

ANTELOPE VALLEY

Regional Planning Advisory Committee

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800 phone, 924-1801 fax
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760-932-5420 phone, 932-5431 fax
www.monocounty.ca.gov

MEETING AGENDA

July 2, 2026 • 6:00 p.m.

Antelope Valley Community Center
442 Mule Deer Road, Coleville CA, 96107

Remote Videoconference:

<https://monocounty.zoom.us/j/85828064874?pwd=a8XmPwFVOKiCWCZQlwpVkbELFbd7tK.1>

By Telephone: Dial 669-900-6833 and enter Meeting ID 858 2806 4874 Passcode: 868524. An alternate method to access the video meeting is <https://zoom.us/join> and enter Meeting ID: 858 2806 4874 Passcode: 868524.

1. **Call to Order, Pledge of Allegiance, and Introductions**
2. **Public comment (for items not on agenda)**
3. **Action Items**
 - a) Approve Minutes from May 7, 2026
 - b) Consider approving a letter to the Board of Supervisors offering AV RPAC assistance with implementation of general plan water transaction policies (*Bruce Woodworth*)
4. **Informational/Discussion items**
 - a) Review RPAC Purpose and Procedures (*Brent Calloway*)
 - b) Mountain View Fire Settlement Working Group Update (*Wendy Sugimura*)
5. **Monthly Reports**
 - a) RPAC member reports/comments
 - b) USFS update (*Aaron Coogan*)
 - c) Public Works updates (*Vianey White*)
 - d) Supervisor's Report (*John Peters*)
 - e) Planning update (*staff*)
6. **Future agenda items**
 - a) Review GPA 26-002 – Update to ADU ordinance and miscellaneous changes to the General Plan. (August, *Clark Sintek*)
 - b) Presentation on Private Roads in the Antelope Valley (September, *Sean Robison*)
 - c) Presentation on bridges (Cunningham and Larson) (Summer)
 - d) Introduction to new chair of Bridgeport Indian Colony (Summer)
7. **Adjourn to August 6, 2026, at 6:00 pm**

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Staff Planner: Erin Bauer, (760) 924-4602, ebauer@mono.ca.gov

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Antelope Valley RPAC
Special Meeting Minutes -draft
May 7, 2026 • 5:00 p.m.
Antelope Valley Community Center
442 Mule Deer Road, Coleville CA, 96107

RPAC members (present in bold): **Debi Bush, Katy Buell, David Casselman, Mark Langner**, Don Morris, **Rich Mulekos**, Jim Ricks, John Vannoy, **Bruce Woodworth, Steve Wright**.

Agency and other representatives present: Vianey White, Clark Sinter, Wendy G and Wendy Sugimura (Mono County), John Trammel and Abby Shiflett (Wildlands Conservancy)

Public present: Three in person and via zoom.

Mountain View Fire Settlement Funds Working Group Formation: The group discussed the formation of a Working Group tasked with preparing a short list of proposals for the use of the Mountain View Fire Settlement Funds. The proposals will be presented at a future Town Hall meeting, discussed at RPAC and submitted to the BOS. A Purpose Statement was established, RPAC appointees were selected, and list of stakeholder groups to involve was created. There was some discussion about the inclusiveness of the process; the public is invited to the Working Group meetings but other members of the RPAC are not so to avoid quorum and Brown Act issues. A direct mailer postcard will be sent to all AV residents announcing the town hall meeting.

Wendy provided this fine synopsis:

Purpose Statement

This Working Group tasked with compiling a list of proposals for use of the Mountain View Fire Settlement funds, in advance of a Town Hall meeting expected in the summer of 2026. After input garnered at the Town Hall meeting, the Working Group will present its recommendations to the RPAC for a vote, and the RPAC shall make formal recommendations to the Board of Supervisors.

