

Mono Basin Regional Planning Advisory Committee
Meeting Minutes
Wednesday, September 14, 2022, 6:30pm
remote/virtual meeting via Zoom/conference call

Members present: Lisa Cutting, Molly DesBaillets, Elin Ljung, Jake Suppa. **Members absent:** Ronda Kauk, Duncan King, Bartshe Miller.

Public: Mono County: Bob Gardner, Bentley Regehr, Wendy Sugimura. Public: Lynn Boulton, Margaret Eissler, Mike Light, Ilene Mandelbaum, Connie Millar, Gary Nelson, Jeff Wyneken.

1. Call to order & pledge of allegiance: 6:43pm

2. Public comment: Connie Millar: Mono City fuel break work promised by Stephanie Heller in the spring is not happening; Bob will ask about it.

3. Review minutes from July 13, 2022: Postponed until another RPAC member arrived (after item 11).

4. Inyo National Forest update (Stephanie Heller): Not present.

5. Mono Basin Fire Safe Council: Next meeting is Wednesday, September 21 at 5:00pm.

6. Mono Basin Housing Committee: Continued working on the survey. Discussed the idea to use a story map to track dispersed camping. Will be moving meetings to the Mondays before RPAC. Next meeting is tentatively October 10 at 4:00pm in person for a Lee Vining field tour.

7. Mono Basin Bear Committee: With cooler weather bear activity increases as they enter hyperphagia (eating 20,000 calories a day, eating 20 hours a day). Postcard mailing out tomorrow; it offers financial assistance for bear resistant containers. Bob: On October 18 or November 8 Dan Taylor will be speaking to the Board of Supervisors about bear activity in the county. Connie: if bear transports are needed eastern White Mountain canyons might be better places to take bears rather than the Sierra corridor. Please report all bear incidents to <https://apps.wildlife.ca.gov/wir>.

8. Supervisor Gardner's report: Will be trying to keep RPACs informed about code compliance issues since people are curious whether County follows up about code compliance issues. For example: A short-term rental on Lundy Road didn't pay TOT tax and its license has been suspended.

Vault toilet planned to be located at Lundy Canyon is now at Aerie Crag instead and trees in Lundy Canyon will survive. Jeff Wyneken's comment via the chat: Want to bring up the cut-tree debris along the Lundy Road, resulting from the trees cut for the vault toilet. The trees were left where they were cut and it looks pretty bad. I've emailed Stephanie and Sarah C. acting supe about this. Leaf peepers will be coming soon; it'd be great to have these trees cleared soon. Ilene: Quite a few trees were cut that were not marked for cutting; would be great to know why this happened. Elin: is a smaller/different vault toilet an option for the Lundy trailhead? Nope; only one size available.

Board of Supervisors approved current fiscal year budget yesterday; have until the end of September to approve it. There are some recreation dollars in the budget; hiring Marcella Rose to fill the position Matt Paruolo left; Paul McFarland stepped in to help between Matt and Marcella. Budget is balanced this

year; not spending any more than revenues coming in. \$140 million total with all grant funds, \$25 million for the jail. Haven't used much of the Covid recovery funds; could be used for housing.

Hawthorne Depot update in October; new contractor will tell us about the procedures.

Citizens' Wildfire Academy coming up next Monday; smoke and evacuation are the topics.

Got a letter regarding dogs off leash in Mono City. Resident's concern was that Lee Vining has a dog leash law that covers Mono City and is not being enforced. Bob checked into it and that's not the case; the County leash law is by community. If Mono City wants a leash law it would need to come before the RPAC and before the community.

Talked to Charlotte Lange; she was pleased with Kutzadika's Days. It wasn't a huge crowd but was a good group of participants and it went well.

