

MONO COUNTY PLANNING COMMISSION

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Minutes

October 3, 2022 – 9:05 a.m.

COMMISSIONER: Chris Lizza, Roberta Lagomarsini, Jora Fogg, Scott Bush, Patricia Robertson

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk; Michael Draper, planning analyst; April Sall, planning analyst; Emily Fox, Counsel; Laura Stark, planning analyst; Sean Robison, Public Works

PUBLIC: James Kozak, John Graves, Katy Beull, Melanie Reedy, SShaw, Susanne Hiem, Billy Czeschin, Duncan Constable, Margaret Cornelius, Katherine Gregory, Mark, Ali Miller, Bartshe Miller, Ez-Rak, Willie Wood, Fred Stump, Angela Winkelman, 760-914-1961, 760-914-0306, 760-965-6273, 775-529-6295

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE** meeting called to order at 9:10 am
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda
No public comment
3. **MEETING MINUTES**
 - A. Review and adopt minutes of August 18, 2022, AB361 meeting.
 - B. Review and adopt minutes of August 18, 2022, Special Meeting.

Motion: Approve the minutes from meeting on August 18, 2022.

Fogg motion; Bush second.

Roll-call vote – Ayes: Lizza, Bush, Fogg, Lagomarsini, Robertson.

Motion passed 5-0.

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*

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

Chair Robertson recused herself from the public hearing as she has a personal relationship with the applicant, which could have the perception that it may affect the decision.

Draper gave a presentation and answered questions from the Commission.

Public hearing opened at 10:12 am.

Project applicant Willy Wood gave a description of his project and thanked the Commission for their time.

No public comment. Public hearing closed at 10:15 am

Motion: The General Plan Amendment is consistent with the General Plan as well as all applicable area plans; and that the proposed Apogee Farms Specific Plan with the modification to 6b (implementation measure) language presented is consistent with the General Plan as well as all applicable area plans; and adopt Resolution R22-10 recommending the Board of Supervisors adopt General Plan Amendment 22-01 and the Apogee Farms Specific Plan, which also includes a Use Permit for commercial cannabis and overhead power, and certify of the Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Plan.

Lizza motion; Bush second.

Roll-call vote – Ayes: Lizza, Bush, Fogg, Lagomarsini, Robertson.

Motion passed 4-0.

- 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)*

Draper gave a presentation and answered questions from the commission.

Public hearing opened at 11:01 am.

Public comment from Fred Stump, Angela Winkelman, James Kozak, Katy Buell, Shaw, Ali Miller, 760-914-1961 regarding fire safety, fire insurance, views of other properties, and State law regulations.

Public hearing closed at 11:31 am.

Motion: Find that the project qualifies as a Categorical Exemption under CEQA guidelines 15303 and instruct staff to file a Notice of Exemption. Make the required findings found in the staff report and approve UP 22-005 subject to Conditions of Approval.

Bush motion; Fogg second.

Roll-call vote – Ayes: Lizza, Bush, Fogg, Robertson. Nay Lagomarsini

Motion passed 4-1.

5. WORKSHOP

No items

6. REPORTS

A. Director- Sugimura gave a report.

B. Commissioners- Commissioner Lizza gave a report.

7. INFORMATIONAL

8. ADJOURN to November 17, 2022