



MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA

Regular Meetings: The First, Second, and Third Tuesday of each month. Location of meeting is specified at far right.

Regular Meeting

MEETING LOCATION
County Courthouse,
Bridgeport, CA 93517

November 13, 2012

9:07 AM Meeting called to Order by Chairwoman Bauer.

*Supervisors Present: Bauer, Hansen, Hazard, Hunt and Johnston.
Supervisors Absent: None.*

Pledge of Allegiance led by Supervisor Hazard.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Joe Parrino:

- Update on motocross track.
- Talked about pros interested in using Mammoth's tracks to teach camps, etc.
- Would like to be on agenda towards end of January to go over business plan, proposal. Wants to work with Forest Service while Mr. Armenta is still around.
- Supervisor Hunt to help track this for January meeting.

Closed Session: 9:15 a.m.

Break: 10:35 a.m.

Reconvene: 10:45 p.m.

Lunch: 12:26 p.m.

Reconvene: 1:33 p.m.

Break: 2:28 p.m.

Reconvene: 3:36 p.m.

Break: 5:24 p.m.

Reconvene: 5:30 p.m.

Adjourn: 7:00 p.m.

CLOSED SESSION

There was nothing to report out of closed session.

BOARD OF SUPERVISORS

- 1a) Closed Session - Conference with Legal Counsel - CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to subdivision (b) of Government Code section 54956.9. Number of potential cases: one.

- 1b) Closed Session - Conference with Legal Counsel - CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to subdivision (b) of Government Code section 54956.9. Number of potential cases: one. Facts and circumstances: Claim for Damages by Inland Aquaculture Group.
- 1c) Closed Session - Conference with Legal Counsel - CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to subdivision (b) of Government Code section 54956.9. Number of potential cases: one. Facts and circumstances: dispute regarding Conway Ranch grant compliance.
- 1d) Closed Session--Human Resources - CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Marshall Rudolph, Brian Muir, and Jim Arkens. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39--majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association (PARA), Mono County Public Safety Officers Association (PSO), and Mono County Sheriff Department's Management Association (SO Mgmt). Unrepresented employees: All.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

- 2) APPROVAL OF MINUTES
None.

3) **BOARD MEMBER REPORT**

Supervisor Bauer:

- Deferred due to time constraints.

Supervisor Hansen:

- Deferred due to time constraints.

Supervisor Hazard:

- Deferred due to time constraints.

Supervisor Hunt:

- Deferred due to time constraints.

Supervisor Johnston:

- Deferred due to time constraints.

COUNTY ADMINISTRATIVE OFFICE

- 4) CAO Report regarding Board Assignments (Jim Arkens)
ACTION: Receive brief oral report by County Administrative Officer (CAO) regarding his activities.

Jim Arkens:

- Deferred due to time constraints.

DEPARTMENT REPORTS/EMERGING ISSUES

Sheriff Scholl:

- Has decided to retire. Last day in office will be December 20th.
- Board congratulated the Sheriff.
- The Board will have to appoint to fill the remainder of his term. Marshall to work with the Sheriff to get onto an agenda
- Reducing Police Department by 1/3. Sheriff is worried about this.
- Discussed the Department's questionnaire that has been going out the last six years. Overall the satisfaction level of the Sheriff's Department is high.

CONSENT AGENDA

(All matters on the consent agenda are to be approved on one motion unless a board member requests separate action on a specific item.)

CLERK OF THE BOARD

5a) No Consent Items -

REGULAR AGENDA

CORRESPONDENCE RECEIVED (INFORMATIONAL)

All items listed are available for review and are located in the Office of the Clerk of the Board

5b) Suddenlink Letter with Rate Changes - Letter from Suddenlink dated October 19, 2012 informing the Board about rate adjustments, effective December 2012.

The Board acknowledged receipt of the correspondence.

BOARD OF SUPERVISORS

6a) Report on Bighorn Sheep Recovery Program (Dr. Thomas R. Stephenson) - Review of the Sierra Nevada Bighorn Sheep Recovery Program from 1999 to June 30, 2011. Dr. Stephenson will present strategies to increase population and identify program deficiencies. Supervisor Hansen is sponsoring this item.

Action: None.

Supervisor Hansen:

- Introduced item and Dr. Stephenson.
- Thanked all the agencies that came today.

