

Mono Basin Regional Planning Advisory Committee
Meeting Minutes
Wednesday, March 10, 2021, 6:30pm
remote/virtual meeting via Zoom/conference call

Members present: Lisa Cutting, Elin Ljung, Bartshe Miller

Public attendees & presenters: Bob Gardner, Wendy Sugimura, Bentley Regehr, Tony Dublino, Justin Nalder, Grace Anderson, Paul Ashby, Glenda Bayless, Lynn Boulton, Marie Boyd, John Denny, Susan DesBaillets, Don, Margaret Eissler, Nora Livingston, Chris Lizza, Ilene Mandelbaum, Dave Marquart, Gordon Martin, Connie Millar, Sally Miller, moore, Megan Mullowney, David Rosky, Margy Verba, Jeff Wyneken

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

2. Public comment: David Rosky, June Lake resident and member of the June Lake CAC, asked if there was interest in forming a task force regarding the Tioga Road opening. County and communities could approach road agencies about opening roads earlier in spring to improve shoulder season economy and recreation activities.

3. Review minutes from February 10, 2021: Lisa moved to approve the minutes, Bartshe seconded, motion passed unanimously.

4. Supervisor Gardner's report: Attending the National Association of Counties conference virtually this month. The Covid relief bill the House passed has \$2.5–3 million for Mono County in it and there may be more money for counties with lots of public lands. Met with Lesley Yen about Great Outdoors projects the Inyo is pursuing; Eastern Sierra Sustainable Recreation Partnership has been useful in identifying projects for funding. Dispersed camping: Subcommittees are meeting, whole group will meet together on March 25; short-range agenda is to get things in better shape for this summer and longer-term goal is to improve process of fees and permitting overall.

5. Chair's report: None, as Duncan is in England.

6. Members' reports:

Bartshe: Nothing to report.

Elin: Been attending or watching Board of Supervisors, LDTAC, Planning Commission meetings and will attend the Tioga Road meeting tomorrow. Part of three subcommittees for the dispersed camping effort. Sent a list of potential new RPAC members to Bob.

Lisa: Will attend the Tioga Road meeting tomorrow. Reviewed the LDTAC meeting items about the May-Lundy property.

7. Inyo National Forest update (Gordon Martin): Introduced Megan Mullowney, Acting Mono Lake District Ranger, who started in the Mammoth & Mono Ranger District in 2004/05. Gordon will be the Mammoth District Ranger only. Filling a number of staff positions: recreation officer for Lee Vining, assistant recreation officer, mountain sports specialist, forester. The change in staffing is a result of Inyo Supervisor Lesley Yen's direction. Moving forward on what to do about wild horses will be one of Megan's key projects. Working with the dispersed camping group. SCE Edison replaced the Gem Lake valve. Doing ongoing work on Lundy and DeChambeau Ranch agreements.

8. Mono Basin Fire Safe Council: Last meeting was March 5. The meeting has been changed to the third Wednesday of the month at 5:00pm; April 21 will be the next meeting. Robbie Di Paolo has been working on MOU between Lee Vining and Mono City fire districts and the Fire Safe Council. Annamaria Echeverria (Inyo) is working on mowing plans for the Mill Creek corridor and adjacent Inyo lands.

9. Update on Pumice Valley Landfill (Tony Dublino): Pumice Valley is an active construction/demolition landfill (one of three in Mono County) and a transfer station. In 2015 the County acquired it from DWP because DWP wasn't interested in extending the County's operating permit and so County purchased it plus 10 acres to east (50 acres total). Benton Crossing Landfill is closing on January 1, 2023 and Pumice Valley becomes an important piece of waste management picture because it is centrally located.

State mandated that the County form a Solid Waste Task Force to inform an integrated waste management plan; plan recommends that the County transition to a long-haul transfer plan for municipal solid waste (household trash and basic garbage). County developed and Board of Supervisors approved a request for proposals to for companies to manage Pumice Valley and it will be released next week. Will be about three months before proposals are back before the Board of Supervisors.

Mammoth is exploring other options to use after Benton Crossing closes so it's unlikely that Mammoth's construction waste and household garbage would come to Pumice Valley. Construction waste from unincorporated parts of the County would come to Pumice Valley but there's no proposal to keep any kind of regular trash there.

