

July 16, 2019
Regular Meeting
Item # 5g

Public Works

Additional Documents:

New Exhibits A & B

EXHIBIT A

LEGAL DESCRIPTION OF IRREVOCABLE OFFER OF DEDICATION

ALL that certain real property situated in the Town of Mammoth Lakes, County of Mono, State of California, described as follows:

BEING a portion of the lands described in the GRAND DEED from the Southern Mono Healthcare District to the County of Mono and recorded as Document # 2007007331 of Official Records in the Office of the County Recorder of said County, and said portion also being more particularly described as follows:
The easterly seventy-five (75.00) feet, measured at right angles, of said lands.

EXCEPTING THEREFROM that certain real property described in the GRANT DEED AND AGREEMENT FOR CONVEYANCE OF TITLE between the Town of Mammoth Lakes and the County of Mono, recorded as Document # 2012004389 of Official Records in the Office of said County Recorder.

The above described "portion of lands" is shown on the attached "Exhibit B" and by reference hereto made a part hereof.



LEGAL DESCRIPTION PREPARED
UNDER THE SUPERVISION OF:

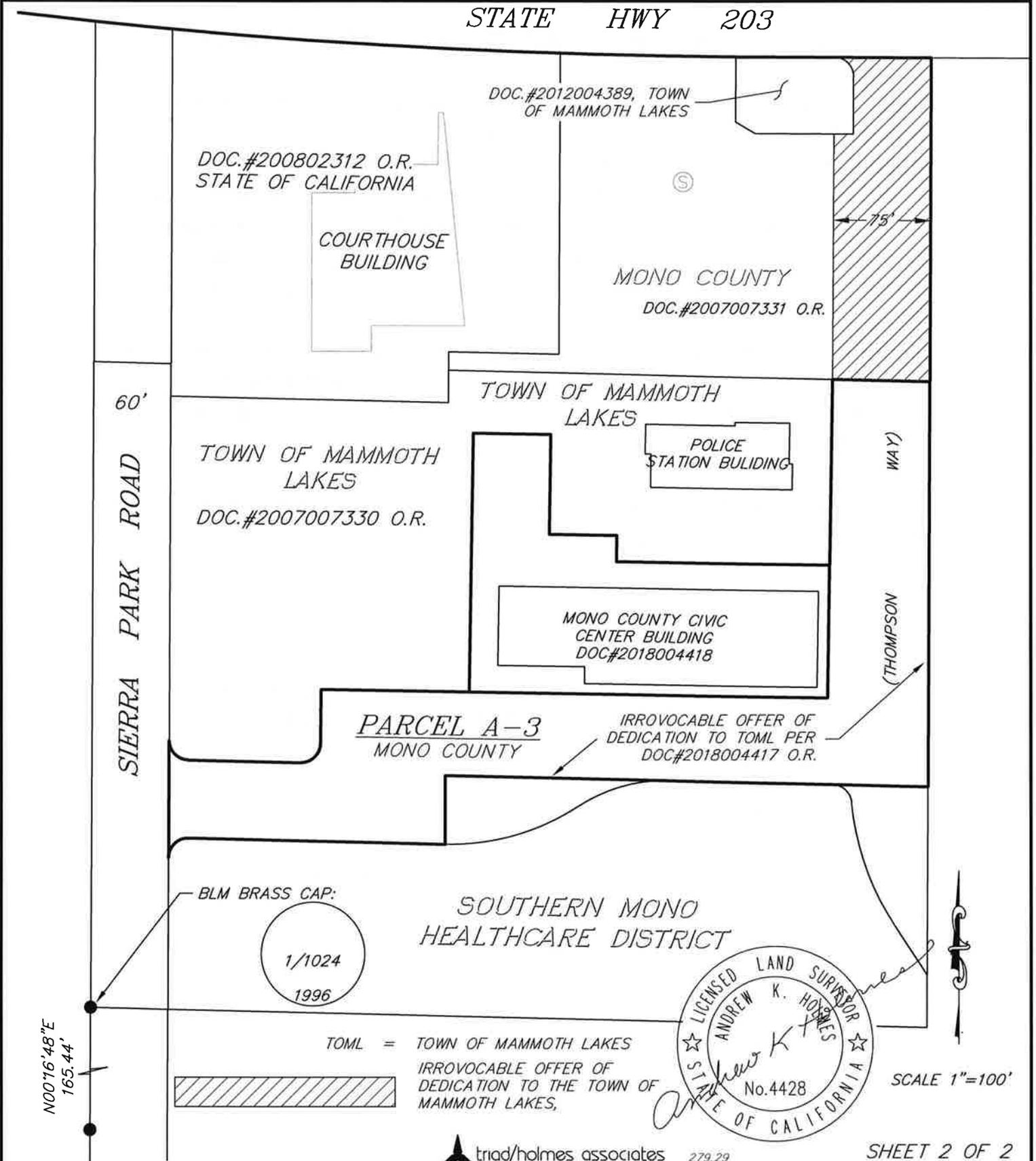
Andrew K Holmes

ANDREW K. HOLMES P.L.S. 4428
LIC. EXPIRES 09/30/19

EXHIBIT B
IRROVOCABLE OFFER OF DEDICATION
TO THE TOWN OF MAMMOTH LAKES

MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

STATE HWY 203



July 16, 2019
Regular Meeting
Item # 7a

Community Development

Additional Documents:

Letters from public

Petitions

July 15, 2019

Supervisor Bob Gardiner
Mono County Board of Supervisors

Dear Supervisor Gardiner,

As we discussed, regarding the hope for new ideas and opportunities to approaching the proposed cannabis business in Mono County's town of Lee Vining, in the past three days I've had multiple, lengthy, in-person conversations with Wayne Beaver, Stephanie Banta, and Cory Zila and his partner Margie. I've also had lengthy conversations with five other long-term residents of the Mono Basin who approached me asking to share ideas after hearing that I had agreed to help conduct some of these conversations.

As we also discussed, I was and am willing to do this because of your focus on encouraging members of this community — of which I have been part for my entire life (54 years) — to look for and offer creative ideas and solutions that originate within the community itself.

I am sending this note for your consideration, to summarize information or ideas from these conversations that might be useful in your own decision making and leadership.

I would also point out that the additional residents who approached me offered diverse perspectives including some in favor, some against, and some intimidated and feeling silenced by the issues at hand. Those feeling silenced expressed concern about their relationship with their employer if they speak up; this includes employees both of businesses and of the county and state governments. Such is the nature of very small-community governance, where I believe the "silent voice" as well as public or louder voices must be considered.

I would highlight that all these conversations have been sincere and thoughtful, while focusing on difficult issues. I appreciate the honesty and trust of each of these individuals. I have benefitted in terms of my own learning and relationships in each conversation.