Dr. Thomas R. Stephenson (Powerpoint Presentation):

- Endangered species – history.
- Winter range – low and high elevations.
- Requirements for recovery.
- Current estimates.
- Various recovery units.
- Threats to recovery.
- Pinon encroachment.
- Consequences of contact with domestic sheep.
- Disease impact/consequences.

- Conclusions from disease simulations.
- Spatial risk model.
- Grazing locations.
- Tools to reduce risk.
- Translocations.
- Predicted effects of management.
- Examples of suitable habitat.
- Why should we recover the bighorn sheep?
- Opportunities.
- Website: www.dfg.ca.gov/snbs

Additional discussion:

- Vacate parcel and find alternative solutions. Fencing?
- Coming up with creative solutions is imperative.
- What portion of young is recruited to adulthood?
- In his opinion they are as close as they can get to understanding the disease issue.

Supervisor Bauer:

- Why did they decline in the 90's?
- This is not only about bighorn sheep; it's about western states. It's a bigger discussion; Marianne is caught on one side.

Supervisor Johnston:

- Historically, how many were there?
- Translocating question.
- Are they genetically distinct?
- Biggest controversy is disease; do you have recommendations?
- Interested in mitigating problems.
- Asked Marianne if putting up a fence would help?

Supervisor Hazard:

- Feels like he's always coming in the middle of the conversation.
- Issue of recruitment?
- Grazing allotments – potential for different policy?
- Agency and commercial operations to come up with best practice? That's been done. We want a strong domestic sheep presence. We need a plan to enhance grazing.

Supervisor Hunt:

- Disease issue.
- Asked about how saving bighorn may affect recreation in our economy?

Supervisor Hansen:

- Asked what Marianne has had to give up so far.
- Suggested agencies work together without secrecy.
- Hunters must be in place; makes no sense otherwise.
- He would like to see the best use of this land; we need land for grazing.
- He suggested a workshop at some point.

George Milovich:

- Nobody disputes the fact that DFG tries to do a good job; but they would probably like to remove any domestic sheep grazing.
- When you lose a band of sheep, that's 1000 sheep.
- Generally, always on a question of science.
- There must be a solution to allow domestic sheep owners to be viable and productive.

PUBLIC COMMENT:

Marianne Leinassar:

- Die off in Northern unit due to domestic sheep; has this ever occurred?

- The bighorn sheep have a lot of their own diseases.
- All sheep were translocated into the northern unit.
- How many new collars?
- To her knowledge, there has not been a die off in the northern unit of bighorn sheep in her area due to domestic sheep.
- A fence up around the Mattley might help.
- She would be interested in a further round table discussion.
- Distributed handout.

Joe Enchnick, Enchnick Livestock:

- Is there enough habitat to support a new herd unit?
- Most sheep will be taken out of Wheeler Herd?

LUNCH

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Tim Alpers:

- Wants to revisit AB1616 item again which allows for sub-certification checklist in reference to food for a baked goods business.
- Will need a waiver because bill is not to go into effect until 1/1/13.
- Asked that this be an agenda item for next week. Clerk to work with him on this.

DISTRICT ATTORNEY

7a) Approval to Advertise for a Deputy District Attorney I/II Position. (Tim Kendall/DA) - Jeremy Ibrahim has submitted a letter to terminate his contract as Deputy District Attorney I with Mono County effective December 1st 2012. We are seeking approval from the Board to advertise and filling of a Deputy District Attorney I/II.

M12-243 Action: Approval to advertise to fill the position for a Deputy District Attorney I/II.

Hunt moved; Hazard seconded

Vote: 5 yes; 0 no

Tim Kendall:

- Requesting board approval to advertise and fill a position becoming vacant by December 1st with Jeremy leaving.
- Asking to fill it as a Deputy II because experience is desperately needed; large caseload and trials already scheduled.
- The investigations portion of MLPD will fall directly to the D.A.'s office now.
- Over time, he believes we will see a lower number of minor crimes being reported to his office.

Supervisor Hunt:

- Mentioned the reduced caseload at MLPD in the future; asked how that will impact D.A.'s office.

Supervisor Johnston:

- Second item coming forward that relates to impact of MLPD; might we need a policy discussion?

Supervisor Hazard:

- What if the Town wants a dedicated Prosecutor for the Town? Might the D.A. be able to be reimbursed for this?

Brian Muir:

- His recommendation is to sit back and let the MLPD issues play out.
- Less police in Mammoth is going to reduce the number of crimes being reported, etc.

