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RESOLUTION NO. 22-12

**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION
RECOMMENDING THE MONO COUNTY BOARD OF SUPERVISORS
ADOPT GENERAL PLAN AMENDMENT 22-02 TO CHANGE THE LAND USE
DESIGNATION FOR APN 013-210-028 FROM RESOURCE MANAGEMENT (RM) TO
INDUSTRIAL (I)**

WHEREAS, Community Development received a complete application for a General Plan Amendment (GPA) to change the land use designation at 7937 Hwy 167 (APN 013-210-028) from Resource Management (RM) to Industrial (I); and

WHEREAS, the GPA proposal was noticed to surrounding property owners on November 3, 2022, and relevant to tribes consistent with the provisions of SB-18 and AB-52 on February 25, 2022, and published in The Sheet on November 5, 2022; and

WHEREAS, the Mono County Planning Commission held a duly noticed and advertised public hearing on November 17, 2022 to hear all testimony relevant to the proposed GPA; and

WHEREAS, the Mono County Planning Commission found that the proposed uses under Use Permit 21-007 are suitable for the I land use designation; and

WHEREAS, following the public hearing the Mono County Planning Commission considered this Resolution 22-12, recommending the Board of Supervisors approve GPA 22-02 redesignating APN 013-210-028 from RM to I and certification of the Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Mono County Planning Commission hereby finds, resolves, and recommends as follows:

SECTION ONE: The Planning Commission initiates General Plan Amendment 22-02.

SECTION TWO: Having reviewed and considered the analysis in the staff report, comments received during the public review process and testimony provided in the public hearing, the Planning Commission certifies the Negative Declaration, finding that on the basis of the whole record, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the Addendum reflects the lead agency's independent judgement and analysis.

SECTION THREE: Having reviewed and considered the analysis in the staff report, comments received during the public review process and testimony provided in the public hearing, the Planning Commission finds that the General Plan Amendment is consistent with the texts and maps of the General Plan, is consistent with the goals and policies contained within any applicable area plans, is suitable for any of the land uses permitted within that proposed land use designation subject to the conditions of Use Permit 21-007 and direction to develop a Specific Plan for the site, is reasonable and beneficial at this time, and will not have a substantial adverse effect on surrounding properties as set forth in Exhibit A, and was sufficiently analyzed under the negative declaration.

SECTION FOUR: The Planning Commission recommends that the Board of Supervisors adopt GPA 22-02 and certify the Negative Declaration.

APPROVED AND ADOPTED this 17th day of November, 2022, by the following vote of the Planning Commission, County of Mono:

AYES : 5

NOES : 0

ABSENT : 0

ABSTAIN : 0

Patricia Robertson

Patricia Robertson (Nov 30, 2022 14:20 PST)

**CHAIR
PLANNING COMMISSION**

ATTEST:

APPROVED AS TO FORM:

Heidi Willson

SECRETARY

Emf

COUNTY COUNSEL