Based on these conversations I offer the following observations: I'd note that, overall, I see two distinct meta-issues colliding with each other in the face of this proposal. Each is important and could, I believe based on these conversations, be worked through on its own, but in the current situation they are clearly complicating each other. First is the question of locating any cannabis business in the tiny town and/or surrounding community of Lee Vining, and its impact (including positive and negative) on the fabric of community and pace of change in such a small place. Second is Cory Zila's own reputation related to past and current legal and public safety issues and conflicts related to drugs, both in terms of items in the public record and his past relationships with some Lee Vining residents. The points below address both topics:

- Everyone I've spoken with is in favor of finding ways to open new small business, and thus opportunities for families and community, in Lee Vining.

- This in fact is set against the backdrop of at least three events in recent decades which have contributed systemically to the reduction in number of businesses and families in Lee Vining.
- Some people including Cory also discussed the attractive, practical, immediate opportunity for fostering economy in Mono County that includes both sales to retail customers as well as locally-based production (e.g. farming in other parts of the county) so the whole economic system of the county grows.
- Everyone wants any new business owner or operator to develop a genuine relationship within the community, not just in formalities but in the very personal substance of what makes this tiny town vibrant and attractive and safe for both residents and visitors. This includes risks to the volunteer actions that maintain safety and life and protection of our children (especially in the face of quick-turnaround crises like accidents and fires and road closures and medical emergencies) in absence of more formal infrastructure or services that are available in larger communities. I'd emphasize that this is not a theoretical discussion, but a revelation of actual life and death events touching people in Lee Vining every year, so any actual risks on this front should be considered very seriously by the body and individuals responsible for governance of society here (i.e. the Board of Supervisors). To quote one young adult who was born in Lee Vining and helps manage a local store, "This town is split in half now because of this, and it really makes me scared."
- Everyone spoken with takes seriously the drug-related education, nurturing, and protection of children (including those residents here and those coming to the Lee Vining schools from Mammoth, June Lake, Mono City, and Bridgeport). While not everyone has the same approaches or remedies in mind, based on the conversations this seems to me to be a promising topic for collaboration and creative action among all the parties involved. This specifically includes Wayne, Stephanie, Cory and Margie.
- The general idea of opening a cannabis business is, in my opinion and based on these conversations, now provoking some constructive conversation within and between different segments of the community – not only about cannabis topics, but about the dysfunctionality of the RPAC process its relationship to other structural factors inhibiting aspects of social vitality and growth in the community.
- Several community members on different sides of the issue, for example, want to sit down to a picnic together and continue these discussions – not only about cannabis, but about small business development and current systems in Lee Vining and more.
 - Cory and Margie indicated a real eagerness for the opportunity to participate in such discussions, including wanting to learn more as well as having ideas to share.
 - It is not clear to me, of course, if the timing of the county's current administrative process can align with these productive up-front conversations.

- The location of the proposed business now, however, is a real problem in finding shared vision among the parties. Perspectives vary widely about whether the location is good or bad or doesn't really matter, specifically in terms of drawing the attention of children and of labeling the community in the eyes of the thousands of annual visitors. The currently proposed site will also be a reminder multiple times per day in the daily life of the people who live here.
 - This might connect with the question of signage outside the business (i.e. whether it is big, small, explicit, or non-existent so the enterprise is completely discrete), but in any case the building will be sitting there in clear view.

Based on my conversations, addressing these issues seems feasible over time, because each person I spoke with is engaged and sincere, and Cory and Margie expressed genuine eagerness for candid and thoughtful discussions with the established community members, and intent to be involved in the community in the future.

The other point mentioned above, however, is also complicating the situation and has confused my inquiries in the community about creative solutions offering opportunity for everyone:

- Concern among some community members about a cannabis business in Lee Vining being operated by someone with public record showing both past illegal activity in attempted cannabis sales, and recent arrest by the Mono County Sheriffs Department for driving while under the influence. Rightly or wrongly, among some in Lee Vining this is sparking both direct public safety concern (e.g. for the children walking the streets of the town) and ethical business concern.

Please see these public references so I am not in position of trying to interpret them to you. I would note that Cory gave a very thoughtful response when I asked him about the first one, linked to issues of medical marijuana trends and such; I did not ask about the second one:

- <https://www.420magazine.com/community/threads/4-face-charges-after-raid-of-green-cross-dispensary.57648/>
- <https://www.localcrimenews.com/welcome/detail/22139529/>

I hope that this information is useful for you. I wish we had identified specific actions and solutions, but the fact that deeper thoughtful conversation seems itself informative

Please let me know any questions or need for clarification on these points.

In the spirit of community engagement, I'd like to be supportive in other ways if useful, and in any case will be participating in the types of community discussions referenced above.

Best regards,

David Strelneck
(760) 920-6123

CD Ritter

From: Stacey Simon
Sent: Tuesday, July 16, 2019 10:20 AM
To: CD Ritter
Subject: FW: tioga green

Please print 20 copies.

From: Fred Stump <fstump@mono.ca.gov>
Sent: Tuesday, July 16, 2019 10:01 AM
To: Stacey Simon <ssimon@mono.ca.gov>
Subject: Fw: tioga green

From: Gary Nelson <admiralnelson52@gmail.com>
Sent: Sunday, July 14, 2019 4:40 PM
To: Fred Stump
Subject: tioga green

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Fred, As you are aware, several business owners and long time residents in Lee Vining have come out in opposition to the Tioga Green dispensary. They have said that children will have to walk by this facility on their way to school. I drove school buses for 20 years out of Lee Vining and used to pick up kids at the USFS station up Lee Vining Canyon, and at the Mobil store. To the best of my knowledge no students have had to walk past the proposed dispensary building to get to school, which would be a dangerous trek indeed during the winter months. The design of this dispensary would prevent minors from entering the sales area anyhow. I have heard that you have received few letters of support for Tioga Green. Given that most of the outspoken opponents are prominent employers and property owners in Lee Vining, I would not expect a groundswell of documented support for the dispensary from most town citizens who are either employed by, or fear retribution from this powerful conservative bloc. I support Tioga Green and their right to start a new business in a building that has been abandoned for decades. Perhaps this could set an example for other Lee Vining business owners to allow their boarded up buildings to be used for a new wave of businesses in town. Thank You, Gary Nelson



Virus-free. www.avg.com

CD Ritter

From: Stacey Simon
Sent: Tuesday, July 16, 2019 10:20 AM
To: CD Ritter
Subject: FW: Tioga Green

Can you please print this as well? 20 copies?

From: Stacy Corless <scorless@mono.ca.gov>
Sent: Tuesday, July 16, 2019 9:58 AM
To: Shannon Kendall <skendall@mono.ca.gov>; Stacey Simon <ssimon@mono.ca.gov>
Subject: FW: Tioga Green

Just in case you didn't see this.

