

October 2, 2022

Mono County Planning Commission  
Attention: Michael Draper  
POB 347  
Mammoth Lakes, CA 93456

**RE: OPPOSITION to Mono County Use of Specific Plan to Change Estate Residential Zoning for Apogee Farm Parcel Approval, Benton**

Dear Mr. Draper and Planning Commissioners,

I own a house on 20 acres, zoned Rural Residential 20, on the North side of Mono Lake directly adjacent to the proposed Swiggum HipCamp rezoning from Rural Residential 20 to a campground in a residential area via the blanket permissiveness of a "Specific Plan" designation. As you may be aware, the County first proposed, for about a year, changing the Swiggum property from RR 20 designation to Rural Resort. When it became clear that such a change, which would have indeed followed the tenets of the Mono County General Plan, would entail a more elaborate EIR, the County shifted to its present stance of a Specific Plan. This amounts to random spot zoning and is something I and the majority of residents in the predominantly residential Cottonwood Canyon Road area strongly oppose.

I have no opinion on the Apogee Farm proposal one way or another, but do want to voice my opposition for the record to yet another use by the County of the Specific Plan route for attempting to approve the zoning change here.

I am concerned about how the County is handling applications from landowners to engage in uses that are not allowed by the General Plan. The point of a General Plan is to think carefully and wholistically about where certain uses should go in the County. If the current General Plan does not allow all the uses that the County wants, the County should rethink the General Plan and involve the public. The County should not let the wishes of individual landowners drive the process, and it should definitely not use and abuse the "Specific Plan" designation to allow ad hoc development of anything anywhere in the County. Rather, Specific Plans should be used to plan complex, large-scale projects that are consistent with the uses already approved for an area. The County has seen a number of applications for Specific Plans or Specific Plan amendments over the last few years. It's time to stop this ad hoc development and either stick to what is allowed in the General Plan or develop a new plan that better suits the County's vision and locates uses in appropriate areas with services and minimal environmental impacts.

Sincerely,

Michael Light

508 Cottonwood Canyon Road, Lee Vining 93541