



AGENDA

BOARD OF SUPERVISORS, COUNTY OF MONO STATE OF CALIFORNIA

Regular Meetings: First, Second, and Third Tuesday of each month. Location of meeting is specified below.
Meeting Location: Mono Lake Room, 1st Fl., County Civic Center, 1290 Tavern Rd., Mammoth Lakes, CA
93546

Regular Meeting January 16, 2024

TELECONFERENCE INFORMATION

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Board may participate by electronic means.

1. Mammoth Teleconference Location – for meetings held on the first and second Tuesday of each month - Mono Lake Room of the Mono County Civic Center, First Floor, 1290 Tavern Road, Mammoth Lakes, CA. 93546;
2. Bridgeport Teleconference Location – for meetings held on the third Tuesday of each Month - Mono County Courthouse, Second Floor Board Chambers, 278 Main Street, Bridgeport, CA. 93517;
3. Zoom Webinar.

Members of the public may participate via 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/88084727262> or visit <https://www.zoom.us/>, click on "Join A Meeting" and enter the Zoom Webinar ID 880 8472 7262.

To provide public comment, press the "Raise Hand" button on your screen.

To join the meeting by telephone:

Dial (669) 900-6833, then enter Zoom Webinar 880 8472 7262

To provide public comment, press *9 to raise your hand and *6 to mute/unmute.

If you are unable to join the Zoom Webinar of the Board meeting, you may still view the live stream of the meeting by visiting: https://monocounty.granicus.com/MediaPlayer.php?publish_id=68a69f03-6511-41ef-ae37-636788b98695

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5530 or bos@mono.ca.gov. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517) and online at <http://monocounty.ca.gov/bos>. Any writing distributed

less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board and online.

UNLESS OTHERWISE SPECIFIED BY TIME, ITEMS SCHEDULED FOR EITHER THE MORNING OR AFTERNOON SESSIONS WILL BE HEARD ACCORDING TO AVAILABLE TIME AND PRESENCE OF INTERESTED PERSONS. PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITEM IS HEARD.

9:00 AM Call meeting to Order

Pledge of Allegiance

1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Opportunity for the public to address the Board on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.) Please refer to the Teleconference Information section to determine how to make public comment for this meeting via Zoom.

2. RECOGNITIONS

A. Election of New 2024 Board Chair

Departments: Board of Supervisors

5 minutes

(Rhonda Duggan, Outgoing Board Chair) - The outgoing Board Chair will call for nominations to elect the Chair of the Board for 2024.

Recommended Action: Elect the new Chair of the Board for 2024.

Fiscal Impact: None.

B. Presentation to Outgoing Board Chair Rhonda Duggan

Departments: Board of Supervisors

5 minutes

(Newly Elected Board Chair) - Presentation to outgoing Board Chair Rhonda Duggan by newly elected Board Chair honoring Supervisor Duggan's service to the Board in 2023.

Recommended Action: None.

Fiscal Impact: None.

C. Election of New 2024 Vice Chair

Departments: Board of Supervisors

5 minutes

(Newly Elected Board Chair) - The newly elected Board Chair will call for nominations to elect the Vice Chair of the Board for 2024.

Recommended Action: Elect the new Vice Chair of the Board for 2024.

Fiscal Impact: None.

D. Election of New 2024 Chair Pro-Tem

Departments: Board of Supervisors

5 minutes

(Newly Elected Board Chair) - The newly elected Board Chair will call for nominations to elect the Chair Pro-Tem of the Board for 2024.

Recommended Action: Elect the new Chair Pro-Tem of the Board for 2024.

Fiscal Impact: None.

3. COUNTY ADMINISTRATIVE OFFICER

CAO Report regarding Board Assignments

Receive brief oral report by County Administrative Officer (CAO) regarding work activities.

4. DEPARTMENT/COMMISSION REPORTS

Receive brief oral report on emerging issues and/or activities.

5. CONSENT AGENDA

(All matters on the consent agenda are to be approved on one motion unless a board member requests separate action on a specific item.)

A. Board Minutes

Departments: Clerk of the Board

1. Approval of Board minutes from the November 2023, regular meetings. 2. Approval of Board minutes from the December 2023, regular meetings.

Recommended Action: 1. Approve the Board minutes from the November 7, 2023, regular meeting. 2. Approve the Board minutes from the November 21, 2023, regular meetings 3. Approve the Board minutes from the December 5, 2023, regular meeting. 4. Approve the Board minutes from the December 12, 2023, regular meeting.

Fiscal Impact: None.

B. Annual Resolution Delegating Investment Authority to the County Treasurer

Departments: Finance

Resolution Delegating Investment Authority to the County Treasurer.

Recommended Action: Adopt proposed resolution, Delegating Investment Authority to the County Treasurer.

Fiscal Impact: None.

C. Mono County Statement of Investment Policy

Departments: Finance

Annual approval of the Mono County Statement of Investment Policy pursuant to Section 27133 of the Government Code of the State of California.

Recommended Action: Approve the Mono County Statement of Investment Policy as presented or amended.

Fiscal Impact: None.

D. Second Reading: Proposed Ordinance Establishing Title 20, “Chapter 20.20 – Density Bonus Ordinance,” in the Mono County Code to Implement the State Density Bonus Law

Departments: Community Development

Proposed ordinance establishing Title 20, “Chapter 20.20 – Density Bonus Ordinance,” in the Mono County Code to Implement the State Density Bonus Law.