From: Lynn Boulton <amazinglyynn@yahoo.com>
Sent: Monday, July 15, 2019 9:06 PM
To: Fred Stump <fstump@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>; Jennifer Halferty <jhalferty@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>
Subject: Tioga Green

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
I won't make it to the board meeting tomorrow, Tuesday July 16, but I just wanted to let you know I support the Tioga Green project.
Regards,
Lynn Boulton
Lee Vining resident

July 13, 2019

To: Mono County Board of Supervisors

RE: Tioga Green Cannabis Dispensary Permit Proposal

Dear Mr. Chairman and Supervisors,

I am a lifelong resident of the Mono Basin, am currently a full-time resident, and run a successful business here. I am among the majority of people in Lee Vining that strongly agree with Supervisor Stump's poignant view that the "Mono Basin RPAC is dominated by a particular group with a particular agenda", and respect his candor for admitting that "people not from Lee Vining, should not tell Lee Vining what's good for Lee Vining." I have attended many county-wide RPAC meetings, and do not feel that the Mono Basin RPAC represents the feelings of the people of the town of Lee Vining. The petition that Wayne Beaver submitted during the Mono County Board of Supervisor's meeting on July 9th, 2019, was a very good example of the sentiment of the community of Lee Vining's people, as was verified by Supervisor Stump.

I am a proponent of opening new legal businesses, for creating a broader tax base, for creating jobs in Mono County, and I am not against the responsible use of Cannabis by adults. We are not talking about the applicant opening a hardware store or a restaurant, nor are we talking about a non-controversial business proposal to sell a non-controversial substance. We are talking about a store that wants to sell the mind-altering drug Cannabis, which until recently, was an illegal, controlled substance.

Whether the people of California and Lee Vining like it or not, the sale of recreational Cannabis is legal, and the Mono County Board of Supervisors have done a good job of creating fair regulations regarding these types of businesses. I do not believe that on a whole, the people of the town of Lee Vining would object to the approval of a Cannabis Dispensary permit granted to an upstanding, law-abiding citizen, in a less conspicuous location.

I imagine most people's concerns are for the image and perception of a town that has a "pot shop" so prominently placed, and within close proximity to the other businesses and to the schools located in town. This is subjective, is a matter of opinion, and can be debated and disagreed upon.

I also imagine another concern is the stigma many people feel regarding Cannabis and its reputation for being a gateway drug, or how they feel about the "types" of people that use Cannabis. This is also subjective, is a matter of opinion, and can be debated and disagreed upon.

What cannot be debated, and what should be of far more serious concern for the long-time, year-round residents of Lee Vining, are the facts regarding the moral character and criminal history of the applicant, and how his presence and the presence of his potential business could negatively affect the sensitive balance of Lee Vining's small community.

With respect, the comment made by Supervisor Halferty in the BOS meeting, regarding the board using a "special hone-in" on this permit isn't relevant to this specific issue. To echo Supervisor Gardner's reminder that the board specifically created verbiage in their regulations to the contrary regarding this issue: "it is absolutely within the scope of the board's responsibility to use their discretion when deciding upon cannabis use permits, and how the applicant's and the business' character itself will affect the best interest of the community." "That isn't to be taken lightly."

As with introducing any new business, for better or worse the town character will change, and the population and visitation will change too. The approval of a permit to operate a Cannabis Dispensary in Lee Vining should be seriously considered by all. More importantly, the Board of Supervisors have a great responsibility in considering the potential for inviting and encouraging the exposure of morally unsavory individuals to our town, especially when this applicant has a history of being entangled in illegal activity, has been arrested multiple times for drug and alcohol offenses, and has been in numerous physical altercations involving the sale of drugs.

I would I assume the County is already aware of these facts.

I have known the applicant through social and school related relationships for more than 20 years. What greatly troubles me most, are the facts I know about the character of the applicant, his involvement in criminal and drug related illegal activities, and the potential for his presence and influence to change Lee Vining in a negative way.

Signed,

A very concerned citizen of Lee Vining

4 Face Charges After Raid of Green Cross Dispensary

October 26, 2006

Ian Hanigan, [Daily Breeze](#)

Federal agents seized about 70 pounds of marijuana along with nearly 100 pot plants, a shotgun and a small amount of cash during last week's raid of a medical marijuana dispensary in Torrance, a Drug Enforcement Administration spokeswoman said Monday.

Though the DEA claimed no arrests, police working for a county task force jailed four people who arrived later that day to sell cannabis to the co-op.

Facing charges of possession and transportation of a controlled substance with intent to sell are Brian Keldoff, 47, of Lawndale; Cory Zila, 20, of Mammoth Lakes; Kelly Culver, 26, of Newport Beach; and John Ornguze, 24, of Ladera Ranch.

Authorities began their search about 2:15 p.m. Thursday in the 22900 block of Hawthorne Boulevard, where Green Cross of Torrance had been in business since April.

Witnesses said police and federal DEA agents blocked the entrances of Green Cross' parking lot before a half-dozen or so officers approached the business with their guns drawn.

Marijuana-laced food was among the items seized, DEA Special Agent Sarah Pullen said.

Following the raid, four people were taken into custody after they allegedly attempted to sell pot to undercover detectives working for LA IMPACT, a countywide task force with an emphasis on drug trafficking.

"Within a five-hour time span, four people came in and essentially offered to sell marijuana to the facility," Torrance police Lt. Rod Irvine said.

That led to the additional confiscation of more than 20 pounds of pot and more than 60 vials of hash oil, a concentrated form of cannabis.

Though state law permits the regulated growth of marijuana for medical use, the would-be vendors were not authorized to cultivate or sell the drug, Irvine said.

Investigators searched the dispensary because they suspect Green Cross director Rafael Chavez and his brother, Edward Chavez, have been illegally selling pot to customers with no medical conditions, according to a DEA affidavit.

From: Gary Nelson <admiralnelson52@gmail.com>

Sent: Sunday, July 14, 2019 1:39 PM

To: Bob Gardner <bgardner@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Jennifer Halferty <jhalferty@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Bentley Regehr <bregehr@mono.ca.gov>; Wendy Sugimura <wsugimura@mono.ca.gov>

Subject: Tioga Green

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

"Mono County Supervisors and Staff,

I am writing in support of the proposal for Tioga Green, the Adult-Use Cannabis Dispensary being considered for approval in Lee Vining. I believe the business will be an asset to the community of Lee Vining and Mono County. I understand there have been a number of people in Lee Vining that have spoken out to the Board against the proposal stating concerns about children and the character of the community.

In 2016, State voters approved Proposition 64 by 57%. Mono County voted at an even greater percentage than the state in favor of Proposition 64, at 62% in favor, and voters in District 3, which includes June Lake and Lee Vining, voted 64% in favor. Voters in the Lee Vining precinct voted in favor at 65.42%, higher than any other precinct in Mono County outside of the Town of Mammoth Lakes. A substantial majority of voters in this community voted in favor of the laws allowing this type of business.

