

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

SPECIAL MEETING AGENDA

June 20, 2019 – 10 a.m.

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

Videoconference: Supervisors Chambers, County Courthouse, Bridgeport

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 Pizzeria). Agenda packets are also posted online at www.monocounty.ca.gov / boards & commissions / planning commission. 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 May 16, 2019 – *p. 1*

4. PUBLIC HEARING

10:10 A.M.

A. CONDITIONAL USE PERMIT 18-014/BASK Ventures Inc.: Proposal for indoor cultivation of cannabis on an Industrial (I) parcel located at 474 Industrial Circle, in the Sierra Business Park across from Mammoth Yosemite Airport (APN 037-260-004). Cultivation will occur in a 21,858-square foot indoor facility designed to incorporate up to 10,000 square feet of flowering canopy. A CEQA 15183 exemption is proposed. *Staff: Kelly Karl – p. 8*

5. WORKSHOP

A. TIOGA INN SPECIFIC PLAN: Amendment and Subsequent Environmental Impact Report (SEIR). Proposed addition of 150 new workforce housing bedrooms in up to 100 units, third gas pump island and overhead canopy, parking, package wastewater treatment system, replacement water tank, 30,000-gallon propane tank, and modifications to the boundaries and land use designations in the existing Specific Plan, which also allows for a hotel and restaurant; no changes are proposed to the hotel and restaurant components. The public comment period for the SEIR opens no later than June 14 and closes on August 13, 2019. *Sandra Bauer, consultant – p. 92*

More on back...

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

6. REPORTS

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL

8. ADJOURN to regular meeting July 18, 2019

***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 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.

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 / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community-development/commissions-committees/planning-commission). For inclusion on the e-mail distribution list, send request to cdritter@mono.ca.gov

Commissioners may participate from a teleconference location. 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.