FINANCE

Additional Departments: Public Works, Community Development

8a) Clean Air Project Program Block Grant Funds (Mary Booher) - Presentation by Mary Booher regarding Clean Air Project Program Block Grant Funds.

M12-244 **Action:** Allocate the \$59,680 for the Clean Air Project Program Block Grant as follows: \$15,000 for a biomass feasibility analysis; \$10,000 for the Lee Vining airport soils stabilization project and \$34,680 for a Solar Feasibility study.

Johnston moved; Hunt seconded

Vote: 4 yes; 1 no: Bauer

Mary Booher:

- Explained item; went over potential differences to budget amounts.

Supervisor Johnston:

- Asked questions about how much match money the county would need depending on project type.
- DWP has been ordered to clean up pollution which they are ignoring.

Wendy Sugimura:

- To get grant under contract, we need budget brought before the Board and we need to get the contract signed.

Lisa Isaacs, Administator (Clean Air Projects Program):

- They can easily justify planning for three of the four proposed projects.
- They'd like to see projects that go above and beyond standard practices.

Supervisor Hunt:

- Appreciates Lisa's vision and her working toward making sure grant monies being spent properly.

Supervisor Hansen:

- He is not happy with the dust; the airport needs to be addressed.

Supervisor Bauer:

- Splitting monies would be good.
- \$15,00 towards bio-mass; no more studies. There is air pollution.

Supervisor Hazard:

- Wants heavy equipment to be replaced but this is not enough money.
- He has a problem with entire concept.
- Priority is getting lake fixed to improve air quality; issues at Owens Lake.

PUBLIC WORKS - ROAD DIVISION

9a) Review of Snow Removal Priorities (Jeff Walters) - Each year the Roads Division of Public Works provides the Board of Supervisors with a list of the snow removal policies, procedures and priorities for county-maintained roads.

R12-76 **Action:** Adopt Resolution No. R12-76, "A Resolution of the Mono County Board of Supervisors Re-Establishing Snow Removal Policies, Procedures, and Priorities for County-Maintained Roads."

Hazard moved; Hunt seconded

Vote: 5 yes; 0 no

Jeff Walters:

- Yearly discussion regarding snow removal priorities.
- Board has option to make comments/changes to suggested priorities.
- Virginia Lakes Road – currently priority #4; they would like this to be priority #3. However it really fits into a priority #4 road – as it is.
- They currently plow $\frac{3}{4}$ up the road.

Supervisor Hansen:

- He was called by a year round resident. If they can clear as time permits; that has been working.

Supervisor Hazard:

- Asked about Lower Rock Creek issues.

Supervisor Bauer:

- Need to be careful about meeting expectations.

- 9b) Proposed Fuel Reduction Initiatives (Jeff Walters) - Mono County's vehicles, machinery and equipment use over 200,000 gallons of fuel on average each year. Mono County has many fuel reduction initiatives already in place and continues to develop and implement others in an effort to reduce county fuel use.

Moved to 11/20/12 meeting **Action:** None. Pull from agenda and move item to meeting of 11/20/12.

COMMUNITY DEVELOPMENT - PLANNING DIVISION

Additional Departments: Economic Development Department

- 10a) PUBLIC HEARING California Unions for Responsible Energy appeal of the Planning Commission approval of the Mammoth Pacific I Replacement Project (Courtney Weiche) - Public hearing regarding appeal of Planning Commission approval of Conditional Use Permit No. 12-004 and Final Environmental Impact Report for the Mammoth Pacific I Replacement Project filed by California Unions for Reliable Energy (CURE).

R12-77 **Action:** Adopt "Resolution R12-77 (with modifications to proposed condition #3 as discussed), Denying Appeal of CUP 12-004 and FEIR Adoption for the Mammoth Pacific Replacement Project Filed by California Unions for Reliable Energy (CURE); Certifying and Adopting the FEIR for the Project; and Affirming the Planning Commission's Approval of CUP 12-004.]]

Hunt moved; Hazard seconded

Vote: 5 yes; 0 no

Stacey Simon:

- Two separate appeals; two separate hearings.
- It has been suggested to do the project presentation first which applies to both appeals.

Elizabeth Klebaner (CURE counsel):

- O.k. with doing one project description.

Mitchell Tsai (LIUNA counsel):

- O.k. with doing one project description.