With the passage of Proposition 64 in 2016, cannabis is now legal for adult use. The education of youth and those that mentor them on cannabis is a tricky subject. California launched an educational campaign called "Let's Talk Cannabis" with a ton of educational materials available to help with this education process. The "Let's Talk Cannabis" website is <https://www.cdph.ca.gov/Programs/DO/letstalkcannabis/Pages/LetstalkCannabis.aspx>. Their campaign specifically targets youth, parents, and emphasizes responsible use for adults. I understand that the Tioga Green Owners, Cory Zila and Margie DeRose, have recently been circulating these educational flyers in the community. The County excise tax will contribute a significant amount of funding to the County that will be available for educational purposes.

The character of the community will not be tarnished by a new business in a prominent location that has sat vacant for decades. More small businesses in Lee Vining, like Tioga Green, will contribute to the vibrancy and economic stability of the community. The proposal includes signage, building design, and landscaping that are characteristic of the rustic and naturalness of the area. The building is small and does not overpower the street frontage. The location is ideal as it is away from the center of the community, including schools and parks. Customers of the dispensary have to intentionally go there. The concern over a dispensary being in the community is interesting as 65.42% of the community voted in favor of legalizing cannabis for adult use. The "Not In My Back Yard" mentality is just the fear of change and unknown

outcomes. The education of customers and those in the community are a priority of the owners.

In addition, with the recent approval of several cannabis farms, manufacturers, and distributors in the County, Tioga Green intends to source as much of their products from local sources as possible. Other than tourism, no other industry offers the opportunity to be vertically integrated, creating more jobs and revenue that will stay in the County.

I appreciate your consideration of my support as a member of the community for the Tioga Green proposal. I am a Lee Vining resident and feel the business would be a true asset to the community of Lee Vining and the Eastern Sierra as a whole.

Thank you, Gary J. Nelson Mono City

From: David Strelneck <strelneck@yahoo.com>
Sent: Monday, July 15, 2019 2:02 PM
To: Bob Gardner <bgardner@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Jennifer Halferty <jhalferty@mono.ca.gov>; Bentley Regehr <bregehr@mono.ca.gov>; CD Ritter <cdritter@mono.ca.gov>; Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: foward BOS Letter and data - Tioga Green

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisors and team,
One of the lifelong Lee Vining residents who has known the Tioga Green applicant personally for more than 20 years, and who desires anonymity, asked me to foward this note to you.

I agreed to do so because I find their letter objective in asking to make sure you are aware of and considering the public record on legal facts pertaining to the applicant's multiple past and recent legal infractions around both illegal sale and use on related issues.

Duely submitted,

David Strelneck
(760) 920-6123

----- Forwarded Message -----

Sent: Monday, July 15, 2019, 09:50:29 AM PDT
Subject: Final Draft-BOS Letter and related data to be presented

INFORMATION FOR THE BOARD'S REVIEW:

Arrest Information for Cory Zila

Arrest Name	Cory Zila
--------------------	---------------------------

Age	32
------------	----

Address	XXXXXX #240
City, State	Mammoth Lakes, CA
Arrest Date	January 14, 2017
County of Arrest	Mono
Source	Mono County Sheriff
Arrested For	23152(A) - DUI Alcohol/Drugs 23152(B) - DUI Alcohol W/BAC > .08

STATE REGULATIONS:

The State of California require applicants to pass a criminal background check before you can be granted a license to operate a Cannabis Dispensary. “According to the Act, the Bureau may deny a license to an applicant who has been convicted of an offense that is substantially related to the qualifications, functions, or duties of the business or profession for which the application is made.

What crimes are “substantially related” to the cannabis application?

The State doesn’t answer that question directly. But for cannabis licenses, the State has an interest in two types of crimes – those that show:

1. An inability to follow rules or being unfit for the business; and 2. An avoidance of taxes or an inability to follow the rules.

1. AN INABILITY TO FOLLOW RULES, OR BEING UNFIT FOR THE BUSINESS.

The inability to follow rules doesn’t just refer to selling marijuana during the time period that it was illegal in California. The State of California usually, for many types of professional licenses, wants to protect consumers. That means that they look especially seriously at “crimes of moral turpitude”. A crime of moral turpitude, from the point of view of the state, means that you might be more likely to be dishonest. Those crimes may include the following types of convictions:

- Convictions for fraud;
- Convictions for theft of all types (shoplifting, burglary, embezzlement from an employer, robbery, or theft from customers)
- Convictions for the types of crimes that are serious enough to be “shocking” to the reasonable person, such as the following: murder, voluntary manslaughter, kidnapping, robbery, and aggravated assault.

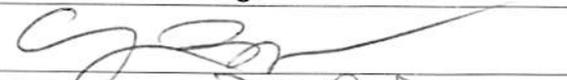
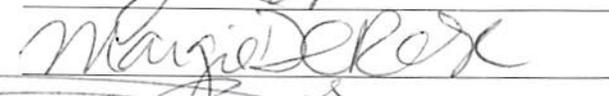
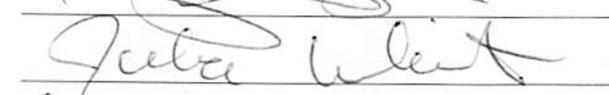
Petition to the Mono County Board of Supervisors

By signing this petition, I am not expressing my personal opinion on Cannabis one way or another; I am promoting small business in Mono County and simply requesting that the Mono County Board of Supervisors:

Approve the TIOGA GREEN Operations Permit (19-003),

as proposed, for an Adult-Use Cannabis Dispensary at 51005 Hwy 395, Lee Vining, CA 93541 whereas:

- 1) The business complies with Mono County Cannabis Regulations including operations and location;
- 2) The business complies with the Mono County General Plan; and
- 3) The business meets the goals and objectives in Mono Basin Community Plan to diversify the economy and provides for more economic stability, utilizes existing vacant commercial buildings, and conforms to Mono County Design Guidelines as the building and improvements are designed to blend with the natural environment.

	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
1	Cory Zila		7/10/19	yes
2	Margie DeRose		7/10/19	Y
3	Darryl Young		7/11/19	yes
4	JULIA WHITE		7/11/19	YES
5	DAVA LEVY		7/11/19	YES
6	Ty Seay		7/11/19	yes
7	Marcus Deack		7/11/19	yes

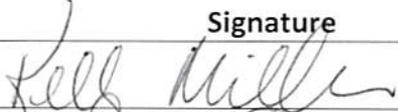
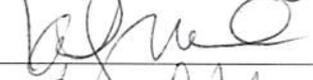
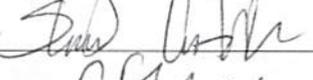
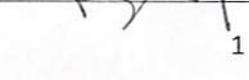
Petition to the Mono County Board of Supervisors

By signing this petition, I am not expressing my personal opinion on Cannabis one way or another; I am promoting small business in Mono County and simply requesting that the Mono County Board of Supervisors:

Approve the TIOGA GREEN Operations Permit (19-003),

as proposed, for an Adult-Use Cannabis Dispensary at 51005 Hwy 395, Lee Vining, CA 93541 whereas:

- 1) The business complies with Mono County Cannabis Regulations including operations and location;
- 2) The business complies with the Mono County General Plan; and
- 3) The business meets the goals and objectives in Mono Basin Community Plan to diversify the economy and provides for more economic stability, utilizes existing vacant commercial buildings, and conforms to Mono County Design Guidelines as the building and improvements are designed to blend with the natural environment.

