

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA

October 3, 2022 – 9:05 a.m.

Hybrid Meeting: Zoom & Mono Lake Room
Mono Lake Room-Mono County Civic Center
1290 Tavern Rd
Mammoth Lakes, CA

This meeting will be held in person and via teleconferencing, and members of the Commission may attend from separate, remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials have recommended or imposed measures to promote social distancing.

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

1. Joining via Zoom

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer

Visit: <https://monocounty.zoom.us/j/87177061635>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 871 7706 1635
To provide public comment (at appropriate times) during the meeting, press the “Raise Hand” hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

To join the meeting by telephone

Dial (669) 900-6833, then enter Webinar ID: 871 7706 1635

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

2. Viewing the Live Stream

You may also view the live stream of the meeting without the ability to comment **by visiting:**

http://monocounty.granicus.com/MediaPlayer.php?publish_id=bc8be8f3-16a6-4a8a-89a6-07bc9e9a4885

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

*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

A. Review and adopt minutes of August 18, 2022, AB361 meeting. (pg. 1)

B. Review and adopt minutes of August 18, 2022, Special Meeting. (pg. 2)

4. PUBLIC HEARING

A. 9:05 am. GENERAL PLAN AMENDMENT AND SPECIFIC PLAN/Apogee Farm. Consider a recommendation to the Board of Supervisors to approve General Plan Amendment 22-01 redesignating two properties south of Benton (APN 025-020-013 and 025-040-002) from Rural Residential-40 to Specific Plan, and to approve the Apogee Farm Specific Plan which includes a Conditional Use Permit for cannabis activities and overhead power. The Specific Plan would authorize commercial cannabis cultivation (outdoors and indoors), processing, and distribution. Cultivation will be less than 10,000 square-feet and begin outdoors before being phased indoors into three greenhouses and will not be open to the public. Certification of a Mitigated Negative Declaration, including adoption of a Mitigation Monitoring and Reporting Plan, under the California Environmental Quality Act (CEQA) is recommended. *Staff: Michael Draper (pg. 4)*

B. 9:45 am. USE PERMIT/Schott and Reedy. Consider approval of a use permit allowing placement of three overhead power-poles in the County right-of-way along Crowley Lake Drive in Crowley Lake. The utility line will be undergrounded in an existing easement from Crowley Lake Drive to a residential structure located at 3858 Crowley Lake Drive (APN 060-150-004). The parcel is approximately 1.04-acres in size, is designated Single-Family Residential (SFR), and contains a residence and shed. A California Environmental Quality Act (CEQA) exemption is proposed. *Staff: Michael Draper & Laura Stark (pg. 529)*

5. WORKSHOP

No items

6. REPORTS

A. Director (pg. 593)

B. Commissioners

7. INFORMATIONAL

8. ADJOURN to November 17, 2022

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%20development/commissions%20&%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to hwillson@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.