Courtney Weiche (applies to items 10a AND 10b):

Project description (via powerpoint):

- Overview.
- Surrounding land uses.
- Project components.
- Conditional Use Permit 12-004
- Visual Simulation.
- Outdoor lighting plan.
- Variance 12-002
- Constraints exhibit map.
- Proposed Clarifying GPA 12-003(b).
- Planning Commission Actions.

Gerry LeFrancois (Reclamation Plan 12-001):

- Encompasses all three plants (MP-1, MP-2 and M-1).

Rob Carnachan (CEQA Consultants): CAJA Environmental Services, LLC

- CEQA process.
- Draft EIR.
- Revised Draft EIR.
- Second Revised Draft EIR.
- Final EIR – document being considered today which incorporates all revisions.

APPLICANT'S PRESENTATION: ORMAT

Ron Leiken (Ormat):

- Disclaimer.
- Presentation Overview.
- History of Ormat Technologies.
- Mammoth Pacific, L.P. Geothermal Plants.
- Existing Facilities at Casa Diablo Complex.
- Ongoing Monitoring Programs.
- Existing Environmental Benefits.
- Existing Economic Benefits.
- MPLP Awards and Recognition.
- MP-1 Plant Replacement (project description).
- Explanation of how it works.
- M-1 Project Description.
- Photos.
- Site Selection.
- Transmission Interconnection.
- Variance for Interconnection Lines.
- Justification for Granting Variances.
- M-1 Environmental Issues/Benefits.
- M-1 Economic Benefits.
- Ormat's Bidding and Hiring Procedures.
- Existing Local Vendors used.
- Introduction to CD 4.
- Summary.
- Asking Board to approve project.

Jim Reed (Ormat's counsel):

- Needs clarification; Stacey suggested that his concerns could be addressed at a later point, following project description.

Supervisor Hazard:

- Asked about height? (Gerry: standard).
- 500 foot setback, where did it come from? (Gerry – policies of general plan;

Stacey: part of old zoning code which was then incorporated into GP.)

- What's anticipated in 2045?

Supervisor Johnston:

- Not standard setback?

Supervisor Bauer:

- This isn't standard? (Stacey: Standard is 30)
- Timeline on CD 4?

ITEM #10A – APPEAL (official record is audio recording):

Public Hearing Open: 3:37 p.m.

Elizabeth Klebaner (counsel for CURE):

- Appealing because compliance of CEQA did not precede these actions.
- Requesting this be sent back to Planning Commission.
- Issue: piecemealing.
- Handout.
- Recognizes County as authority (discussions with Supervisors Johnston and Hazard). Issue is whether County's permit and EIR has properly evaluated everything.
- She's trying to lay out evidence submitted that is contrary to what the county has submitted.
- Only proposed facility is at issue today.

Rob Carnachan (CEQA Consultant - powerpoint): CAJA Environmental Services, LLC

- The County has addressed CURE's issues.
- He has a few places he'd like to amplify when answering CURE's appeal.
- Refuted all CURE's Issues.
- Handout of GBUAPCD letter to Planning Department – details discussed.

Stacey Simon:

- Talking about two EIRs for two separate projects.
- CURE did not appeal this variance or Reclamation Plan.
- Slide put up on screen (copy to go to clerk) going over proposed General Plan clarification.

Public Comments:

Rick Joy:

- It's our God given right to use God given resources.
- Doesn't understand the position of the Unions or why they aren't helping this process.

Kurt Van Ness:

- He's for this project, for any project that will help economy.
- Also doesn't understand why they would be against it.

Davey Harvey:

- Ormat has been a very good partner for our community.
- This process is painful; time is money.
- If we are going to attract and keep good commercial partners, then we need to go through applicable processes but in a timely manner.

Brent Allen:

- Ormat is a great company to work with; they are very conscientious about the environment.
- We should help them move forward in their project.

Ken Joy:

- Thanked Ormat and the county for all the hoop jumping they have done.
- Doesn't understand why CURE is concerned with an EIR.
- Ormat should have support.

Ron Carnachan:

- Existing MP-1 plant is not at the end of its existing life; plant still being utilized.
- There is no substance to assertion about proposed MP-1 plant.

Jim Reed:

- Represents Ormat.
- Proposed condition #3 – suggested changes to this.
- This project is not going to deplete geothermal resource.

Stacey Simon:

- Project must be consistent with Project description in EIR and with analysis (regarding condition #3).
- Not sure that Mr. Reed's entire revised condition is necessary.
- Rather than what staff recommended, general condition references requirement of compliance with EIR (eliminate "including").

