

# MONO COUNTY PLANNING COMMISSION

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## SPECIAL MEETING AGENDA

August 18, 2022 – 9:05 a.m.

### SUITE Z and Zoom

437 Old Mammoth Road (above the Vons Starbucks), Mammoth Lakes, California

This meeting will be held in person and via teleconferencing, and members of the Commission may attend from separate, remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials have recommended or imposed measures to promote social distancing.

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

#### 1. Joining via Zoom

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

##### To join the meeting by computer

**Visit:** <https://monocounty.zoom.us/j/83257102601>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." **Use Zoom Meeting ID: 832 5710 2601**

To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff.

##### To join the meeting by telephone

Dial (669) 900-6833, then enter **Webinar ID:** 832 5710 2601

To provide public comment (at appropriate times) during the meeting, press \*9 to raise your hand and wait to be acknowledged by the Chair or staff.

#### 2. Viewing the Live Stream

You may also view the live stream of the meeting without the ability to comment **by visiting:**

[http://monocounty.granicus.com/MediaPlayer.php?publish\\_id=de12761a-5f4d-4cf7-b2e7-6bfcfdccb192](http://monocounty.granicus.com/MediaPlayer.php?publish_id=de12761a-5f4d-4cf7-b2e7-6bfcfdccb192)

*\*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

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DISTRICT #1  
COMMISSIONER  
Patricia Robertson

DISTRICT #2  
COMMISSIONER  
Roberta Lagomarsini

DISTRICT #3  
COMMISSIONER  
Jora Fogg

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

**3. MEETING MINUTES**

- A. Review and adopt minutes of June 16, 2022

**4. PUBLIC HEARING**

- A. **GENERAL PLAN AMENDMENT 22-01 AND MONO BASIN HIP CAMP SPECIFIC PLAN WITH CEQA 15183 CHECKLIST/Swiggum.** Consider adopting Resolution R22-09 making the required findings and recommending to the Mono County Board of Supervisors approval of General Plan Amendment 22-01 and the Mono Basin Hip Camp Specific Plan, including finding that the project qualifies as a Statutory Exemption under CEQA Guidelines 15183. General Plan Amendment 22-01 proposes to change the land use designation from Rural Residential (RR) to Specific Plan (SP) at 228 Cottonwood Canyon Road off State Route (SR) 167 in the Mono Basin (APN 013-210-026). The Mono Basin Hip Camp Specific Plan sets forth development standards for three camping areas with a combination of platforms for tents, fire rings, and RVs, and two cabins/bunkhouses. Each site will have vault toilets and other support infrastructure. A residential unit with accessory structures and utility infrastructure is also included. *Staff: Bentley Regehr*

**5. WORKSHOP**

No Items

**6. REPORTS**

- A. Director  
B. Commissioners

**7. INFORMATIONAL**

**8. ADJOURN** to September 15, 2022

**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 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-&-committees/planning-commission). For inclusion on the e-mail distribution list, send request to [hwillson@mono.ca.gov](mailto:hwillson@mono.ca.gov).

Commissioners may participate from a teleconference location. 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.