

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA

December 15, 2022– 9:00 a.m.

Hybrid Meeting: Zoom, Teleconference, & Mono Lake Room

Mono Lake Room-Mono County Civic Center
1290 Tavern Rd
Mammoth Lakes, CA

Teleconference Location- Bridgeport CAO conferences room
First floor Annex 1 74 N. School Street
Bridgeport CA, 93517

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/81728469252>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 817 2846 9252

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: 817 2846 9252

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.

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

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=68fb45e2-fcab-4482-9645-d9822387662a

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 November 17, 2022, AB361 meeting.
- B. Review and adopt minutes of November 17, 2022, Special meeting.

4. PUBLIC HEARING

- A. **9:00 Use Permit 22-009/Chalfant Cell Tower** The project proposes to install, operate, and maintain a proposed cell tower to be located at 500 Locust Road in Chalfant (APN: 026-200-044-000) in order to improve the cell service in the Chalfant Valley and along US 6. *Staff Michael Draper and Laura Stark*
- B. **9:10 USE PERMIT 22-010/Olson.** Consider approval of a Use Permit application for overhead power to serve a single-family residence located at 162 Wunderlich Way in Walker (APN 002-440-030-000). Overhead powerlines with two overhead poles on the property are supported by a pole spanning from Wunderlich Way approximately 380' onto the property; then powerlines are underground the remaining distance approximately 180' to the applicant's home. A Categorical Exemption under CEQA guideline 15303(d) is proposed. *Staff: April Sall*
- C. **9:30 Use Permit 21-006/Sierra High.** Commercial cannabis activity including ten-acres of outdoor cultivation, and indoor cultivation of no more than 10,500 square-foot (SF) of mature plant canopy for year-round operation within four structures. The project also includes onsite cannabis processing (trimming, packaging, and labeling), wholesale distribution, and non-storefront retail. The project is located on a 124-acre parcel designated Agriculture (AG) at 7761 Eastside Lane, Topaz (APN 001-150-004-000). Supporting structures to be constructed may include: a well-house, a water tank-house, hoop-houses, storage containers, a drying shed, and a nursery/processing building. The property has previously been used for cattle grazing, has two private water wells on the property and energy will be provided by a combined heat and power system. A Mitigated Negative Declaration (MND) is proposed for compliance with the California Environmental Quality Act (CEQA). *Staff Michael Draper*

5. WORKSHOP

No item

6. REPORTS

- A. Director
- B. Commissioners

7. INFORMATIONAL

A. Summary of Brown Act requirements

8. ADJOURN to January 19, 2023

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 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.