	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
12	Kelly Miller		7/11/2019	yes
13	CARRIE WHITE		7/11/19	yes
14	Shane Greytak		7/11/19	yes
15	CAROLINE FLORENCE		7/12/19	YES
16	Bruce Farr		7/13/19	Yes
17	Jake Suppa		7/13/19	YES
18	VANESSA ARNOLD		7/13/19	YES

	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
19	Patricia Holland	[Signature]	7.13.19	Yes
20	Corey Burnett	[Signature]	7.13.19	Yes
21	EVAN SMITH	[Signature]	7-15-19	Yes
22	NIK SCHNEIDER	[Signature]	7/14/19	Yes
23	Jose Lamas	[Signature]	7/15/19	Yes
24	Linda Smith	[Signature]	7/15/2019	Yes (work)
	Peter Linn	[Signature]	7/15/19	N
25	Debbi Duro	[Signature]	7/15/19	Live & work Yes
26	Shelley C Channer	[Signature]	7/15/19	LIVE + WORK ^{YES} WORK
27	Shelley Duro	[Signature]	7/15/19	Live & work
28	Gabriel Cepado	[Signature]	7/15/19	Live & work
29	Corey Duro	[Signature]	7/15/19	BOTH
30	David Cepado	[Signature]	7/15/19	Live & work
31	Tim Traynor	[Signature]	7/15/19	Live + work
32	Lore Watson	[Signature]	7/15/19	↓
33	First Name	[Signature]	7/15/19	work

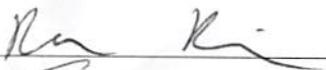
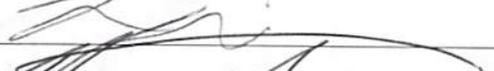
Petition to the Mono County Board of Supervisors

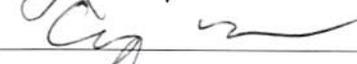
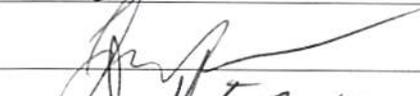
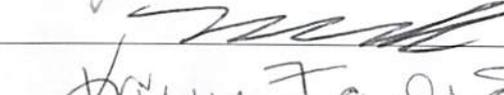
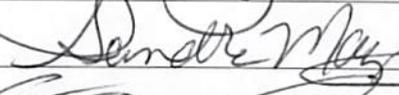
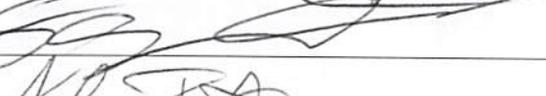
By signing this petition, I am not expressing my personal opinion on Cannabis one way or another; I am promoting small business in Mono County and simply requesting that the Mono County Board of Supervisors:

Approve the TIOGA GREEN Operations Permit (19-003),

as proposed, for an Adult-Use Cannabis Dispensary at 51005 Hwy 395, Lee Vining, CA 93541 whereas:

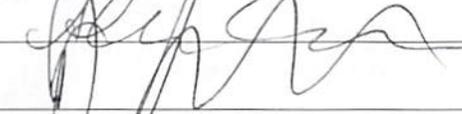
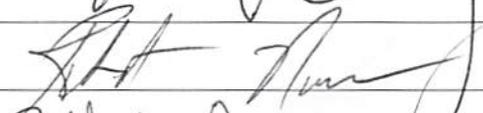
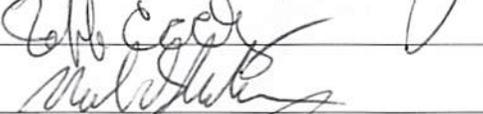
- 1) The business complies with Mono County Cannabis Regulations including operations and location;
- 2) The business complies with the Mono County General Plan; and
- 3) The business meets the goals and objectives in Mono Basin Community Plan to diversify the economy and provides for more economic stability, utilizes existing vacant commercial buildings, and conforms to Mono County Design Guidelines as the building and improvements are designed to blend with the natural environment.

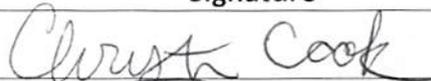
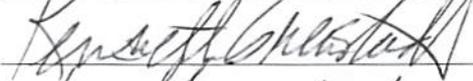
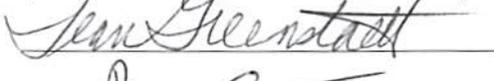
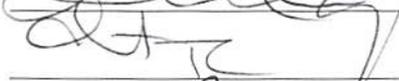
	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
37	Aili Maass		07/11/19	YUP!!
38	Rosa Ramirez		7/11/19	yes
39	Jaclyn Roesli		07/11/19	yes
40	Bradley Pence		7/11/19	Yes!
41	Danica McCarthy		7/11/19	Yes.
42	Marissa Leonard		7/11/19	Yes!!!
43	Ryan Wauson		7/11/19	Y

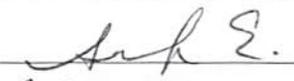
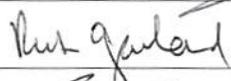
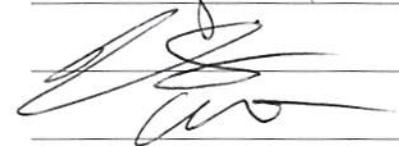
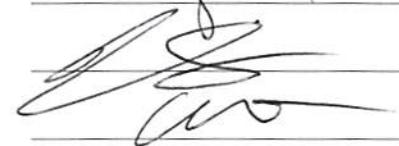
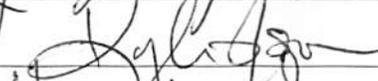
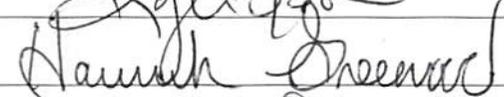
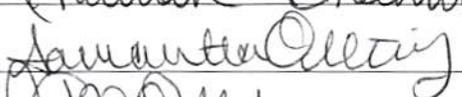
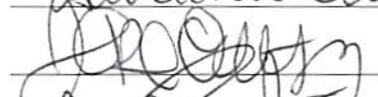
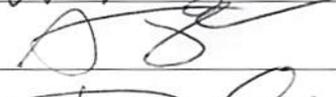
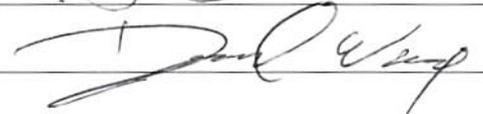
	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
44	Stephani Hykkänen		7/11/19	Yes
45	Graham Barton		7/11/19	Yes
46	Verri Dubois		7/11/19	Yes ♥
47	CAROL MURPHY		7-11-19	Yes
48	Joy Flores		7-11-19	Yes
49	Jacqueline Bishop		7/11/19	Yes
50	Michael Kochakji		7/11/19	Y/ YOSEMITE (TM)
51	HARRY FRANKLIN		7/11/19	Yes
52	Daniel Reneje		7/11/19	Yes
53	Sydney Wink		7/11/19	Yes
54	Denise Molna		7/11/19	Yes
55	Russell Piper		7/11/19	Yes
	JOSH DUNCAN		7/13/19	NO
	Sandra Maynard		7/13/19	NO
56	Francesco Gentinetta		7/13/19	Y
57	Andrew Puentes		7/13/19	Yes