Public Hearing Closed: 5:09 p.m.

BOARD COMMENTS:

Supervisor Hunt:

- As a self proclaimed environmentalist, he is embarrassed by this entire appeal; this is NOT what the CEQA process should be used for.
- He feels the environmental review is very sound; CEQA process has been more than adequately vetted.
- Upholds Planning Commission's decision.

Supervisor Hansen:

- Agrees with Supervisor Hunt.
- Not sure why unions are doing this.
- He's in favor of upholding Planning Commission's decision.

Supervisor Johnston:

- Agrees with both supervisors; also embarrassed with the legal process.
- It's as if the report was never read by CURE people; it's completely contradictory.
- Should have mitigated negative declaration as opposed to EIR.
- Supports Planning Commission's decision.

Additional Departments: Economic Development

10b)

PUBLIC
HEARING

Laborers Int'l Union of North America appeal of Planning Commission's approval of Mammoth Pacific I Replacement Project (Courtney Weiche) - Public hearing regarding appeal of the Planning Commission approval of the Final Environmental Impact Report, Clarifying General Plan Amendment 12-003(b) [sic], Conditional Use Permit 12-004, Variance 12-002, Reclamation Plan 12-001, and Notice of Decision for the Mammoth Pacific Replacement Project filed by Laborers International Union of North America, Local 783 (LIUNA).

The LIUNA appeal, too large to attach with the packet can be viewed by going to <http://www.monocounty.ca.gov/bos/event/board-supervisors-5>. Once there, click on the link for the appeal which is listed with the agenda for 11/13/12.

R12-78

Action: Adopt the "Resolution R12-78 (with modifications to proposed condition #3 as discussed), Denying Appeal of Planning Commission Approval of CUP 12-004, Variance 12-002, Reclamation Plan 12-001, FEIR Findings and Adoption, Notice of Determination and General Plan Amendment [sic] for the Mammoth Pacific Replacement Project Filed by

Laborers International Union of North America, Local 783 (LIUNA);
Certifying and Adopting the FEIR for the Project; and Affirming the
Planning Commission's Project Approvals."]]

Johnston moved; Hansen seconded

Vote: 5 yes; 0 no

ITEM #10B – APPEAL (official record is audio recording):

Courtney Weiche:

- Outlined appeal.
- Will not have to go over project description again, that was already done prior to CURE appeal.

Stacey Simon:

- Mentioned the letter/comments received today from LIUNA; County Counsel did try to prepare responses.
- Reminded the Board that these are two completely separate appeals, needs to be treated as such.

Mitchell M. Tsai (Attorney for LIUNA):

- Went over appeal points.
- Focused mainly on deer in his presentation.
- Project would change by reducing the amount of habitat; it would eliminate acreage.

Supervisor Johnston:

- Asked various questions.
- He feels the Planning Commission's decision is based on very good data.

Supervisor Hazard:

- Is this information relying on site visits or reports?
- He believes Geothermal is the best energy choice for Mono County.
- Asked about height of barriers.
- He doesn't see a huge impact on ability of deer to thrive based on data.

Public Hearing Open: 5:59 p.m.

Ron Carnachan, CAJA Environmental Services, LLC:

- Went over details of how county has responded.
- Went over all Issues raised by LIUNA.
- Pointed out that materials that would be stored at proposed location are already being stored there in the general complex. The plan would put them all in a tidy space.
- Disputes notion that the Mule Deer would be better off with proposal; that's not what the project says. EIR determined that impacts to Mule Deer would not be significant.
- Mitigation Study does not require additional study on Mule Deer.
- There is not assumption in EIR that existing MP-1 plan is at the end of its operational life.

Stacey Simon:

- Commenter's interpretation of Mono County General Plan is inconsistent with the county's own interpretation/intent of general plan.
- Asked for copies of slides for clerk.

Jim Paulus:

- Powerpoint.
- Went over maps showing Casa Diablo Geothermal Complex.

Public Comment:

Jim Reed:

- Raised same issue to Proposed Condition #3; suggested same changes.

- Discussed legislature passed a long time ago discussing abuse of CEQA.
- Record built today will be instrumental in preventing abuse of CEQA.

Public Hearing Closed: 6:29 p.m.