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Procedure:

- Working Group compiles a list of ideas and proposals
- Town Hall meeting:
 - Presenting the Working Group ideas
 - Take additional input on ideas and projects
 - Conduct a sticky dot or other prioritization exercise
- Working Group will package the Town Hall meeting information for presentation to the RPAC
- The RPAC shall evaluate the projects and prioritization to craft recommendations

Working Group

- Identify a list of stakeholders to invite to the meetings
- County can write a letter and invite those stakeholders and public at large

Appointed RPAC members:

- Katy
- Richard
- Deb
- Bruce – would defer if someone else wants to join before the first meeting

Participation Plan

- Stakeholders to invite to a Working Group meeting via letter:
 - AVFPD
 - Bridgeport Indian Colony
 - Eastern Sierra Unified School District
 - Marine Corps – ask for a representative from base housing
 - Lions Club, Senior Center – Richard
 - Chamber of Commerce – Deb
 - CERT – Katy
- Post Working Group meetings to AV RPAC email distribution list

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- Every Door Direct mailers to all residents for the Town Hall meeting, plus Marine Corps housing

Meeting Schedule

Staff to poll for availability.

Motion to approve formation of Working Group with indicated members and mission: Buell.
Second: Malekos. Vote carries 6-1.

Ayes: Langner, Bush, Wright, Malekos, Buell, Cassel. Nays: Woodworth

Public comment: none

Action Items:

Approve Minutes from April 2, 2026: Motion (Katy/Debi) approved

Informational/Discussion items:

Wildlands Conservancy West Walker River project update:

John Trammel and Abby Shiflett provided an update. Abby is the new Preserve Manager and lives locally. They discussed recent land purchases (and distributed a map) and long-term goals emphasizing the objective of both conservation and public access.

Review General Plan policies for water transfer project impacts (Bruce Woodworth and Wendy Sugimura):

A discussion of this issue including the General Plan and MOU was lead by Bruce and Wendy. Bruce suggested more RPAC involvement as we have on the ground knowledge, especially related to the impacts of water transfer out of the area. Wendy said that the Walker Basin Conservancy issues annual reports in the fall, but that there can be a problem with timely water transfer notifications and timely county input. She said that the county has a limited role but is involved in legal accountability . Mike Curti discussed the intricacies of water/river/storage/agriculture policy. Bruce will draft a letter to the BOS offering RPAC assistance in monitoring WBC issues and to request that the WBC be

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required to notify Community Development in a timely fashion whenever a water transfer is proposed.

Monthly Reports:

RPAC member reports/comments:

Kati said that a Mt Gate Park clean-up is scheduled on the 4th from 9 to noon. Mark said that defensible space dump coupons are available at the AVFD.

USFS update:

Clark reported that some camp grounds are opening, that seasonal staff has been hired, that there will be two fire engines in the district and briefly discussed national USFS policy changes.

Public Works updates:

Wendy reported that work on the park is progressing and should be finished by summer.

Supervisor's Report: none

Planning update:

Wendy and Clark reported that maintenance GP amendments are in the works and will come before RPAC this summer. Clark said that CalTrans completed a Walker traffic/speed survey in January and that the speed through town is reasonable; several folks questioned that assessment and said hazardous driving through town is worse than ever. Clark will request that CalTrans conduct a survey in the middle of summer instead of the middle of winter to see if the results are different. Wendy said that the only local planning issue are lot line adjustments.

Submitted by Mark Langner

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June 4, 2026

Board of Supervisors
c/o Clerk of the Board
P.O. Box 715
Bridgeport CA 93517

RE: IMPLEMENTATION OF GENERAL PLAN WATER TRANSACTION POLICIES

In the fall of 2025, the Antelope Valley Regional Planning Advisory Committee (AV RPAC) received a report from the Walker Basin Conservancy (WBC) on its activities in Mono County, which led to questions about protecting the Valley from unintended consequences of water transfers. As a result, the General Plan Amendment (GPA) 24-03, approved by the Board on July 9, 2025, was discussed at the May 7, 2026, AV RPAC meeting.

While acknowledging the primacy of the State Water Resources Control Board, the County approved the Amendment, which in its text, underlined the Board of Supervisors' (BOS) limited but continuing role as water transfers develop.

A portion of that role (in Action 3.H.2.a) requires the WBC [or successor organization] make annual reports to the Community Development Department (Department) and another (in Action 3.H.3.b) requires such reporting to the AV RPAC. (The Department may seek a change of timing for the deliveries of the reports.)