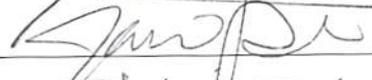


	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
	Heather Johnson		7/14	N
	MARCIA BURDETTO		7/14	N
58	Kristen Cotter		7/14	yes
	Margaret Gonzalez		7/14	N
	Cameron Hyde		7/14	N
59	Richard Stone		7/14	YES
60	Steph Taylor		7/14	yes
	Jessica Godshall		7/14/19	N
	Jade Woo		7/14/19	N
	Jeanne Woo		7/14/19	N
61	Laura Alcida		7/14/19	yes
	Matt Leon		7/14/19	N
	Tom Stet		7/14/19	N
	Andrew Horvath		7/14/19	N
	Richard Housler		7/14/19	N
	Brian Cook		7/14/19	N

	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
62	C Bailey		7-14-19	Yes
	Zach Iwih		7-14-19	N
63	M Brown		7-14-19	Y
64	Erik DeSilva		7/14/19	Y
65	Clara Cardillo		7/14/19	Y
	Damien Nicodemus		7/14/19	N
	Alexa Nicodemus		7/14/19	N
66	DAVID LOPEZ		7/14/19	Y
	Michelle Tran		7/14/19	N
	Brandon LeBout		7/14/19	N
	Brad Johnson		7/14/19	N
	Michael McLaughlin		7/14/19	N
	Robert Norman		7/14-19	N
	JEFF CODY		7/14-19	N
	Neal Skadden		7/14/19	N
	James Gustafson		7/14/19	N

	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
67	Christina Cook		7/14/19	Y?
68	Emma Ervolina		7/14/19	Y
	Amber Pa		7/14/19	N
	David Falkonen		7/14/19	N
69	Ian Gibbs		7/14/19	Y
	Kirca Noodleman		7/14/19	N
	KENNETH GREENSTADT		7/14/19	No
	Jean GREENSTADT		7/14/2019	No
	Ran Kulis		7/14/2019	N
70	R. L. FAVOR		7/14/19	Yes
	Rhiannon Freitag		7/14/19	No
71	Christie Trezler		7/14/19	YES
72	Alyssa Martin		7/14/19	YES
73	Heidi Goodwin		7/14/19	Yes
	Rachel Morgan-Curet		7/14	N
	Cameron Blockwell		7/14	N

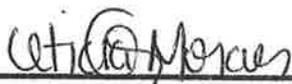
	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
	ANOUK ERMI		7/14/19	N
74	Chris Browning		7/14/19	Y
75	Ruth Garland		7/14/19	Y
	James Cassidy		7/14/19	N
	WILLIAM WEST		7/14/19	N
76	AUSTIN BOARDMAN		7/14/19	Y
77	Kathleen Kelleher		7/14/19	Y
	KYLE T. ISOM		7/14/19	N
	Hannah M. Greenwood		7/14/19	N
	Samantha Ortiz		7/14/19	NO
	JAKE ORTIZ		7/14/19	NO
	GREG BEARHART		7/4/19	NO
	Adam Lightman		7/14/19	NO
78	Emily Wright		7/14	yes
	Adam Tait		7/14/19	Y
	Dan Wood		7/14/19	Y

	Print Name	Signature	Date	Live or Work in Lee Vining Area? Y/N
79	Dan Melner		7/15/19	Sometimes
80	Ian de Queiroz		7/15/19	Yes
81	Jamie Robertson		7/15/19	Yes
82	Stephanie Taylor		7/15/19	Y
83	Desiree Federman		7/15/19	Y
84	Eric Wittkop		7/15/19	Y
85	Brittany Trebeco		7/15/19	Y
86	TRIGGA Olsen		7/15/19	Y

Print Name:

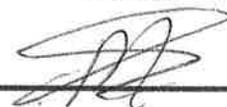
Signature

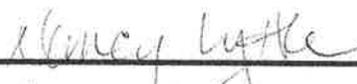
Contact Information

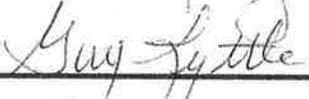
Leticia Moraes  (310) 597 2019

DAN LARUE  647-647-6329

Sandra Cristaneda  Sandra Cristaneda 760-709-08-33

 Manuel Santillan 760-709-08-33

Nancy Lytle  760-647-6390

Guy Lytle  760-647-6390

Andy Lytle  760-720-1491

Robert Hudson  760-209-3260

Olivia moffett  760-914-2281

Tim Banta  760-209-3038

Print Name:

Signature

Contact Information

7/15/19

Juan Romero

7/15/19

Rosa Navarro P.

7/15/19

Irene Romero

7/15/19

Shirley Rojas

7/15/19

J. Stoyak

7/15/19

Elizabeth Searcy

7/15/19

Kuando

July 16, 2019
Regular Meeting
Item # 7b

CAO, Finance

Additional Documents:
Public Hearing Notice

**NOTICE OF AVAILABILITY OF PROPOSED
2019-2020 COUNTY BUDGET DOCUMENTS AND PUBLIC
HEARING THEREON BY THE
MONO COUNTY BOARD OF SUPERVISORS**

NOTICE IS HEREBY GIVEN THAT THE PROPOSED COUNTY BUDGET DOCUMENTS FOR FISCAL YEAR 2019-2020 WILL BE AVAILABLE TO MEMBERS OF THE GENERAL PUBLIC ON JULY 6, 2019, ON THE MONO COUNTY WEBSITE AND IN THE NORTH AND SOUTH COUNTY OFFICES OF THE COUNTY ADMINISTRATIVE OFFICER, COURTHOUSE ANNEX I, BRIDGEPORT, CALIFORNIA (760) 932-5412, AND 452 OLD MAMMOTH ROAD, (SIERRA CENTER MALL), MAMMOTH LAKES, CALIFORNIA.

