

Mono Basin Regional Planning Advisory Committee
Meeting Minutes
Wednesday, November 9, 2022, 6:30pm
remote/virtual meeting via Zoom/conference call

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

Public: Mono County: Justin Nalder, Bentley Regehr, Wendy Sugimura. Public: Grace Anderson, Lynn Boulton, Stephanie Heller (USFS).

1. Call to order & pledge of allegiance: 6:31pm

2. Public comment: Duncan King: Resigning from RPAC because of too many other commitments.

3. Review minutes from October 12, 2022: Elin moved to approve the minutes as presented, Bartshe seconded, unanimous approval.

4. Inyo National Forest update (Stephanie Heller): CalRecycle was supposed to have winterized the project but haven't heard an update; working with the Lahontan Regional Water Quality Control Board and others trying to get them to come up with a good revegetation plan; they will be back next year to continue work. Bartshe: They were issued a notice of violation by Lahontan in October for insufficient best management practices; recently saw that the site is barricaded (Stephanie's request to stop people from trying to park there).

5. Update on Pumice Valley Landfill (Justin Nalder): Six weeks away from opening a larger capacity at Pumice Valley when Benton Crossing Landfill closes. Won't be a significant change that anyone notices—on all communities that have transfer stations it will be business as usual. Have lots of stuff to move up from Benton—containers, storage bins, getting rid of an old unusable building that will be replaced with a new gate house, household hazardous waste containers will go under a canopy on a concrete pad. D&S Waste has put in their application for land use change to happen at the same time as Pumice Valley's changes. Construction would be spring/summer next year; there will be temporary buildings to keep staff warm over the winter. January 2, 2023 is opening day, open Monday–Saturday. Don't expect there to be significantly more traffic. Will see an increase in construction and demolition waste from contractors but not in the winter. Still working on how to fund everything needed to move forward—equipment at Benton has reached the end of its useful lifespan so will have to get creative with how to purchase new equipment.

Bartshe: Will Pumice Valley be able to accommodate construction and demolition waste for the next 10–15 years for all of Mammoth/June/Crowley? Original site life capacity was 2048 for household trash, municipal solid waste, and construction and demolition—won't be receiving municipal solid waste so it should be fine. Will construction and demolition waste stream move completely to Pumice Valley? First and fourth quarters it's pretty slow, second and third quarters it's pretty busy; can get Bartshe the report on number of vehicles and tonnage.

Elin: Will traffic increase? Curbside waste pickup from D&S Waste and Mammoth Disposal will be exactly as it is now. Curbside waste that went to Benton will now get split—Mammoth Disposal waste will go to

Mammoth, D&S to Yerington. Mammoth Disposal will be sending a long-haul truck north and into Nevada to Fallon or Lockwood, don't know the frequency of that truck.

6. Mono Basin Fire Safe Council: September and October minutes were distributed to the RPAC list. Next meeting is Wednesday, November 16 at 5:00pm on Zoom.

7. Mono Basin Housing Committee: Sanjay Choudhrie introduced himself. Came from a housing development background primarily in New Mexico. His job here is to build consensus and partnerships to increase the supply of housing and reduce the cost of housing. Enjoying listening to lots of people and figuring out ways to address needs that have languished for so long. Update about the Gull Lake Motel in June Lake: owner approached Mammoth Lakes Housing and Sanjay to see if they would want to purchase it; MLH submitted an offer based with an agreement that Mono County would lend them money for the deal; owner decided to go with another offer from a rental property owner in June Lake; tough to lose out on 15 units of affordable housing.

Elin: At this month's meeting we discussed how to envision housing units on the Mono County-owned parcel south of the Lee Vining Community Center. It's the only viable parcel for building housing so we'll work with Sanjay to determine how many units could be put there economically and aesthetically. Housing Committee does not have authority to do anything except plan. Next meeting is Monday, December 12 at 7:00pm on Zoom.

Lisa: Listened to an update from Megan Mallowney, Bridgeport District Ranger at the Board of Supervisors meeting which ended up being about housing. Megan is seeing what the USFS can do in Bridgeport, has done significant research on units they're using in Jackson Hole that can withstand weather like ours and are very affordable. It's encouraging to see that other entities are getting message loud and clear that they cannot hire people because people can't find a place to live so they don't accept positions. Stephanie Heller: Tried earlier this year to put some of those units on the Lee Vining Ranger Station compound, ran into funding and engineering complications but want to get seven RV pads functional and put tiny houses on them for a short-term solution. Stephanie spoke to a group working for the Washington office that is exploring the idea of the most beneficial thing they could do is work on housing, Stephanie directed them to talk to Megan.

8. Mono Basin Bear Committee: No update this month. Please report all bear incidents at <https://apps.wildlife.ca.gov/wir>.

9. Supervisor Gardner's report: Not in attendance this month.

10. Chair's report: Attended part of the Housing Committee meeting. Attended the Tioga Road meeting with Joe Meyer on Monday.

11. Member reports: Elin: Attended housing, LDTAC, Tioga Road meetings on Monday. Jake: no report.

Bartshe: The Mono Lake Committee and others submitted a comment letter to the California Energy Commission regarding land use for renewable energy projects; CEC didn't have Mono Basin National Forest Scenic Area in their map, which prohibits geothermal, turbines, and solar within the SA and prohibits impacts to SA from a project outside it. Wendy: Community Development submitted a letter and will comment in the future. Grace: Thanks for the outstanding comments; comments will be taken seriously by the CEC (Grace worked for CEC for 45 years and is still involved).

Mono Lake has fallen below the Outstanding National Resource Water threshold for salinity and is suffering from worst PM-10 air pollution in the country; important in the context of DWP's resistance and backpedaling to meet the final threshold of air quality standards at Owens Lake; DWP is also trying to outmaneuver their responsibility here in Mono Basin; stated to LA City Council last month that the order to raise Mono to 6392 feet is "aspirational;" hoping for a hearing before the State Water Board in the next 24 months and hopefully other positive actions before that.

12. Review and adopt resolution to meet virtually until December 14, 2022: Elin moved to approve, Lisa seconded, unanimous vote in favor of adopting the resolution.

13. Information items (planning staff): Received a pre-application for a potential lot split at 780 Cemetery Road; 3 existing cabins on the parcel; applicant wants to split a portion of the parcel off to create another housing unit; main barrier is access across USFS land, need to see if there's an existing easement. Bartshe: FYI, the Scenic Area Management Plan development policies prohibit subdividing property unless it specifically benefits a land exchange.

D&S Waste project: Will be before the Planning Commission next Thursday for potential approval of the use permit. The other part of the project—changing the land use designation to industrial—requires Planning Commission approval and Board of Supervisors approval (likely at the Board in December).

Community Development Department is doing their yearly cleanup to the General Plan. Will be bringing some amendments to the Planning Commission in December and the Board of Supervisors in January. Will bring an update about the amendments to RPAC in December.

Working on a General Plan amendment to allow RVs as residences on particular land use designations. Will bring to the Board of Supervisors in December but will be before them multiple times.

Bentley's last meeting! Got a new remote job with state Housing & Community Development.

14. Upcoming agenda items: RPAC member terms and officer elections; General Plan amendment workshop; California Energy Commission maps for renewable energy projects; 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.

15. Adjourned to next meeting, December 14, 2022: 7:42pm