

**Mono Basin RPAC  
Regional Planning Advisory Committee  
Meeting Minutes  
Wednesday, October 11, 2017, 6:30 pm, Lee Vining Community Center**

**Members present:** Duncan King, Chris Lizza, Ilene Mandelbaum, Kristy Nelson and Lisa Cutting.

**Public Attendees and Presenters:** Scott Burns, Bob Gardner, Dave Marquart, Lynn Boulton, Wayne Beaver, Janet Carle, and Cedar Barager

1. **Call to Order:** 6:38 pm.
2. **Public Comment:** Janet Carle passed around a copy of the proposed Solar Pavilion plan for Hess Park in Lee Vining. Nathan Taylor drew up the plan which includes features such as a solar tile roof, a shade space underneath for picnics, meetings, events and music, electric car and solar charging systems, Wi-Fi, educational panels and a donor wall. This proposal is from the 350MONO group and the Mono Basin Historical Society and a local contractor, Urs Willeman has volunteered his services also. In order to gather local support, comments, critiques etc., a picnic is to be held on Saturday October 14 at Hess Park, with BBQ food provided by Chris Lizza of the Mono Market. All are welcome. Please advertise as much as possible.
3. **Review Minutes:** The minutes of the meeting of July 12, 2017 were approved with one addition to item 7a, line 2, word 11, add 'of the creek' after 'west side'. Ilene Mandelbaum proposed, Duncan King seconded. The vote was unanimous.
4. **Supervisor's Report:** Bob Gardner reported that the county will be rehabbing the Mono Lake County Park facilities to bring them up to ADA compliance. The BOS will be sending out an RFP for cattle grazing on Conway Ranch. Work is being done on the Mill Creek return ditch for habitat restoration with SCE involvement. The County budget is okay for the short-term, we can pay our bills, but very tight longer term. Code enforcement efforts are being doubled and trail funding is being tripled, to \$25,000. As a result, fish stocking is being reduced from \$125k to \$100k. Recent CAC discussions in June lake have finalized Short Term Rental decisions. Gas prices will rise with a 12c/gallon tax next month with the revenue going towards roads. A multi-year county plan for street surfacing is in place with work planned for Mono City in 2018 and Lee Vining in 2019. Mono county has 684 miles of roads of which 500 are dirt. Bob will be attending a multi-agency Gateway meeting on Tioga Pass/120W opening issues – the policies in place, the communications protocols, and the use of Mammoth Mountain equipment and expertise were all raised as issues.
5. **Chairperson Report:** Lisa Cutting reported on the recent BOS meeting on Conway Ranch and was pleased that there would be further opportunities for public input. It is too late in the season for work on the Lee Vining Creek Trail but Friends of the Inyo will be carrying out a needs assessment. SCE has recently carried out tests on the Mill Creek return ditch and found that 15 to 16 cfs could be carried with a 2 cfs loss. This loss could be mitigated however with some work.
6. **Members' reports:**
  - a. Kristy Nelson – nothing to report
  - b. Ilene Mandelbaum – checked on the Lee Vining Creek Trail ...needs fixing. Need the Forest Service to attend meetings for updates from them. Also listened to the BOS meeting on Conway Ranch...need an environmental report on the conditions there before any grazing. If the county is increasing recreational funding then the position should also consider environmental issues as well. Also are we in danger of over-advertising places such as Parker Lake and Sage Hen when we need more responsible behavior on our

trails. Lundy Canyon is also being over-used and our facilities, parking and restroom, are increasingly stretched to breaking point. This generated a long discussion on recreation, fishing vs hiking, responsible behavior etc. Every year we have more backpackers in the area and the JMT and PCT freeways are getting more congested. Local off-ramps are seeing much more business from them. The carrying capacity of our area is being reached.

- c. Duncan King – nothing to report
  - d. Chris Lizza – The Planning Commission has been discussing cannabis issues and Short Term Rentals (STR). The owner occupied STR is now a done deal. Chris stated he will not support a request if it will take workforce housing off the market. Non-owner occupied is still in a moratorium, but Chris will apply the same logic to protect workforce housing where appropriate. He also requests regular Agency updates at the RPAC from Caltrans, INF, SCE, State as appropriate.
7. **Tioga Pass Opening Policy:** Long discussion on this topic. Many issues including use of old outdated equipment, not making use of Mammoth Mountain equipment and expertise, not following snow removal operation with simultaneous maintenance of guard rails, road surface etc., opening and closing policies, allowing access for winter recreation above the lower gate when the upper gate is closed. Bob Gardner will be attending the Gateway meeting this month to address these issues. Wayne Beaver commented on the lack of knowledge of the new workers and that they could benefit from talking with the ‘old’ guys, and how the Mountain always used to help out. It used to be there was a competitive spirit between the county and the Park Service to get the Pass open. Also this year even when the Pass did open the Forest Service facilities were not ready, restrooms and campgrounds were not open. People were camping and crapping everywhere. Also there is a huge washout in the road below Boler Canyon (Lisa to contact DWP).
  8. **Caltrans report:** Scott Burns reported that a crew is currently at work on the 395/167 turnout lane near Mono City, the Lee Vining sidewalk plan is on hold for the Main Street project, the Conway summit left turn lane will be done in 2018, as will the Conway guard rail.
  9. **RACE Communications update:** The Lee Vining install started this week, Mono City street testing is being carried out and the install there will start in November.
  10. **Information items and provide direction to staff (Planning):**
    - a. Cannabis land use policy – CA State regulations will not be available until December but the drafty county policies went to the BOS on 10/3 and will be presented to the Planning Commission next week. The county would like to benefit from others’ experience before investing too much as revenues from fees/taxes will have to cover expenses. A plan for a 1,000 foot Lee Vining schools and facilities buffer was distributed. Concern was expressed that individuals may not be willing to speak in open meetings about personal cultivation because of security reasons. This issue is very different from alcohol for many reasons. Concerns on view-sheds, lighting issues, environmental impacts, and water use were all expressed. Comment can be sent to Wendy Sugimura.
    - b. Local Hazard Mitigation plan update – The updated plan will come to the RPAC in December
    - c. STR regulation status report – for owner occupied a policy/procedure is in place. For non-owner occupied the moratorium will stay in place.
    - d. Other – the housing survey will go to the BOS on 12/17 for housing policy updates.
  11. **Upcoming agenda items:** SCE update, Agencies
  12. **Adjourn: 8:36 - Next meeting Wednesday, November 8, 2017**

*Prepared by Duncan King*