AESTHETICS:

A. How does the proposed project blend with the existing surrounding land uses?

Parcel to west zoned Industrial with some development. Parcel to south zoned rural residential with development.

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? N/A

C. If outdoor lighting is proposed, describe the number, type and location Multiple greenhouse lighting in future.

13. NATURAL HAZARDS:

A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes  No  (Circle applicable hazard[s]).

B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes  No  Does the project require the disposal or release of hazardous substances? Yes  No

D. Will the project generate significant amounts of solid waste or litter? Yes  No

More on back...

E. Will there be a substantial change in existing noise or vibration levels? Yes  No   
If YES to any of the above, please describe \_\_\_\_\_

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from Public Works or Caltrans.
- Stream Alteration Permit from Department of Fish and Game
- 404 Wetland Permit from Army Corps of Engineers
- Grading Permit from Public Works
- Building Permit from County Building Division
- Well/Septic from County Health Department
- Timber Land Conversion from California Department of Forestry
- Waste Discharge Permit from Lahontan Regional Water Quality Control Board
- Other \_\_\_\_\_

IV. SERVICES

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity Edison

Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access Easement

Water Supply Well

Sewage Disposal Septic

Fire Protection Water on hand

School District N/A

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed \_\_\_\_\_

CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature [Handwritten Signature] Date 4/12/19

For Agrogea Farms Inc.

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

More on back...

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If YES to any of the above, please describe \_\_\_\_\_

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IV. SERVICES

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Electricity Edison  
Underground  Overhead  (Show location of existing utility lines on Plot Plan)

Road/Access Easement

Water Supply Well

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Signature Connie L. Zucker Date 4-5-19

For Landscape / Principal of Apollo Forest, Inc.

**NOTE:** Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

