

MONO COUNTY
Planning Division

DRAFT NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 18-014

APPLICANT: BASK Ventures, Inc.

ASSESSOR PARCEL NUMBER: 037-260-004

PROJECT TITLE: BASK Ventures, Inc. Indoor Cannabis Cultivation

PROJECT LOCATION: 474 Industrial Circle, Sierra Business Park

CONDITIONS OF APPROVAL

See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHeld AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL:
EFFECTIVE DATE USE PERMIT

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

DATED: June 20, 2019

cc: X Applicant
X Public Works
X Building
X Compliance

CONDITIONS OF APPROVAL:

Use Permit 18-014/BASK Ventures, Inc. Indoor Cannabis Cultivation

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 Operation 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 site plan as shown on Attachment A found in the staff report.
5. All exterior lighting must comply with Chapter 23, Dark Sky Regulations.
6. Number of employees shall not exceed 15 employees, unless a new parking plan is approved.
7. There shall be no expansion of cannabis uses without approval from the Mono County Planning Commission.
8. Applicant must maintain active business license and tax certificate requirements.
9. Project is required to comply with requirements in the Sierra Business Park Specific Plan.
10. Construction for the project shall be contained within the boundaries of the parcel.
11. In the event of discovery or recognition of any human remains, all work shall be stopped 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).
12. 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.
13. Project is required to comply with requirements in the water system Will Serve Letters from the Sierra Business Park Owner’s Association and Mountain Meadows Mutual Water Company.
14. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
15. 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.