

MONO COUNTY PLANNING COMMISSION

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AGENDA

September 21, 2017 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at [www.monocounty.ca.gov / boards & commissions / planning commission](http://www.monocounty.ca.gov/boards&commissions/planningcommission). For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

3. MEETING MINUTES: Review and adopt minutes of August 17, 2017 – *p. 1*

4. PUBLIC HEARINGS

10:10 A.M.

A. MONO COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT 2017 NOFA (Notice of Funding Availability). This is an opportunity for interested parties to participate in the potential Mono County Community Development Block Grant (CDBG) 2017 application. Mono County applied for and received grant funds for the following activities under the 2015 NOFA: Parks and recreation facilities, child care services, and planning technical assistance. Provide comment on project priorities for Mono County for the CDBG 2017 NOFA. *Staff: Megan Mahaffey – p. 4*

B. CONDITIONAL USE PERMIT 16-00022/Geothermal Trail. Project is located at 94 Casa Diablo Cutoff, adjacent to the intersection of Antelope Springs Road on a portion of Assessor Parcel Number 037-050-002. The Southern Mono Historical Society (SMHS) plans to construct the Casa Diablo Interpretive Trails project, an educational geothermal trail that will fulfill a mitigation requirement of previously certified EIR. The project consists of trail segments to be constructed of varied materials. Depending on location and use, the materials will include wooden planks, crushed rock, compacted soil, and asphalt. Interpretive signage, photographs, displays and viewing platforms will provide a wide range of diverse information about, and 360-degree views of, the Mammoth caldera and basin. Access to the Trails Project will be from the Casa Diablo Cutoff Road. Restrooms will be ADA-accessible via wood plank walkways. The interpretive site will be closed during winter months and snow events. On-site structures will include a site trailer for use by tour docents, a composting vault toilet facility, and a 1,500-gallon recycled water storage tank for the vault toilets. All building exterior surfaces will use colors and materials that complement the natural environment. In whole, the project will encompass 261,360 sq. ft. (6 acres); the disturbance area will represent less than one acre of land. An addendum is proposed to EIR State Clearinghouse #86110408. *Staff: Gerry Le Francois – p. 7*

More on back...

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

5. ACTION ITEM

A. ONE-YEAR MAP EXTENSION 10-001/Haber. Find that the project was processed in accordance with Section 15183 of the CEQA Guidelines for a project consistent with the General Plan. No substantial changes have been proposed in the project or the circumstances under which the project will be undertaken, no new information of substantial importance has been received to warrant further environmental analysis, and approve the second one-year extension of Tentative Tract Map 10-001/Haber to Nov. 2, 2018, subject to the prior Conditions of Approval and Mitigation Monitoring Program as contained herein. *Staff: Gerry Le Francois – p. 41*

6. CONSENT ITEM

A. FINAL TRACT MAP 10-001/Haber. This Final Tract Map subdivides a 49.51-acre parcel (APN 064-090-034) into five two-acre parcels and one 39.50-acre parcel. This subdivision is located along Ridge View and Cougar Run in the community of Swall Meadows. The tentative map was originally recommended for approval by the Planning Commission on Aug. 12, 2010. State legislation AB208 & AB116 automatically extended this map for four years till 2016. Last year the Planning Commission granted a one-year extension to Nov. 2, 2017. Five of the six lots, two acres each, were part of the approved Rimrock Ranch Specific Plan (SP). The southern sixth lot of 39.50 acres with an existing single-family residence will retain a land use designation of Estate Residential (ER 2). *Staff: Walt Lehmann – p. 86*

7. WORKSHOP

A. CANNABIS POLICY & REGULATIONS. *Staff: Wendy Sugimura & Michael Draper – p. 109*

8. REPORTS

A. DIRECTOR

B. COMMISSIONERS

9. INFORMATIONAL: No items

10. ADJOURN to October 19, 2017, at Town/County Conference Room, Mammoth Lakes

***NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing, but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

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Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.