

# MONO COUNTY PLANNING COMMISSION

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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)

## SPECIAL MEETING AGENDA

THURSDAY, SEPTEMBER 10, 2015 – 10 a.m.

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

\***Videconference:** Supervisors Chambers, County Courthouse, Bridgeport

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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.

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*\*Agenda sequence (see note following agenda).*

**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 July 9, 2015 (*no August meeting*) – **p. 3**

**4. PUBLIC HEARING**

**10:10 A.M.**

**A. VARIANCE/Lower Rock Creek Mutual Water Co.** The proposal is to drill a second well on an Open Space parcel (APN 026-330-015) to serve the residents of Sierra Paradise Estates and Rock Creek Canyon. Well construction is proposed to operate nonstop for three to four weeks. A variance is necessary when projects exceed the maximum noise levels at any given time. Community letters of support have been submitted as part of the application. The project qualifies as a CEQA exemption. In accordance with Section 15306 for resource evaluation activities that do not result in serious or major disturbance to environmental resources. *Staff: Courtney Weiche, associate planner – p. 5*

**5. WORKSHOP**

**A. REGIONAL TRANSPORTATION PLAN (RTP)/GENERAL PLAN UPDATE (GPU) & DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)** *Staff: Wendy Sugimura & Brent Calloway – p. 45*

**6. REPORTS:**

**A. DIRECTOR**

**B. COMMISSIONERS**

**7. INFORMATIONAL:** No items.

**8. ADJOURN** to October 8, 2015

***More on back...***

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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

**\*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 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.

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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.