CEQA will start when a proposal is in hand and a project is on the table. County is discussing whether the CEQA burden will land on County or proposer. First thing the County will do is figure out if the project is exempt from CEQA or what level of CEQA will take place.

This is a significant project for the Mono Basin because of potential traffic stream, air quality, waste stream, etc. The RPAC needs to stay well-informed on this project. Tony suggests that County gets RPAC their proposal recommendation before the Board of Supervisors considers it. Anyone is welcome to call Tony and/or Justin for questions in the interim.

10. Discussion on potential community cleanup day (Lynn Boulton): Turning off Highway 395 to Horse Meadows goes through BIA property, where a lot of trash began to be dumped when Pumice Valley began charging fees. It's more to remove than one person can be responsible for so Lynn is proposing that the community help with the cleanup there. Looks like six vehicles and a trailer from the parcel viewer. Bob suggested Lynn meet with Justin and Tony to talk about funding and put together a plan that includes Dean Tonnena.

11. Workshop on Chapter 16, Accessory Dwelling Units (Bentley Regehr): In updating Chapter 16 of the General Plan the County has discretion to make all ADUs prohibited for short-term rental. Can be on a community by community basis but that will be extremely hard to enforce, so it would be better to apply a County-wide standard. Looking for RPAC feedback before April Planning Commission meeting.

12. Discussion on issues related to COVID-19: Mono County is still in the purple tier because we have 7.2 cases per 100,000 (7 is the red threshold). One of the cases is at the Mountain Warfare Training Center; have asked the state to exclude it and if that happens we'll drop to the red tier. Vaccines: 5,500 first doses and 4,500 second doses have been administered; #1 in state in per capita vaccination. County has not bought into the My Turn Blue Shield program; the goal is to vaccinate as many people as

possible before that's required. Spread the word to people you know who are eligible. Keep washing hands, wearing masks, and distancing but we're making good progress.

13. Information items (Planning staff):

- Tioga Inn: No update
- Rea Ranch: County is in the process of sending out a CEQA request for proposals to on-call consultants; won't have a consultant under contract before one month from now. If anything in the scope changes, the proposal will have to come back to the County.
 - Local fire department has concerns. Mono Basin residents and property owners have concerns. Request for a community meeting to get input on a zoning change before the County engages a CEQA consultant. Request that the RPAC be included in vetting a zoning change, which has happened in the past. Wendy says a public workshop is not required; would be voluntary on the applicant's part.
 - Wendy emphasized that this RPAC meeting is not an official, recorded opportunity for public comment. People can give comments and staff will listen, but there will be opportunities for public comment when there is more information available about what kind of project is being proposed and what kind of environmental impacts it will create.
 - The Reas currently have a business license under a home occupation permit for a small ATV rental business. What they are doing is allowed under the General Plan right now; it has to be secondary to the main use which is residential, and everything has to be contained indoors with the exception of one vehicle. The County has two enforcement officers for entire County so let staff know if anyone sees anything inappropriate happening. Take a picture and send it, all complaints are confidential.
 - Discussion about ATV use in the Mono Basin generally: questions about easements on the roads Mono County maintains, whether or not ATVs are allowed on Cottonwood Canyon Road. Bob mentioned that Sheriff Braun is interested in setting up a meeting about ATV use; the same kind of meeting as the dispersed camping effort with all agencies and groups involved.
- Swiggum HipCamp: Three campsites are proposed, project is under contract with a CEQA consultant, CEQA process is an addendum to the General Plan for a change from RM to RU zoning designation, project would come before Planning Commission in May at the earliest
- May-Lundy property: Yurt proposal going to the LDTAC on Monday, March 15 at 1:30pm

14. Upcoming agenda items:

- Workshop on Safety Element updates
- Conway Ranch
- Discussion on the role of the RPAC
- Possible Tioga Road opening coalition
- Pumice Valley Landfill
- Mono Basin Community Plan review
- ATVs in the Mono Basin
- CEQA process and opportunities for public comment

15. Adjourned: 9:07pm