



TOWN OF MAMMOTH LAKES
P.O. Box 1609, Mammoth Lakes, CA 93546
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Notice of Exemption

To: State Clearinghouse
 Office of Planning and Research
 P.O. Box 3044, 1400 Tenth Street
 Sacramento, CA 95812-3044

County Clerk
 County of Mono
 P.O. Box 237
 Bridgeport, CA 93517

Project Title: Elevation Green LLC (Use Permit Application 21-002)

Project Location – Specific: 312 Commerce Drive, Units A and B (APN: 037-200-053-000)

Project Location – City: Mammoth Lakes **Project Location – County:** Mono

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project is a commercial cannabis cultivation, manufacturing, and distribution business in an existing building in accordance with the Town’s cannabis regulations. The facility will utilize automated valves and automatic shutoffs to ensure excess water is not produced. The solid waste management plan included with the application states waste will be processed into unusable, unrecognizable, and not-retrievable substances, which will then be considered standard waste and will be disposed of either through a service provider or self-hauling to a fully permitted facility. Additionally, odor control measures and filtration systems will be used to prevent any odors associated with Elevation Green LLC’s commercial cannabis operations from leaving the premises. 312 Commerce Drive is a developed site with no additional disturbance occurring from Elevation Green LLC. The project is considered an industrial use and will be located in an industrial zoned area. The Planning and Economic Development Commission Approved the project on July 14, 2021.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Peter Sheldon, Elevation Green

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268):
- Declared Emergency (Sec. 21080(b)(3); 15269(a)):
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)):
- Categorical Exemption (State type and Section number): Guidelines Section 15301, Existing Facilities
- Statutory Exemptions (State code number):

Reason why project is exempt: The project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations. The categorical exemption described in CEQA Guidelines Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion or use beyond that existing at the time of the lead agencies determination, for which the State has determined to be a class of projects that will not have a significant effect on the environment. The project qualifies for this exemption because it involves the leasing of an existing private structure for the operation of a commercial cannabis cultivation, manufacturing, and distribution facility and does not include any expansion of the structure beyond that existing at the time of review. Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would preclude a project from using a categorical exemption, are applicable.

Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(2) since the project meets the criteria for use of the Existing Facilities categorical exemption (Class 1) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2. No additional environmental review is warranted or necessary.

Lead Agency Contact Person: Michael Peterka, Assistant Planner **Phone:** (760) 965-3669

Signature: Michael Peterka

Date: July 14, 2021 **Title:** Assistant Planner
 Date received for filing at OPR:

- Signed by Lead Agency
- Signed by Applicant