In its May 7, 2026, meeting the AV RPAC voted to offer to assist in monitoring the public information concerning the water transfers by reporting relevant information to the Department which would decide if the information rose to the level of Board interest.

(A relevant portion of the approved AV RPAC Minutes of the May 7, 2026 accompanies this letter.)

Respectfully,

Steve Wright
RPAC Chair

From the AV RPAC Minutes 5-07-2026:

Review General Plan policies for water transfer project impacts (Bruce Woodworth and Wendy Sugimura):

A discussion of this issue including the General Plan and MOU was lead by Bruce and Wendy. Bruce suggested more RPAC involvement as we have on the ground knowledge, especially related to the impacts of water transfer out of the area. Wendy said that the Walker Basin Conservancy issues annual reports in the fall, but that there can be a problem with timely water transfer notifications and timely county input. She said that the county has a limited role but is involved in legal accountability . Mike Curti discussed the intricacies of water/river/storage/agriculture policy. Bruce will draft a letter to the BOS offering RPAC assistance in monitoring WBC issues and to request that the WBC be required to notify Community Development in a timely fashion whenever a water transfer is proposed.

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RPAC PURPOSE & PROCEDURES

Originally adopted by Mono County Board of Supervisors Sept. 1, 1998

Revised February 9, 2016

PURPOSE

The purpose of Mono County's Regional Planning Advisory Committees (RPACs) is to advise the Mono County Board of Supervisors, Planning Commission and Planning Division on the development, review, implementation and update of the Mono County General Plan and associated area/community Plans. In order to accomplish this purpose, the RPACs may:

1. Conduct and facilitate community planning meetings.
2. Provide assistance to the Mono County Planning Division and other County staff in identifying local planning issues, including community development constraints and opportunities.
3. Assist in preparing, reviewing and commenting on proposed community vision statements, planning policy and implementing ordinances affecting the local area, including proposals of Mono County, the Mono County Local Transportation Commission (LTC), the Mono County Collaborative Planning Team (CPT) and other requesting agencies.
4. Periodically (at least once a year) review the adequacy and applicability of local general plan policies.
5. Assist county staff in conducting planning studies in support of community planning efforts and plan implementation, including rezoning studies.
6. Review and comment on proposed plans and environmental studies prepared by other agencies that may impact the local area or conflict with existing community plans.
7. Assist in the development and review of capital improvement plans for Mono County, the LTC, and other requesting agencies.
8. Serve as a community forum and information clearinghouse on community planning issues.
9. Periodically develop and prioritize local projects of interest to the RPAC for inclusion in Planning Documents and/or transmittal to other County Departments, and periodically or when necessary, share projects and priorities directly with the Board of Supervisors.
10. Serve as a forum for information about active planning applications and how to comment on them.

MEMBERSHIP

Membership should be open to all residents, business operators and landowners in a community area. To the greatest extent possible, RPACs should be composed of a representative cross section of community interests. Each RPAC shall consist of five to 15 members, with four year staggered terms. Following submittal of a standard application to the Community Development Department, RPAC applicants shall be considered and recommended exclusively by the local supervisor and appointed by the Board of Supervisors.

STAFF SUPPORT

Mono County staff services for RPACs shall be coordinated by the Mono County Planning Division. Available staff services may include: agenda preparation; securing meeting locations; preparing press releases; posting and mailing agendas; preparing meeting notes/minutes; arranging for refreshments for special meetings; providing presentations on local planning matters; scheduling meeting speakers; preparing RPAC correspondence; and presenting RPAC positions to the Planning Commission, Board of Supervisors, LTC, CPT, and other agencies. **The Planning Division will assign an "RPAC Planner" to each RPAC. The RPAC Planner, in addition to the services listed above, shall prepare a Planning Update for each RPAC meeting as a regular agenda item. The Planning Update will include information on all active planning applications of local, regional or countywide importance and directions for providing public comment on development applications. The Planning Update may be verbal or written at the direction of the RPAC members.** Community assistance in providing RPAC support services is strongly encouraged.

MEETING GROUND RULES

Each RPAC should establish bylaws for the conduct of its meetings, and RPAC bylaws shall be ratified by the Board of Supervisors. All meetings should be conducted in compliance with the Brown Act. Meetings should also be conducted following common principles of fairness and respect. All in attendance should be given an opportunity to be heard. Each agenda shall include a public comment section during which planning-related items not on the agenda may be discussed.

