

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

SPECIAL MEETING MINUTES

March 14, 2013
(Adopted April 11, 2013)

COMMISSIONERS PRESENT: Scott Bush, Chris Lizza, Mary Pipersky, Dan Roberts, Rodger B. Thompson, Steve Shipley

STAFF PRESENT: Scott Burns, CDD director; Gerry Le Francois, principal planner; Wendy Sugimura, CDD analyst; Stacey Simon, assistant county counsel; C.D. Ritter, commission secretary

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Vice-chair Dan Roberts called the meeting to order at 10:11 a.m. at Council Chambers in Minaret Village Mall, Mammoth Lakes and led the pledge of allegiance.

2. PUBLIC COMMENT: None.

3. INTRODUCTION OF NEW COMMISSIONER, ELECTION OF CHAIR & VICE-CHAIR: New Commissioner Rodger B. Thompson commended outgoing Commissioner Steve Shipley. Thompson cited 27 years with CDF/Cal Fire, saying he understood CEQA and worked timber harvesting with EIS/EIR documents. He viewed commission as an interesting challenge with his insight from the Tri-Valley area.

MOTION: Nominate Vice-Chair: Mary Pipersky (*Lizza/Bush. Ayes: 5-0.*)

MOTION: Nominate Chair: Dan Roberts (*Bush/Mary. Ayes: 5-0.*)

4. MEETING MINUTES: Review and adopt minutes of Jan. 10, 2013 (*no February meeting*).

MOTION: Adopt minutes of Jan. 10, 2013, as amended: Item 5D, graph 5: One ~~business person~~ contemplated ~~not fixing business plans, as he did not want to jump through hoops.~~ ***opening a business, but was deterred by restrictive parking regulations.*** (*Pipersky/Bush. Ayes: 4. Abstain: Thompson.*)

5. PUBLIC HEARING: None.

6. WORKSHOPS: Scott Burns mentioned the initial General Plan update workshop in January on parking regulations. Mono Supervisors authorized accepting a grant to fund the update and wanted Planning Commission to be involved early on.

A. GENERAL PLAN UPDATE POLICY DEVELOPMENT:

1. LEGAL REQUIREMENTS: Wendy Sugimura regarded the Overall Work Plan as overwhelming, so staff will go through policy development as it comes up, broken down into manageable pieces. Legal requirements are the driving force, the basis of what has to be done. Commissioners were asked to stop for questions anytime.

The Office of Planning & Research (OPR) is in the midst of updating General Plans. Identify items Mono needs to focus on and avoid new subjects. New flood maps from FEMA apply mostly for Tri-Valley. Fire hazard severity maps are considered in Safety Element.

- Legacy communities: Make sure communities cannot refuse to extend Spheres of Influence. Jurisdictions are happy to take in any private land that's geographically isolated, inhabited and existed at least 50 years. Called out to ensure adequate coverage.
- Complete Streets Act: Communities are compact, now have legislative support.

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

- Housing Element: Strongly regulated, just insert data. Deadline is 06.30.14, which is actually driving General Plan update. Focus is on known issues, clarifications instead of entirely new policy development. Housing Authority meeting at BOS on April 8.
- Conservation/Open Space Element: Biggest impact is sage grouse, specific to Mono. California Department of Fish & Wildlife (formerly Fish & Game) and BLM are lead resource agencies. Provide justification to prevent listing by US Fish & Wildlife Service.
- Safety Element: New flood maps to incorporate. Cal Fire is working on fire-hazard severity maps. Excess biomass taken from forests to convert energy facility to build other forest products. "Safety" includes natural hazards such as avalanches, fire, earthquake, transportation infrastructure for access/evacuation. Commissioner Thompson noted his California Emergency Management Agency and Cal Fire contacts. Stacey Simon indicated mandatory elements focus on seismic, fire, geologic, flood plus essential public facilities such as hospitals. Legal mandate involves ability to respond to natural hazards. Scott Burns noted State guidance is not as thorough, so State defers to local jurisdictions. Simon indicated other items would be discretionary. Burns stated very few jurisdictions have avalanche standards. Commissioner Roberts added volcanic. Burns cited reasonable risk as 100-year return period. Simon noted avalanche falls through cracks of geologic hazard.
- CEQA guidelines: Most substantial of new legal requirements. AB 32 and subsequent efforts apply to urban areas where greenhouse gas emissions occur. General concept of AB 32: by 2020 reduce gas emissions to 1990 level. Wood-burning stoves? *Required to analyze and reach conclusion on greenhouse-gas emissions.*

2. RESOURCE EFFICIENCY PLAN: Wendy Sugimura indicated basic parts are from CEQA. Conduct inventory of emission sources, decide on target, projections and mitigation measure to implement, and integrate into General Plan as one comprehensive document. Mono's main goals were outlined. Communities that are compact, but far apart, are concerned with reducing utility bills, fuel consumption, and cost of living. Designed to go back to 1990 levels? *Yes, but nobody has 1990 baseline information.* Commissioner Bush saw cars as more fuel-efficient, but population has not grown much. *Analysis needed. More-efficient wood-burning stoves create less air pollution.* Solar credits? Rural areas actually save carbon. *Renewable energy production such as geothermal is encouraged. Mono may already have emissions reduction. Inventories: local government operations, community inventory. Guidelines and protocols are set. Town will participate as well. Most greenhouse gas emission comes from town of Mammoth Lakes.*

3. REGIONAL TRANSPORTATION PLAN/CIRCULATION ELEMENT: Gerry Le Francois cited 2010 complete streets' focus as auto-centric. Mono is unique because it staffs the LTC, its Regional Planning Agency. Planning and transportation entities are disconnected in some areas. The LTC, which is independent of County and Town, has addressed complete streets since 1990s.

