

**Mono Basin RPAC
Regional Planning Advisory Committee
Draft Meeting Minutes
Wednesday, December 13, 2017, Lee Vining Community Center**

Members Present: Ilene Mandelbaum, Chris Lizza, Bartshe Miller, Lisa Cutting, Kristie Nelson
Public attendees and presenters: Austin West, Mark Heckman, Damon Cherenzia, Ray Pok, Dana Hoffman, Jeff Henderson, Wendy Sugimura, more SCE

1. **Call to order:** 6:40 pm

2. **Public Comment:** none

3. **Supervisor Gardner's report:** Bob reported on cannabis regulation development. The County has extended the moratorium on it through Nov. 2018. They hope to have a draft of goals by March. Housing: there is an estimated shortage of 120 – 170 housing units outside of Mammoth, countywide. Housing assistance plans continue. Continued progress on short term rentals, and there's a meeting scheduled with Yosemite officials to discuss issues involved in the Tioga Rd opening. He mentioned the recreation job that will represent a partnership with county, USFS, and Mammoth to tackle the challenges associated with the recreational economy in Mono Co.

4. **Chairperson report:** Lisa reported she had contacted DWP regarding the Bohler Rd. erosion, and suggested culvert, but had no response. RPAC members met and toured Lee Vining SCE substation in November, and a public comment period on this project is upcoming. She contacted RACE Communications to clarify when homeowners need to notify RACE if they'd like their cable undergrounded. Sounds like homeowners should take initiative if they want undergrounding, and tell RACE at their first appointment. FOI did some preliminary work on the Lee Vining Creek trail washout. They and the MLC are evaluating, and proposals for a long term fix are being developed. Also, the Great Basin Unified Air Pollution Control District installed a big fenced monitoring site by the Community Center that has visual impacts. There was no prior community notification. Future Agenda item: A. Discuss site mitigation to screen visual impacts of the monitoring site, and B. communicate with GBUAPCD so communities are notified ahead of time when these are planned.

5. **Member's report:**

Chris Lizza: The Planning Commission approved a special use permit in Virginia Lakes for a recreation-related business. Planning Commission is also discussing cannabis and short-term rentals. He requested for Caltrans to open the lower gate on the Tioga Road to allow for locals and tourists to access ice skating, sight-seeing and other recreational opportunities especially now that June Mt is opening late and there is considerable holiday visitors.

Ilene Mandelbaum: also mentioned the GBUAPCD station that popped up without public notification or comment.

Kristie Nelson: mentioned there will be a Mono Basin Fire Safe Council meeting at the Lee Vining Fire Hall January 8 at 6:30 pm, and be regular on the second Mondays of the month. No other members reporting

6. **CalTrans Project Update:** Mark Heckman and Damon Cherenzia reported that the Lee Vining ADA sidewalk project has been modified (thanks to SB 1) into a much more comprehensive project that entails highway rehab and redesign from the junction with 120 north to Cemetery Rd with the goal of lasting 40+ years. MIG consulting is involved in planning, and

will come to next RPAC. They will be soliciting community input through spring. There's a lot of flexibility with the project, and public requests can help craft design.

7. **SCE Update:** Ray Pok described the planned upgrades to Lee Vining SCE substation to modernize it to handle larger energy loads and demand. Construction will remain on the current footprint of current layout. Six SCE representatives were in attendance.

8. **Review and Approval of Minutes:** Minutes from Oct. 11, 2017 were reviewed & approved. Ilene Mandelbaum proposed, Chris Lizza seconded, Bartshe Miller abstained (he was not at that meeting).

9. **Hazard Mitigation Plan Update:** Jeff Henderson gave a powerpoint outlining the multi-jurisdictional plan of developing strategies and actions for a variety of natural disasters. Hazard profiles and vulnerabilities were used to make risk assessments. For the Mono Basin in particular, avalanches, dam failures, fire, winds and weather were among the top issues.

10. **Solar Pavilion:** 7k of the total desired 30k have been raised so far for this project. It was requested the RPAC create a letter of support, which will be drafted.

11. **Update on Lundy Canyon Parcel:** the 40+ acre private parcel near the Lundy trailhead was purchased by a private individual who apparently had plans to develop a house(boat?), which would have major visual impacts on an area with very high tourist recreational use and is adjacent to a wilderness area. Sounds like the individual has learned of the rustic, challenging building situation, the scenic nature of the property, and the public will to keep it open space. They sound amenable to discussions on keeping it open space.

12. **Information items to provide direction for Planning staff:** Wendy discussed county retail cannabis plans, that recommended buffer zones will likely be kept for schools, but may be reduced for other categories. The GB Unified Air Pollution Control District apparently did not need a permit to install the community center monitoring site, but she will get in touch with them to discuss future site plans. Housing needs assessment, as Bob Gardner reported also, is being discussed. Scott Burns is retiring, and we discussed signing a card. We also decided to send a card for Supervisor Larry Johnston, who is suffering significant health battles. We wish him well.

13. **Upcoming agenda items:** Discuss with GBUAPCD plans to mitigate visual effects of the monitoring station in LV community center and community involvement with future plans such as this. Hope for USFS representation & regular updates, MIG report of highway project and develop a community plan for it.

14. **Adjourn 8:55 pm**

Prepared by Kristie Nelson