Supervisor Hunt:

- Feels we've gone through process and due diligence.
- This is more than enough to let the CEQA process play out.
- As environmentalist, this is an embarrassment.
- He confirms the Planning Commission's decision.

Supervisor Hansen:

- Staff did a great job; he doesn't believe there's a problem with the deer.
- Agrees with Supervisor Hunt in confirming position of Planning Commission.

Supervisor Johnson:

- Thinks the Planning Commission did a great job; he supports upholding the Commission's decision.

Supervisor Hazard:

- Asked if any union reps were here; are there names associated with this union?
- Asked that all prior statements made by Supervisor Hazard (on CURE appeal) be incorporated here (see item #10a above).
- This is a remote attack on this project in Mono County.
- Can't blame geothermal plant on deer issues; this project doesn't show it will put pressure on deer.
- Upholds Planning Commission's decision.

Supervisor Bauer:

- It seems like we are on such different pages.
- Also upholds Planning Commission's decision.

10c)

PUBLIC
HEARING

(Courtney Weiche) - Proposed Resolution adopting General Plan Amendment 12-003 (b) to clarify the County's intent and interpretation of General Plan Chapter 15, section 15.070(B)(1)(d) and a provision within the Conservation and Open Space Element pertaining to setbacks from a mapped blue line or dotted blue line water course within the Hot Creek Buffer Zone for geothermal development.

R12-79

Action: Adopt proposed Resolution #R12-79, adopting General Plan Amendment 12-003 (b) to clarify the County's intent and interpretation of General Plan Chapter 15, section 15.070(B)(1)(d) and a provision within the Conservation and Open Space Element pertaining to setbacks from a mapped blue line or dotted blue line water course within the Hot Creek Buffer Zone for geothermal development. Confirming staff's historical interpretation.

Hazard moved; Johnston seconded

Vote: 5 yes; 0 no

Courtney Weiche (powerpoint):

- Background.
- Public Comment results.
- Proposed Clarification (new sections/language).
- Environmental Review.
- Planning Commission decision.

Stacey Simon:

- Went over the clarifications.

Public Hearing open: 6:46 p.m.

Elizabeth Klebaner (CURE Counsel):

- They oppose the Plan Amendment.

Public Hearing closed: 6:46 p.m.

COUNTY COUNSEL

Additional Departments: Community Development Department

11a) Foster - Deed Restriction and Agreement (Stacey Simon) - Proposed Deed Restriction and Agreement with Robert Foster, pertaining to owner-initiated deed restriction on Parcel Number 016-176-007 in June Lake. This is a related item to the proposed General Plan Amendment which would change the land use designation for this parcel to Commercial Lodging-High.

M12-245 Action: Approve County entry into proposed Deed Restriction and Agreement and authorize Chair to execute, and the Clerk to record, said Agreement on behalf of the County.

Johnston moved; Hazard seconded

Vote: 5 yes; 0 no

Stacey Simon:

- Typo in reference to highway 395 on staff report.
- Similar to what was done on "Mama Bear" bed and breakfast in June Lake.
- Prior to asking to amend GPA which would re-designate to allow commercial uses, owner wishes to enter into Deed Restriction.

Supervisor Bauer:

- Perfect location for this.

COMMUNITY DEVELOPMENT - PLANNING DIVISION

12a) Foster - General Plan Amendment 12-003 (a) (Courtney Weiche) - Public hearing regarding General Plan Amendment 12-003 (a) to change land use designation of APN 015-060-047 from Single Family Residential to Commercial Lodging- High, subject to restrictions contained in Conditional Use Permit 12-003.

PUBLIC
HEARING

R12-80 Action: Adopt proposed resolution #R12-80, approving GPA 12-003(a).

Hunt moved; Hazard seconded

Vote: 5 yes; 0 no

Courtney Weiche (powerpoint):

- Project description.
- Project location.
- General Plan Consistency.
- Noticing Information.
- Environmental Review.
- Summary of Project Findings.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

13a) Limited Density Owner Built Rural Dwellings (Tom Perry, Brent Calloway) - Proposed ordinance adopting chapter 15.50 of the Mono County Code pertaining to Limited Density Owner-Built Rural Dwellings.

**Moved to
11/20/12
meeting**

Action: None. Pulled from today's agenda and moved to next week's agenda.

ADJOURNMENT 7:00 p.m.

ATTEST:

VIKKI BAUER
CHAIR

SHANNON KENDALL
SR. DEPUTY CLERK OF THE BOARD

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