

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

SPECIAL MEETING AGENDA

THURSDAY, OCTOBER 11, 2012 – 10 a.m.
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 / departments / community development / commissions & committees / planning commission. For inclusion on the e-mail distribution list, send request to cdritter@mono.ca.gov

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to publicly address items not on the agenda

3. MEETING MINUTES: Adopt minutes of September 13, 2012

4. PUBLIC HEARINGS:

10:10 A.M.

A. GENERAL PLAN AMENDMENT 12-003 (a) & USE PERMIT 12-003 with associated Deed Restriction/Foster. The proposal is to change the land use designation of APN 015-060-047 from Single-Family Residence to Commercial Lodging, High, subject to restrictions contained in Conditional Use Permit (CUP) 12-003 and deed restriction to allow for transient rentals. Any other use, beyond the approved CUP 12-003 and deed restriction, under the CL-H designation would require further planning review and permitting. The .68-acre parcel is located at 4835 Hwy. 158 in the Down Canyon area of June Lake. The CUP includes conditions for future permitted land uses, and is subject to GPA approval by the Board of Supervisors. The Planning Commission may recommend that the Board of Supervisors approve the proposed General Plan Amendment subject to the conditions of approval for CUP 12-003 and deed restriction. The project qualifies as a CEQA exemption. *Staff: Courtney Weiche, associate planner – p. 6*

5. SITE VISIT

11:00 A.M.

MAMMOTH PACIFIC I REPLACEMENT PROJECT. Meet at the intersection of Antelope Springs Road and Casa Diablo Cutoff Road/Geothermal Plant Road (east of US 395). The site visit is for informational purposes only – no action will be taken.

--- LUNCH BREAK ---

6. PUBLIC HEARING:

1:15 P.M.

B. MAMMOTH PACIFIC I REPLACEMENT PROJECT FINAL ENVIRONMENTAL IMPACT REPORT (FEIR), CLARIFYING GENERAL PLAN AMENDMENT 12-003 (b), CONDITIONAL USE PERMIT 12-004, VARIANCE 12-002 & RECLAMATION PLAN 12-001. The Planning Commission may: 1) certify the FEIR; 2) approve Conditional Use Permit 12-004 for the M-1 Replacement Plant (including the granting of a height exception for mechanical appurtenances) and

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Steve Shipley

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Daniel Roberts

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DISTRICT #5
COMMISSIONER
Chris Lizza

decommissioning/reuse of the existing MP-I plant site as a storage area; 3) approve Variance 12-002 for setback reductions from an exterior property line and blue line stream, and to construct an above-ground electrical transmission line; and 4) approve Reclamation Plan 12-001. The Planning Commission may also recommend that the Board of Supervisors certify the FEIR and approve General Plan Amendment 12-003 to clarify the County's intent and interpretation of Chapter 15, section 15.070 (B)(1)(d) and Objective D, Policy 1, Action 1.13 of the Energy Resources section of the Conservation and Open Space Element pertaining to setbacks from a blue-line stream. The proposed project would replace the aging MP-I geothermal power plant with a new, more-modern and -efficient binary power plant (referred to as "M-1") while maintaining the existing geothermal wellfield, pipeline system and ancillary facilities. No new offices or other structures are proposed, with the exception of a small substation to be placed on the north side of the project site. The M-1 plant would be located ~500' east of the existing MP-I plant, which is located ~1,200' northeast of the intersection of US Highway 395 and State Route 203 on 90 acres of private (fee) land owned by Ormat Nevada, Inc. The M-1 replacement power plant is anticipated to increase the net electricity generation by 34% while utilizing the same geothermal resources for the existing MP-I facility. During M-1 plant startup operations, the existing MP-I plant would continue to operate until the new M-1 plant becomes commercial, after which time the applicant would close and dismantle the old MP-I plant and would utilize the former plant location for equipment storage. The transition period during which both the MP-I and M-1 operations would overlap but would not exceed two years from the date the M-1 plant begins startup operations. *Staff: Courtney Weiche, associate planner, and Gerry Le Francois, principal planner – p. 27*

7. WORKSHOP: None

8. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

9. ADJOURN

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).
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Interested persons may appear before the Planning 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 Planning Commission from the podium.