Commissioner Bush noted Mono is famous for not taking street dedications. Dirt roads are maintained by residents. Do they get a pass? *Broader County policy could discourage private roads, get roads into County transportation network. Establish zone of benefit to maintain/repair roads. Counties do not want more maintenance liabilities. Regional Transportation Plan (RTP) has a financial element, and MAP-21 funds are dispersed through LTC.* Scott Burns clarified that even if Mono does not accept a road, that doesn't mean it's not a public road. Stacey Simon cited three types of roads: private, public, and County. Generally set out ideals, implement broad policies where possible, but pre-existing issues always exist.

Burns noted when Caltrans improves roads, it no longer thinks just vehicles – account for cyclists. Sugimura: "All roads" likely means state highways; County roads are smaller, less traffic. In Bridgeport striping on pavement shows shared space. Le Francois indicated it's easier to get improvements during good economic times.

Le Francois indicated that cell towers have been included as utilities. Taking issues to RPACs. Commissioner Pipersky asked why users and seniors are mentioned on p. 7. *Meals on Wheels, Dial-A-Ride, and seniors who become transit-dependent. Always have more needs than ability to fund. Not establish service for one person. Maybe reimburse someone to drive to medical appointments.*

Commissioner Bush noted that communities want kids to walk to school, yet parents don't want kids walking where they can't be seen. Path to school? *Existing infrastructure allows safe passage. Urban areas chaperone kids to school.* Sugimura commented that a route can contribute to sense of safety or lack thereof. Design and engineering can make it easier or harder to use facilities; e.g., driveway grades flattened or highlighted with color.

4. NOISE ELEMENT & ORDINANCE: Gerry Le Francois indicated that Mono has no large industrial facilities, so biggest noise generators are airports, geothermal plant, and highways. Noise readings have been conducted along highways (tires, engines), and volumes have not increased much. Noise is a mandated element to look at if development project arises, access by street. Original Noise Element was 1994. Noise Ordinance looks at noise violations with compliance aspect. Noise readings along highways will be updated.

Commissioner Lizza asked about Noise Element format. *Final format is not decided, and comments would be helpful. Look at issues, opportunities, constraints.*

Scott Burns cited emphasis on implementation of action plans (Table 2). The Regional Transportation Plan (RTP) uniquely transitions from goals and policies to implementation. A desire exists to do more in other elements of General Plan and also in capital facilities like community centers or parks. Maybe area plans could prioritize facilities as grant funding opportunities arise and allocate funding through budget process.

Where are decibel levels measured? *From center line of highway or property lines. Construction occurs during certain hours on certain days.* Motorcycles? *Under vehicle code.* Lizza questioned policy 1-1 vs. 1-5. *Noise standard is different at Sierra Business Park vs. residential area. Maybe noise barrier exists (triple-pane windows, sound wall, berm). Maybe more susceptible based on elevation. Create ambient noise to dissipate traffic noise. Highway sound walls are built along state highways.*

Commissioner Roberts thought the silent environment in Mono actually exacerbates the problem. Dogs barking or roosters crowing may not be measurable in decibels.

Commissioner Bush on obnoxious noise: "Can't define it, but know it when I hear it."

7. REPORTS:

A. DIRECTOR: 1) Biomass: Request for proposals (RFP) is out. Results could flow into energy policies; 2) Bridgeport Main Street project: lots of positive feedback; 3) Scenic Byway: Marketing plan in concert with Tourism Commission, got technical assistance from National Park Service for trail from Lee Vining to Yosemite; 4) Sage grouse workshop: BOS directed staff to integrate policies into the General Plan, working with BLM & CDFW, listing decision is possible in September, Toiyabe plans to integrate policies into its Forest Plan, and Inyo is updating 1988 Forest Plan; 5) CD-4: Companion geothermal power plant CD-4 has draft EIS out, maybe Mono has use permit and reclamation plan amendment; 6) Parking ordinance: Workshop at BOS; 7) Mineral resources: Comprehensive review of all reclamation plans and monitoring; 7) Trails planning in Paradise: Crossing Lower Rock Creek, BOS allotted engineering path inside guardrail; 8) Peer resort tour: June Lake CAC awaits MMSA's response, begin considering Rodeo Grounds in different economic time, refine policies; 9) Antelope Valley: Focus is on home occupations, additional tweaks desired; 10) Crowley survey: Community survey to update area plan; 11) BOS matrix: Ask Planning Commission for goals and new ideas about Mono's focus.

B. COMMISSIONERS: Lizza served as hearing officer at appeal of reclamation plan violation.

C. CEREMONIAL: Commissioner Roberts read aloud a resolution of appreciation to Steve Shipley, who served on the commission for three terms (12 years).

MOTION: Present resolution of appreciation to Steve Shipley. *(Roberts/Bush. Ayes: All.)*

8. INFORMATIONAL: No items.

9. ADJOURN at 11:54 a.m. to April 11, 2013, in Bridgeport

Prepared by C.D. Ritter, commission secretary