

MONO COUNTY PLANNING COMMISSION

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AGENDA

November 8, 2012 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

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

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 Special Meeting October 11, 2012 (*available at meeting*)

4. PUBLIC HEARING:

10:10 A.M.

A. USE PERMIT 12-005/Black. The proposal is to allow 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 for a trial period of one year, with the opportunity to extend based upon monitoring results. The 40+ acre project consisting of three parcels has a land use designation of Natural Habitat Protection (NHP) and Estate Residential (ER) that conditionally allow for such recreational uses. Parking is proposed on the adjacent vacant parcel (APN 016-094-009) subject to Section 04.030(B) findings and a commission determination of the number of parking spaces required. In accordance with the California Environmental Quality Act, an addendum to the June Lake Environmental Impact Report (EIR) is proposed. *Staff: Heather deBethizy, associate planner – p. 1*

10:40 A.M.

B. WHITE MOUNTAIN ESTATES SPECIFIC PLAN AMENDMENT & TENTATIVE TRACT MAP MODIFICATION. The White Mountain Estates Specific Plan and Tentative Tract Map 37-46 subdivided a total of 70.38 acres (APNs 26-240-09 & -10) into 45 single-family residential lots (overall project density of 1.5 acres per dwelling unit), one utility lot (0.78 acres) for water and propane tanks, three lots for open-space uses (1.46 acres, 3.81 acres, and 9.08 acres, respectively), and a remainder parcel of 19.23 acres that allows one single-family residence. The applicant is requesting to modify the Specific Plan and Tentative Tract Map as follows: 1) eliminate the speed hump on White Mountain Estates Road; 2) eliminate or reduce the per/lot recreation fees imposed on the projects; and 3) eliminate or reduce the housing mitigation requirements on the project. The site is ~10 miles north of Bishop and ~45 miles southeast of Mammoth Lakes. The project site is adjacent to the existing White Mountain Estates subdivision on the east side of US 6 at White Mountain Estates Road. *Staff: Gerry Le Francois, principal planner – p. 20*

5. **WORKSHOP:** None.

6. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

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COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

7. INFORMATIONAL: No items.

8. 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).

*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

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.