NOTICE IS ALSO HEREBY GIVEN THAT THE BOARD OF SUPERVISORS, COUNTY OF MONO, WILL MEET AT THE TIME AND PLACE SPECIFIED BELOW FOR THE PURPOSE OF CONDUCTING A PUBLIC HEARING REGARDING THE FISCAL YEAR 2019-2020 PROPOSED BUDGET, PREPARATORY TO MAKING A FINAL DETERMINATION THEREON. ANY MEMBER OF THE GENERAL PUBLIC MAY APPEAR AT THE HEARING AND BE HEARD REGARDING ANY ITEM OF THE BUDGET OR FOR THE INCLUSION OF ADDITIONAL ITEMS. THE PUBLIC HEARING WILL COMMENCE AT 9:30 A.M. AS PART OF THE MEETING OF THE BOARD ON TUESDAY, JULY 16, 2019 IN SUITE Z OF THE MINARET MALL, MAMMOTH LAKES, CALIFORNIA, 93546. THE BOARD MAY CONTINUE THE PUBLIC HEARING TO TUESDAY, JULY 23, 2019, IF NECESSARY, AND THEREAFTER IN ITS DISCRETION.

DAVID WILBRECHT
INTERIM COUNTY ADMINISTRATIVE OFFICER

July 16, 2019
Regular Meeting
Item # 7c

Community Development

Additional Documents:
PowerPoint Presentation

Cannabis Operation Permit

18-003/BASK Ventures, Inc.

July 16, 2019

PROJECT LOCATION





PROJECT SITE
474 Industrial Circle, Sierra Business Park

Permits Required

- ✓ Conditional Use Permit – June 20, 2019
- ✓ Operation Permit
- ✓ State License

Operation Permit Requirements

- Operating Plan
- Inventory Control
- Employees
- Business Plan
- Waste Management Plan
- Security Plan
- Analysis and Findings

OPERATING PLAN

- 21,858 sq ft indoor cultivation facility = 10,000 sq ft flowering canopy
- **Cultivation Activities:**
 - Drying/Curing, trimming, preparing cannabis for wholesale (packaging & labeling cannabis products)
- **Odor Control**
- **Products:** Adult-use cannabis flower and plant materials
- **Cultivation Process & Procedure**
- **Quality Control Procedures**

INVENTORY CONTROL

- Dedicated Inventory Control Manager
- Limited access to storage/vault rooms
- Records will be kept by State mandated “track and trace” system
- Regular and random inventory reviews

EMPLOYEES

- Maximum of 15 employees.
- Recruit local talent.
- Background check and reference checks.
- Candidates are not allowed to have a felony offense, per State law.
- Employees must wear company-issued uniform and display a valid ID badge.
- Training
 1. State required California Cannabis Track and Trace training
 2. Comprehensive in-house training plan

BUSINESS PLAN

- Business License and Cannabis Tax Certificate are required.
- Proof of all approvals:
 1. LiveScan/background check
 2. Lahontan Regional Water Quality Control Board Approval –
 - APPROVED: March 26, 2019
 3. State-issued cultivation license

WASTE MANAGEMENT PLAN

- Several distinct types of waste, including:
 1. Green Waste
 2. Solid Waste
 3. Liquid Waste
 4. Potentially Hazardous Waste
- **Approved by Solid Waste**

SECURITY PLAN

- Reviewed and approved by the Mono County Sherriff's Office
- Security Plan is CONFIDENTIAL per Mono County Code.

ANALYSIS & FINDINGS

- Proposed operation is in compliance with Mono County regulations.
- Applicant signed “Under Penalty of Perjury” to comply with all laws.
- Use Permit approved by Planning Commission – June 20, 2019.
- Multi-departmental review.
- Applicants have not been convicted of felony or drug related misdemeanor.

ANALYSIS & FINDINGS

- Strong backgrounds in business administration and finance.
- No letters in opposition were received
- No environmental impacts – 15183 analysis
- Project will increase tax revenue and create jobs
- No other commercial cannabis-related businesses in the Sierra Business Park.

01

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

02

Make the findings contained in the staff report; approve Cannabis Operation Permit 18-003 (subject to the conditions) as recommended or with desired modifications.

RECOMMENDATION

July 16, 2019
Regular Meeting
Item # 7e

IT

Additional Documents:
PowerPoint Presentation

Implementing “Disaster Only” 2-1-1 in Mono County



California
Public Utilities
Commission



2-1-1 is to Social Services

as

9-1-1 is to Emergency Services



WHAT IS 2-1-1?

- **Recognized by the FCC in 2000**
- **Establishes a simple three-digit calling number**
- **Run by non-profits, United Way, counties**
- **Provides valuable information during disasters**
- **Offers consistent information portal during non-disaster times**

WHY IS 2-1-1 IMPORTANT?

- Supports “No Wrong Door” paradigm
- Supports/strengthens continuums of care
- Serves as gateway to social service network
- Consistent National program widely recognized
- Operations are completely and rapidly scalable

