

**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](http://www.monocounty.ca.gov)

**COMMERCIAL CANNABIS ACTIVITY**

**USE PERMIT  
APPLICATION**

APPLICATION # _____ FEE \$ _____
DATE RECEIVED _____
RECEIPT # _____ CHECK # _____ or CASH <input type="checkbox"/>
RECEIVED BY _____

**APPLICANT/AGENT** InyoSol, LLC / 1 Degree Consulting, a division of Humboldt Green, LLC

ADDRESS PO BOX 518 CITY/STATE/ZIP Bishop, Ca 93514

TELEPHONE ( 760 ) 920-4184 E-MAIL Mark@inyosol.com / Joe@gohumboldtgreen.com

**PROPERTY OWNER**, if other than applicant Zach Ranch, LLC / Peter Stickells, Managing Member

ADDRESS 210 Zach Ranch Road CITY/STATE/ZIP Bishop, Ca 93514

TELEPHONE ( 775 ) 220-6177 E-MAIL Pstickells@gmail.com

Copy of Title or Deed

OR

Signed statement of consent and a copy of the rental agreement

**PROPERTY DESCRIPTION:**

Assessor's Parcel # 026-250-010-000 General Plan Land Use Designation AG 40 & SP

**TYPE OF ACTIVITY** (check all intended use on the property):

- Nursery       Cultivation       Processing       Distribution  
 Manufacturing Type N or P       Manufacturing Type 6       Manufacturing Type 7  
 Testing       Retail       Microbusiness (check all activities that apply)  
 Other \_\_\_\_\_

**PROPOSED USE:** Describe the proposed project in detail, attaching additional sheets if necessary. NOTE: An incomplete or inadequate project description may delay project processing and/or require additional staff time to write or refine the description.

The County Line Ranch project is located on 160 acres of Agricultural land with a developed well producing 2,000 gallons per minute.

InyoSol is applying for a commercial cannabis Microbusiness permit with Mono County for 10,000 sqft of mixed-light cultivation,

non-volatile manufacturing, and distribution. Ultimately, InyoSol will follow up local authorization with applying to the

Bureau of Cannabis Control for the Microbusiness license.

Will the activity take place in an existing structure?  YES  NO  N/A

If NO, have you applied for a Building Permit?  YES  NO

**WATER CONSERVATION MEASURES:** Describe water conservation measures, water capture systems, grey water systems or other measures to be incorporated to minimize use of water where feasible.

The entire project will consider water conservation at all opportunities. The facility will use low flow faucets and toilets, all sensor activated. All landscaping will be either native species or drought tolerant species. All cultivation will utilize drip irrigation to minimize usage. Each greenhouse will have floor drains, to capture any runoff, which lead to capture tanks for re-use. Captured water will be circulated through filtration system for irrigation re-use.

**ATTACHMENTS:** The following documents are **required** for this application to be deemed complete:

- Vicinity Map
- Site Plan
- Floor Plan
- Odor Mitigation Plan
- Sign Plan
- Visual Screening Plan
- Lighting Plan
- Parking Plan
- Fire Prevention Plan
- Documentation for any "fixed noise sources" N/A


**DISTRIBUTION**

- Storage and handling plans

**TESTING FACILITY**

- Certificate of accreditation from approved accrediting body N/A

I CERTIFY UNDER PENALTY OF PERJURY THAT I am:  legal owner(s) of the subject property (any person having an ownership interest in the property must sign,  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), AND THAT THE FOREGOING IS TRUE AND CORRECT.

 _____ Signature	12/26/18 _____ Date	_____ Signature	_____ Date
_____ Signature	_____ Date	_____ Signature	_____ Date
_____ Signature	_____ Date	_____ Signature	_____ Date

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**USE PERMIT 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    Variance    General Plan Amendment  
 Commercial Cannabis    Other \_\_\_\_\_

APPLICANT InyoSol, LLC / Mark Tillemans, Managing Member

PROJECT TITLE County Line Ranch

LOT SIZE (sq. ft./acre) 159.47 ASSESSOR'S PARCEL # 026-250-010-000

PROJECT LOCATION No know address

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

Please Specify:

- EXISTING    PROPOSED

Number of Units 5 greenhouses Building Height/# of floors 25 ft, single level warehouse  
Number of Buildings 1 warehouse Density (units/acre) \_\_\_\_\_

Total lot coverage/impervious surface (sq. ft. & %) 23,180 sqft

- a. Buildings (first-floor lot coverage /sq. ft. & %) 9,500 sqft Shop, 13,680 sqft greenhouse facility  
b. Paved parking & access (sq. ft. & %) Internal roadways, general and ADA parking requirements, see Plot Plan

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) 16,000 (2 - 20' x 420' berms, see plot plan)  
b. Undisturbed (sq. ft. & %) \_\_\_\_\_

Total parking spaces provided:

- a. Uncovered as required by occupancy  
b. Covered 3 loading and unloading spots within the structure  
c. Guest/Handicapped as required

**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.

**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 x "Chalfant Loop Road"

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 A few vans or a small delivery Box-truck and employee personal vehicles.

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.).

	<u>LAND USE</u>		<u>LAND USE</u>
North	<u>Agriculture</u>	South	<u>Agriculture</u>
East	<u>Natural Terrain</u>	West	<u>Natural Terrain</u>

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.) \_\_\_\_\_  
The site slopes downhill from East to West. The northeast corner is at 4500 feet of elevation and the southwest corner is 4240 feet in elevation. Alluvial deposit.

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) N/A

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) Sage brush, sparsely established.

B. How many trees will need to be removed? 0

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 migratory birds, mule deer, small rodents, etc

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? +/- 20,000 sqft

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? TBD  
(Grading Permit shall determine)

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 Water trucks used before, during and after grading. Straw waddles downhill of disturbed ground after completion of grading. All vehicles will travel at or less than 25 mph.

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?

The project is consistent with surrounding land uses.

Agriculture, manufacturing and distribution activities occur within the Chalfant Valley and Laws area.

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? Project visible from Highway 6 to the west. A small residential development is located one mile from Highway 6 to the east just south of the parcel. The next nearest residential development is Chalfant Valley, four miles to the north.

C. If outdoor lighting is proposed, describe the number, type and location Outdoor lighting would be primarily safety and task lighting for building entrances and parking areas. All lighting would be LED or Induction and solar powered.

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

C. 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

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:

Commercial Cannabis Operation Permit *County Planning Division*

- Encroachment Permits from *Public Works or Caltrans*.
- Stream Alteration Permit from *Department of Fish and Game* N / A
- 404 Wetland Permit from *Army Corps of Engineers* N / A
- 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* N / A
- 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 Initial power will come from new solar installation, future power from supply from Southern California Edison
  - Underground  Overhead  (Show location of existing utility lines on Plot Plan)
  - Road/Access From Highway 6, "Chalfant Loop Rd" continues north along western property line to facility.
  - Water Supply On-site well installed, producing 2,000 gallon per minute, distribution infrastructure yet to be developed.
  - Sewage Disposal On-Site Waste Disposal System, yet to be developed.
  - Fire Protection Chalfant Fire Department
  - School District Bishop Unified School District
  
2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed Future electricity will be extended from the southern Property Line north along Chalfant Loop Road up to the northwest corner to service the well and proposed structure and greenhouses.

**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 review the proposed project in compliance with state and local law.

Signature Mark Tilleman Date 12/26/18  
 For Mark Tilleman

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