Recommended Action: Find that the ordinance is not a project under CEQA Guidelines §15378(b)(2) because it establishes general policy and procedures for compliance with state law, and development projects utilizing the ordinance are separately subject to CEQA compliance. Direct staff to file a Notice of Exemption. Adopt proposed ordinance.

Fiscal Impact: None. Staff time to process applications is included in the Department's budget.

6. CORRESPONDENCE RECEIVED - NONE

Direction may be given to staff regarding, and/or the Board may discuss, any item of correspondence listed on the agenda.

7. REGULAR AGENDA - MORNING

A. PUBLIC HEARING: Apogee Farms Cannabis Cultivation: General Plan Amendment and Specific Plan

Departments: Community Development

PUBLIC HEARING: 9:00 AM (20 minutes)

(Aaron M. Washco, Planning Analyst) - Consider a proposed cannabis cultivation project near Benton, which requires a General Plan Amendment to change the Land Use Designation of two parcels (APNs 025-020-013 and 025-040-002) from Rural Residential-40 to Specific Plan, and adoption of the Apogee Farm Specific Plan which sets develop standards and policies and makes use permit findings for commercial cannabis activities and overhead utility lines. A mitigated negative declaration and mitigation, monitoring and reporting program are proposed in compliance with the California Environmental Quality Act.

Recommended Action:

1. Conduct a public hearing on the General Plan Amendment, the Apogee Farm Specific Plan, and the associated Mitigated Negative Declaration environmental report, receive any additional public comments, deliberate the project, and make any desired modifications.
2. Following the public hearing and project deliberations, certify the Mitigated Negative Declaration (MND); adopt the Mitigation Monitoring and Reporting Program; and adopt the proposed resolution and adopt proposed ordinance adopting GPA 24-01 and the Apogee Farm Specific Plan, which also includes a Use Permit for commercial cannabis and overhead power.

Fiscal Impact: Approval of the General Plan Amendment and Specific Plan allow the landowner to conduct a commercial cannabis business, resulting in increased tax revenue for the County from these parcels. Note, cannabis taxes derived from cultivation are waived until June 30, 2025.

B. Mammoth Hospital Expansion - Update

Departments: County Administrative Office

15 minutes

(Tom Parker, Chief Executive Officer) - Presentation on the update of the Mammoth Hospital expansion.

Recommended Action: None, informational only.

Fiscal Impact: None.

C. Inyo-Mono Broadband Consortium Update

Departments: Board of Supervisors, Sponsored by Supervisor Gardner

15 minutes

(Scott Armstrong, Regional Broadband Coordinator) - Presentation from Scott Armstrong, Regional Broadband Coordinator, on broadband-related activities.

Recommended Action: None, informational only.

Fiscal Impact: None.

D. Funding Opportunities for Affordable Housing and Other Projects

Departments: County Counsel
30 minutes

(Christopher Beck, Assistant County Counsel) - Provide the Board with an update regarding funding opportunities, including enhanced infrastructure financing districts (EIFDs), increase in transient occupancy tax (TOT), or other options, for affordable housing and other projects.

Recommended Action: Provide direction to staff regarding options which should be investigated further and brought back to the Board for future action.

Fiscal Impact: None.

E. Updated Diversity Equity and Inclusion Resolution

Departments: County Administrative Office
20 minutes

(Christine Bouchard, Assistant County Administrative Officer) - Proposed resolution Affirming Mono County's Commitment to Diversity, Equity, and Inclusion (DEI).

Recommended Action: Adopt proposed resolution. Provide any desired direction to staff.

Fiscal Impact: None.

F. Appointments of Supervisors to Boards, Commissions, and Committees for 2024

Departments: Clerk of the Board
5 minutes

(Queenie Barnard, Clerk-Recorder-Registrar) - Mono County Supervisors serve on various boards, commissions, and committees for one-year terms that expired on December 31, 2023. Each January, the Board of Supervisors makes appointments for the upcoming year. The Board of Supervisors made appointments for 2024 at the January 9, 2024, meeting. However, due to Supervisor Peters' absence, this item is being brought forward again to make any additional changes.

Recommended Action: Appoint Supervisors to boards, commissions, and committees for 2024.

Fiscal Impact: None.

G. Election Education Series Part 2: Election Technology, Security, and Observers

Departments: Elections
15 minutes

(Queenie Barnard, Registrar of Voters) - In anticipation of the upcoming March 5, 2024, Presidential Primary Election, the Mono County Registrar will be presenting a four-part Election Education Series to the Board of Supervisors and public. Part 2 of the series will review Election Technology, Security, and Observers.

Recommended Action: None, informational only. Provide any desired direction to staff.

Fiscal Impact: None.

8. CLOSED SESSION

A. Closed Session - Labor Negotiations

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Sandra Moberly, Mary Booher, Stacey Simon, Janet Dutcher, Jay Sloane, Christine Bouchard, and Oliver Yee. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39 - majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association (PARA), Mono County Correctional Deputy Sheriffs' Association. Unrepresented employees: All.

B. Closed Session - Public Employee Evaluation

PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Government Code section 54957. Title: County Administrative Officer.

9. BOARD MEMBER REPORTS

The Board may, if time permits, take Board Reports at any time during the meeting and not at a specific time.

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