

# MONO COUNTY PLANNING COMMISSION

PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## AGENDA

November 14, 2013 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

\*Videoconference: BOS Conference Room, third floor, Sierra Center Mall, Mammoth Lakes

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](http://www.monocounty.ca.gov) / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

### 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:** Review and adopt minutes of October 10, 2013 – *p. 1*

### 4. PUBLIC HEARING:

#### 10:10 A.M.

**A. USE PERMIT MODIFICATION 13-001/June Lake Cross Country Ski Trails.** The proposal is to modify Use Permit 12-005/Black (June Lake Cross Country Ski Trails), extending the use permit operations previously allowed only for the 2012 season to a continuous seasonal use. UPM 13-001(UP 12-005) allows public access on APNs 015-010-006, 015-010-004, & 016-094-009 for non-commercial cross country skiing associated with adjacent U.S. Forest Service land. The 40+ acre project consisting of three parcels has a land use designation of Natural Habitat Protection (NHP) and Estate Residential that conditionally allow for such recreational uses. In accordance with the California Environmental Quality Act, an addendum to the June Lake Environmental Impact Report (EIR) was approved for UP 12-005. *Staff: Heather deBethizy, associate planner, & Nick Criss, compliance officer – p. 5*

#### 10:30 A.M.

**B. GENERAL PLAN AMENDMENT 13-004** to amend the General Plan Land Use Designation Map to establish a Transient Rental Overlay District (TROD) to allow for nightly rentals at four adjoining parcels, APNs 015-140-035, -034, -033, & -032, along Boulder Drive in the community of June Lake. In accordance with the California Environmental Quality Act, an addendum to the existing General Plan EIR is being utilized. The Planning Commission may recommend that the Board of Supervisors approve the proposed General Plan Amendment. *Staff: Courtney Weiche, associate planner – p. 24*

5. **WORKSHOPS:** No items.

### 6. REPORTS:

#### A. DIRECTOR

#### B. COMMISSIONERS

*More on back...*

DISTRICT #1  
COMMISSIONER  
Mary Pipersky

DISTRICT #2  
COMMISSIONER  
Rodger B. Thompson

DISTRICT #3  
COMMISSIONER  
Daniel Roberts

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris Lizza

**7. INFORMATIONAL:** No items.

**8. ADJOURN** to December 12, 2013

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 in order 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_and_committees/planning_commission). For inclusion on the e-mail distribution list, send request to [cdritter@mono.ca.gov](mailto:cdritter@mono.ca.gov)

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.