

MONO COUNTY PLANNING COMMISSION

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Adopted Minutes

June 20, 2024 – 9:00 a.m.

COMMISSIONERS: Patricia Robertson, Roberta Lagomarsini, Chris Lizza, Scott Bush, absent: Jora Fogg
STAFF: Heidi Willson, planning commission clerk; Brent Calloway; principal planner; Wendy Sugimura, director; Rob Makoske, planning analyst; Aaron Washco, planning analyst;
PUBLIC: Carlie Henneman, Steve Dryew

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE** Meeting called to order at 9:04 am and the Commission led the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
 - No public comment.
3. **MEETING MINUTES**
 - A. Review and adopt minutes of May 9, 2024.

Motion: Approve the minutes from meeting on May 9, 2024, as presented.
Robertson motion; Lagomarsini second.
Roll-call vote – Ayes: Bush, Lizza, Robertson, Lagomarsini. Absent Fogg.
Motion Passes 4-0 with 1 absent.
4. **PUBLIC HEARINGS**
 - A. **No earlier than 9:05 a.m. UP23-007 Prendergast.** Applicant is seeking approval of a Use Permit to allow for a 5,000 square foot artisan wood shop and a 1,400 square foot caretaker's home. The proposed project location is 84 Stock Drive in Bridgeport (APN: 008-070-042-000). The parcel is 1.41 acres and has a land use designation of Service Commercial (SC). California Environmental Quality Act Section 15183 exemption is proposed. *Staff: Aaron Washco*
 - Washco gave a presentation a presentation and answered questions from the Commission.
 - Public Hearing opened at 9:39 a.m.
 - Applicant gave a comment and answered questions from the Commission.
 - Public Hearing closed at 9:44 a.m.

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

- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant. The Commission requested that the following conditions be added to the Conditions of approval:
 - The project shall at all times comply with all terms of the avigation easement by and between
 - Severson Living Trust 02-12-18 and Mono County. The project shall comply with all Lahontan Regional Water Quality Control Board policies,
 - including any policies relating to water runoff.

Motion: Adopt the Environmental analysis for Use Permit 23-007, which was prepared in accordance with CEQA Guidelines Section 15183 adopt the Use Permit findings contained in the staff report with the added condition noted above; and Approve Use permit 23-007.

Lagomarsini motion; Lizza second.

Roll-call vote – Ayes: Bush, Lizza, Robertson, Lagomarsini. Absent: Fogg.

Motion Passes 4-0 with 1 absent.

- B. No earlier than 9:05 a.m. GENERAL PLAN AMENDMENT 24-02/North County (Walker Basin) Water Transfers.** In order to comply in good faith with a Memorandum of Understanding (MOU) with the National Fish and Wildlife Foundation (NFWF) to consider a water transfer program to raise the water level of Walker Lake, an environmentally degraded lake in Nevada, the project proposes criteria for water transfers by private property owners in the Mono County portion of the Walker Basin that were developed to address community concerns and potential environmental impacts, within the limits of Mono County’s authority. California Environmental Quality Act (CEQA) exemptions §15307 and §15308 are proposed.

- Sugimura gave a presentation on the North County Transfer Criteria to Restore Water Lake and answered questions from the Commission.
- Public Hearing opened at 10:38 a.m.
- Henneman from Walker Basin Conservancy answered questions from the Commission.
- Public Hearing closed at 11:01 a.m.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the WBC.

Motion: Adopt Resolution R24-03 recommending that the Board of Supervisors find the project exempt from CEQA under §15307 and §15308 and adopt GPA 24-02.

Lizza motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Robertson, Lagomarsini. Nay: Bush Absent: Fogg.

Motion Passes 3-1 with 1 absent.

- C. No earlier than 9:15 a.m. [WITHDRAWN] UP24-002 Wallentine STR.** Applicant was seeking approval of a Use Permit to allow for short-term rentals at 32 Washington Street in June Lake (APN: 016-101-037). The subject parcel is located within the Clark Tract, 0.23

acres and has a land use designation of Single-Family Residential. After notices were mailed and published, the applicant decided to withdraw the application. *Staff: Aaron Washco*

- Project was withdrawn and no public hearing was held on UP24-002 Wallentine.

5. WORKSHOPS

A. Study of Special Districts to support development and potentially an increase in zoning density – funded by a Community Development Block Grant. *Staff: Wendy Sugimura & Kelly Karl*

- Sugimura gave a brief overview of the special district study and answered questions from the Commission.

6. REPORTS

A. Director

- Sugimura gave a brief update on current projects.

B. Commissioners

- No Commissioner reports

7. INFORMATIONAL/ CORRESPONDENCE

8. ADJOURN at 11:56 am to the Scheduled Special Meeting on July 18, 2024, at 9:00 am.

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 (1290 Tavern Rd, Mammoth Lakes, CA 93546). 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

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.