

CONDITIONS OF APPROVAL

Use Permit 21-006/Sierra High

1. Project shall comply with the Mitigation Monitoring and Reporting Plan, as stated in the Sierra High Farms Mitigated Negative Declaration.
2. An easement shall be recorded against the deed of property APN 001-150-005-000 to allow legal access to the project site. APN 001-150-005-000 is currently under the same ownership as the project site parcel.
3. All development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
4. All utilities shall be installed underground (MCGP 11.010 D).
5. All structures shall maintain a minimum setback of 30' from Highline Ditch, measured from the top of the bank (MCGP 04.120).
6. Project shall comply with General Plan Chapter 13, Commercial Cannabis Activities.
7. Exterior lighting on the property will comply with Chapter 23, Dark Sky Regulations, and shall be downward directed, fully shielded, with lighting temperatures not to exceed 3,000K.
8. The project is required to obtain a Mono County Cannabis Operations 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 prior to commencing operations.
9. The project shall be in substantial compliance with the project description and the site plan of the staff report. Minor changes and/or deviations to the project may be approved by a Director Review permit and/or ministerial processing provided the change or deviation does not generate controversy, new environmental impacts, new cultivation area, or new construction, as determined by the Community Development Director.
10. There shall be no expansion of cannabis uses without approval from the Mono County Planning Commission.
11. Applicant must maintain an active business license and tax certificate requirements.
12. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
13. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within 10 calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the

clerk of the Board of Supervisors to be set for public hearing as specified in MCGP Section 47.030.

14. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
 - A. There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof or as specified in the conditions. If applicable, time shall be tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit;
 - B. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted; and
 - C. No extension is granted as provided in Section 32.070.
15. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.
16. Revocation: The Commission may revoke the rights granted by a use permit and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before the Commission shall consider revocation of any permit, the Commission shall hold a public hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision of the Commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.