Each RPAC should appoint a Chair, moderator, or facilitator from its membership to conduct meetings, and secretary from its membership to take meeting notes/minutes. Meetings should generally not exceed two hours in length. Meetings should be conducted at locations easily accessible to the general public, and at times convenient to the public. RPACs should meet periodically, on an as-needed basis, or set regular meetings dates, such as the second Thursday of each month. In some instances, RPAC meeting frequency may be limited due to constraints on Planning Division staffing levels or workload. The Planning Division may request RPACs to skip meetings or stagger meeting dates to accommodate staff limitations. It should be noted that RPAC staff support is provided to promote community involvement in the local planning process. The Chair is charged with conducting an orderly meeting that conforms to the agenda and purpose of the meeting.

RPAC RECOMMENDATIONS

RPAC recommendations should generally reflect a consensus. A consensus is not necessarily unanimous agreement, but rather is reached when everyone can live with a decision. When it is clear that opinions on an issue are divided, a vote may be necessary. Although voting is usually faster than building consensus, it often creates winners and losers; losers may feel left out or

angry, which could lead to later community conflicts. Compromise and consensus are therefore preferred over formal votes.

Mountain View Settlement Funds Working Group – Work Plan

Revised for the June 4, 2026, Antelope Valley RPAC meeting

Purpose Statement

This Working Group is tasked with compiling a list of proposals for use of the Mountain View Fire Settlement funds, in advance of a Town Hall meeting expected in the summer of 2026. After input garnered at the Town Hall meeting, the Working Group will present its recommendations to the RPAC for a vote, and the RPAC shall make formal recommendations to the Board of Supervisors.

Appointed RPAC members:

- Katy
- Richard
- Deb
- Bruce – would defer if someone else wants to join before the first meeting

Roles & Staff Support:

- Working Group: local knowledge about people and projects, expertise on making the outreach and process meaningful to the community
- Community Development: Meeting logistics, remote connections (if needed), meeting facilitation, notes, implement participation plan
- Finance: expertise on use of County funds, procurement, financing projects
- Other departments: provide a source of potential projects

Procedure:

1. Logistics
 - a. Poll Working Group members and staff to establish meeting dates
 - b. Send invitations to targeted stakeholders to attend working group meetings:
 - i. AVFPD
 - ii. Bridgeport Indian Colony
 - iii. Eastern Sierra Unified School District
 - iv. Marine Corps – ask for a representative from base housing
 - v. Lions Club, Senior Center – Richard
 - vi. Chamber of Commerce – Deb
 - vii. CERT – Katy
 - c. Working Group should report out on activities and progress at each regular RPAC meeting
 - d. County staff to implement Participation Plan (see below)
2. Initial Working Group meetings
 - a. Receive projects from the following sources and compile into a list for community input:
 - i. County departments
 - ii. As approved in County documents and plans
 - iii. Stakeholders
 - iv. Brainstorm any other ideas
 - b. Discuss the format of the community-wide Town Hall meeting and input exercises
 - i. Goals: measure interest in an idea, and priority/importance
 - ii. Include financial constraints?
 - c. Working Group should generally report to the RPAC at regular meetings on activities and progress
3. Town Hall meeting:

- a. Explain the circumstances, the question before the community, and the opportunities/constraints
 - b. Present the Working Group ideas
 - c. Take additional input on ideas and projects
 - d. Conduct a sticky dot, budget, or other prioritization exercise
4. Follow-Up Working Group meetings
 - a. Working Group will package the Town Hall meeting information for presentation to the RPAC
5. RPAC meeting(s) – target is September for a recommendation
 - a. Review the Working Group’s work
 - b. Consider the input received at the Town Hall meeting
 - c. Make a formal recommendation to the Board of Supervisors

Participation Plan

- Invite identified stakeholders to Working Group meeting
- Post Working Group meetings to AV RPAC email distribution list
- Hold a Town Hall meeting
 - Send Every Door Direct mailers to all residents; include Marine Corps housing
- RPAC meeting for recommendation will be posted as usual