

MONO COUNTY PLANNING COMMISSION

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AGENDA

THURSDAY, NOVEMBER 12, 2015 – 10 a.m.
Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: Town/County Conference Room, Minaret Village 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 / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**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 October 8, 2015 – *p. 1*

4. PUBLIC HEARING

10:10 A.M.

A. GENERAL PLAN AMENDMENT 15-002 to amend the General Plan Land Use Designation Map to add six parcels along Nevada Street (APN 016-099-027, -036, -037, -041, -042 and 016-096-06) to the established Transient Rental Overlay District (TROD) along Nevada Street and SR 158 at June Lake to allow for nightly rentals. In accordance with the California Environmental Quality Act, an addendum to the existing General Plan EIR is being utilized. *Staff: Courtney Weiche, associate planner – p. 4*

10:50 A.M.

B. 2015 MONO COUNTY REGIONAL TRANSPORTATION PLAN, GENERAL PLAN, COUNTYWIDE INTEGRATED WASTE MANAGEMENT PLAN, AND NOISE ORDINANCE UPDATES; AND REPEAL OF THE CONWAY RANCH SPECIFIC PLAN (the "2015 Updates and Repeal of the Conway Ranch Specific Plan"); **AND FINAL ENVIRONMENTAL IMPACT REPORT** to 1) adopt Resolution 15-05 making findings that a Final EIR (FEIR) has been prepared for the project in compliance with CEQA and that the FEIR is adequate and complete for consideration by the Board of Supervisors; 2) recommending the Board of Supervisors make the required findings and statement, certify the FEIR, and adopt the Mitigation Monitoring and Reporting Program (MMRP); and 3) finding that the 2015 Updates and Repeal of the Conway Ranch Specific Plan, including text changes to the Land Use Element, are consistent with the General Plan and recommending the Board of Supervisors adopt GPA 15-003, the MMRP, the CIWMP, and Noise Ordinance, and repeal the Conway Ranch Specific Plan. The 2015 Updates and Repeal of the Conway Ranch Specific Plan include a comprehensive update to the Land Use, Circulation, Conservation/Open Space, Safety and Noise elements of the General Plan; as well as the Regional Transportation Plan (RTP), three elements of the Countywide Integrated Waste Management Plan (CIWMP), Noise Ordinance, and the repeal of the Conway Ranch Specific Plan. The General Plan, RTP, CIWMP and Noise Ordinance cover the unincorporated areas. The RTP also applies

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to the town of Mammoth Lakes, and the CIWMP addresses solid waste issues within the town. The General Plan and RTP update continue to focus growth in and adjacent to existing communities to avoid growth in environmentally sensitive areas and agricultural lands, and support sustainable, healthy, and livable communities. The 2015 Updates and Repeal of the Conway Ranch Specific Plan will supersede and replace the currently adopted documents and plans. An Environmental Impact Report has been prepared for the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). *Staff: Wendy Sugimura, associate analyst; Brent Calloway, associate analyst – p. 46*

5. WORKSHOP: No items.

6. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL: No items.

8. ADJOURN to December 10, 2015

***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.