9. Chair's report: Thanks to Bob for putting together the fire academy; the home hardening presentation was really educational and instructive based on recent science. Thanks to Mono County for booster clinics. This RPAC sent a letter to the Board of Supervisors a few weeks ago about Bodie Hills conservation designations; Supervisor Peters questioned why it was sent and didn't support it; Lisa was disappointed in how it played out with the Bodie Hills Conservation Partnership; nobody from that group was at that Board meeting to explain it and staff didn't go to Bridgeport RPAC to speak with them; bothers Lisa that our actions may have been taken as riling things up when we were just responding to something that was brought to us.

10. Member reports:

Elin: Working on housing items through the committee and the housing trust group. Also thought the situation with the Bodie Hills letter was unfortunate; do not want Bridgeport community to think the Mono Basin is dictating policy for that shared region because that's not appropriate; attended the most recent Bridgeport RPAC meeting to see if letter was discussed, it was not. Following the public meetings and letters in the papers about the HipCamp project with interest; when people enter the public process by proposing projects they should expect lots of engagement from this community that has been activated by other recent, controversial projects.

Molly: Thanks to everyone for listening to each other, your work, your support.

Jake: Listened in to the Planning Commission meeting for the HipCamp project; also listened to Board of Supervisors meetings. Attended housing meeting.

11. Review and adopt resolution to meet virtually until October 12, 2022 (planning staff): Elin moved to approve, Molly seconded, unanimous vote in favor of adopting the resolution.

Back to item 3. Review minutes from July 13, 2022: Molly moved to approve the minutes as presented, Lisa seconded, unanimous approval.

12. Information items (planning staff): See the project updates chart here:

<https://monocounty.ca.gov/rpac-mono-basin/page/mono-basin-rpac-9>

Pumice Valley Landfill: Sent out a Notice of Exemption for demolishing the existing office building, transferring shelves. All other operations are covered under the previous CEQA analysis. Anything

outside of those or this NOE will require a new project. Would be helpful to have Justin attend October RPAC meeting. Bob will be encouraging a public meeting and more publicity about this because people may be surprised when Benton closes on January 1.

D&S Waste transfer station: Initial study was released last week for a 30-day public comment period that closes October 3. This is an unusual process because the environmental document was submitted by the applicant (not done by County) but the County is conducting a concurrent review of the document. The County is very interested in public comment to help determine if this document submitted by applicant and is adequate. Unique situation for this project in particular: Trying to figure out the best way to provide community services and also fulfill CEQA obligations.

HipCamp: Was taken to most recent Planning Commission meeting but received a lot of informative public comments so decided to move the item to a future meeting to be able to address the public comments. Working with the applicant and Planning Commission to determine that future date.

LDTAC application acceptance coming up on Monday: Director review for two Frontier power poles and an overhead power line across Lee Vining Creek.

Potential meeting with National Park Service and business owners this fall regarding the current status on construction and opening/closing dates; meeting will be sometime in October.

ADU prescriptive designs are nearly done.

Elin's question on process: It seems that there is no option for a real-time conversation during which the public can ask questions and the applicants and County staff can answer them, right then and there. Seems like the back and forth is required to be written submitted comments responded to in writing by the County in the next iteration of the project's documents. Is that right? Wendy: Back-and-forth conversations are at the discretion of the decision makers like the Planning Commission and Board of Supervisors, as allowed by the legal process which does constrain things like time. Elin: it would be helpful to have those conversations; encourage the decision makers to provide for that to the extent it's allowed by the formal process.

CEQA public hearings and notices are announced here: <https://monocounty.ca.gov/community-development/page/cdd-public-hearing-ceqa-notices>

13. Upcoming agenda items: Hawthorne Depot update; Pumice Valley Landfill update; discussion of a potential leash law in Mono City; quarterly appearance of all land management agencies; discussion about the role of RPAC/meeting schedule; Lee Vining skate park; Lee Vining hydro relicensing at next public input stage. (Possibly skip December meeting.)

14. Adjourned to next meeting, October 12, 2022: 7:39pm