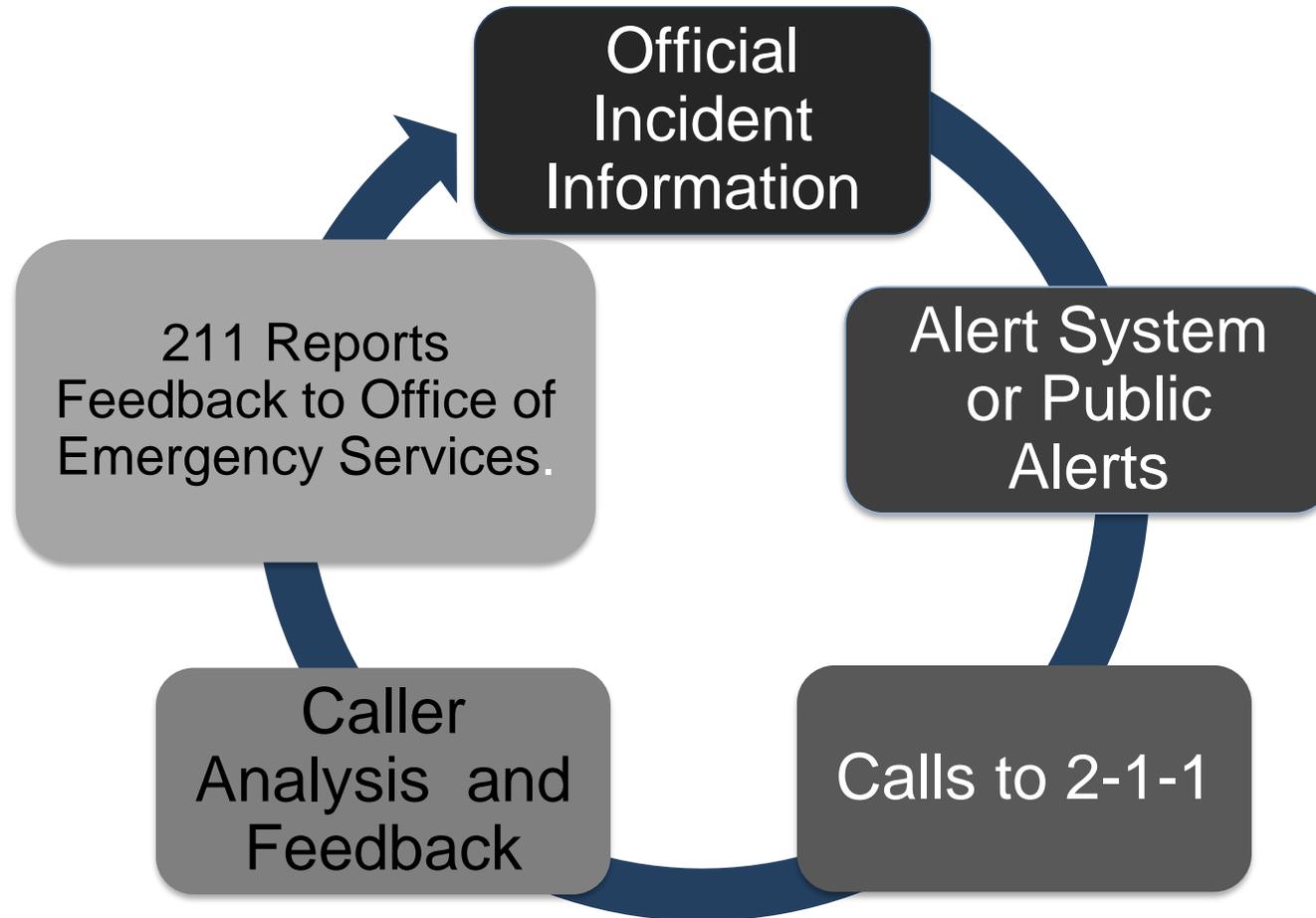


2-1-1 DURING TIMES OF DISASTER

- **24x7 non-emergency disaster information**
 - Call | Text | Online
 - Coordinated messaging
 - Ability to handle a large volume of public inquiries
- **Response**
 - Evac. Orders
 - Meeting Locations
 - Provide real-time information back to Public Safety
 - Shelters
 - County resources
- **Recovery**
 - Re-population
 - County resources



2-1-1's DISASTER RESPONSE FUNCTION

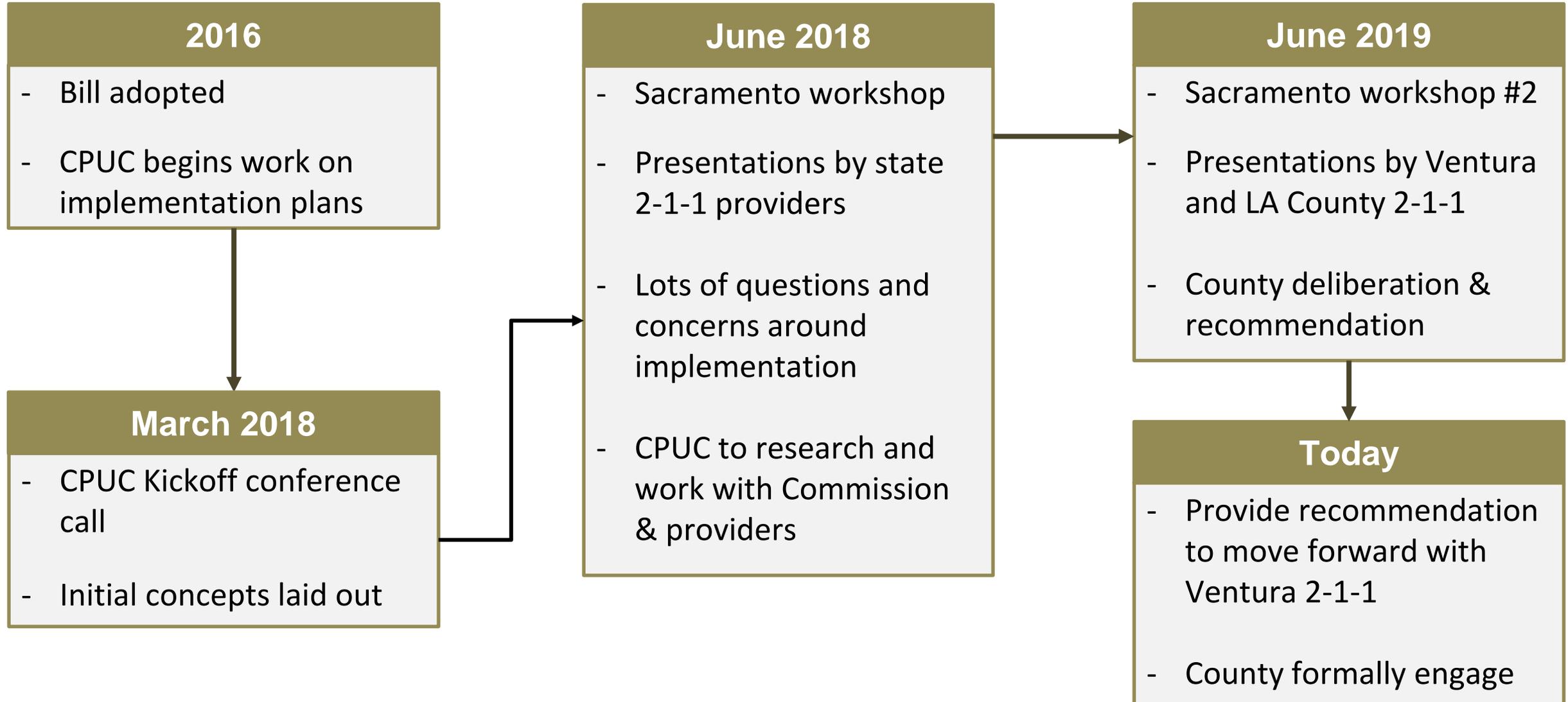


SB 1212 : “DISASTER ONLY” 2-1-1

- SB 1212 (Hueso) – 2016
- \$1.5m for 2-1-1 in 18 remaining counties
- Standardize consistent 2-1-1 offering across California
- Designed for “Disaster Only” service



ROLL-OUT



RECOMMENDATION

- **Move forward with Ventura County 2-1-1**
 - Leverage \$1.5m to facilitate on-boarding of interested counties
 - No charge for operations during “disaster” use of system
 - Live answer 24x7 service when service has been activated
 - Using iCarol database platform and cloud telephony – used widely & scalable
- **Recognize future (after 3y) impact of at least \$5k on County budget**
- **Ultimately leverage 2-1-1 for 24 x 7 x 365 service delivery**
 - Determine *how* we would implement
 - Awareness & consistency
 - “No wrong door” paradigm

IMPLEMENTATION PLAN

- **Providers leverage existing framework & resources**
- **Carve-out stand-alone infrastructure for each County**
- **Assist with setup and cutover of phone service**
- **County staff populates service database**
- **2-1-1 backed web portal established**
- **2-1-1 & event training**

NEXT STEPS

- Board authorizes County to move forward with Ventura 2-1-1
- CPUC executes Master Service Agreement with Ventura 2-1-1
- Counties authorize individual MOUs with Ventura 2-1-1
- Physical 2-1-1 setup
 - Switching
 - Database (staff coordination)
 - Website
- Training
- Education and outreach

THANK YOU

