

**Mono Basin RPAC
Regional Planning Advisory Committee
Meeting Minutes
Wednesday, March 8, 2017, 6:30 pm, Lee Vining Community Center**

Members present: Duncan King, Bartshe Miller, Chris Lizza, Zane Davis, Ilene Mandelbaum, Kristie Nelson and Lisa Cutting.

Public Attendees and Presenters: Paul McFarland, Bob Gardner, Dave Marquart, Lynn Boulton, Margaret XY , Ingrid Braun, and Michael Draper.

1. **Call to Order:** 6:35 pm.
2. **Public Comment:** None
3. **Election of Officers:** The slate of Vice-Chair, Bartshe Miller, and Secretary, Margy Verba was approved. Ilene Mandelbaum proposed, Duncan King seconded, vote was unanimous.
4. **Review Minutes:** The minutes of the meeting of February 8, 2017 were approved with one change, item 6, line 1, delete 's' from Cuttings. Bartshe Miller proposed, Duncan King seconded. The vote was unanimous with Zane Davis and Chris Lizza abstaining.
5. **Supervisor's Report:** Bob Gardner reported that the BOS meeting of 3/7 ended in favor of Big Horn sheep vs domestic grazing on Conway Ranch. The future of Conway Ranch would now be a major issue for the county, and staff had been instructed to investigate future options. Funding for the new county jail was now available, mostly from the state, and construction will start mid-June. Bob is now on the following boards and committees: ESTA, YARTS, First to 5, EMS and Treasury oversight. (70% of EMS calls are for non-residents.) At the budget review in February taxes and TOT were both up but reserves are down to 5%. A healthy figure to aim for is 15%. A revised ordinance for Transient Rentals is in progress and coming before the next BOS. It is for unincorporated Mono County excluding June Lake which will have its own provisions. Publicity on this has been fulfilled according to the rules, but individual notices of the proposed changes have not been mailed to every residence. Flyers will be emailed to RPAC members. There are separate processes proposed for Type 1 (homeowner in residence) and Type 2 (homeowner not in residence). An extension of the current moratorium for Type 2 is also on the agenda. Concern was expressed that these proposals will be detrimental to workforce housing availability.
6. **Chairman's Report:** Lisa Cutting reported that the BOS meeting was a great job done by all, especially staff member Tony Dublino.
7. **Member's reports:**
 - a. Chris Lizza: Reiterated concerns on workforce housing and that absentee owners might buy property for Short Term Rentals (STR). He is in favor of 50 or 100 day limits for STR. The Planning Commission meeting received an application for a restaurant/coffee shop in the old June Lake Chevron Station to be called The Lift.
 - b. Bartshe Miller: Bartshe echoed the workforce housing issue saying that any failsafe strategy would be great. A temporary electric netting fence will be installed on Gaines Island this spring to protect California Gull nesting grounds. It will be removed at the end of the season and hopefully, with the lake rising, not be needed in 2018.
 - c. Ilene Mandelbaum: Ilene reported she was pleased with the BOS meeting result for the Big Horn sheep and that staff would be investigating possibilities for the future of Conway Ranch including those for interpretive uses. Bob Gardner added that for this were welcome.

- d. Duncan King: Duncan was also at the Conway Ranch/sheep meeting and very pleased with the result and the broader spread of ideas which should now come for the ranch. He reported on a meeting that 350 MONO had with county planning staff on a potential pavilion/shade structure for Gus Hess park in Lee Vining. More on this in future meetings.
 - e. Zane Davis: Nothing to report.
 - f. Marby Verba: Absent.
 - g. Kristie Nelson: Kristie reported that the Gull fence has been wind tested, will be one mile distant from the Black Point parking lot, and being barely visible is not an eyesore. She learned from Joe Blommer (Caltrans) that the remaining white pipes at the rockfall project will be used for irrigation. Resurfacing of the road surface below the project may happen when the netting and concrete barriers are removed – possibly in five years. There are more power line issues after the recent storms. Flashes have been seen from Mono City, a pole with historic burn damage developed a 30 degree lean, and work groups have been seen in the Lundy area on Sno-Cats. Paul McFarland added he had been trying to contact SCE without success to come back to our meetings, and also on their Wildfire Mitigation Plan(s). Supervisor Gardner offered to escalate this with SCE.
8. **Outreach and discussion of legal marijuana in Mono County:** Michael Draper gave a presentation on the recent change in California State law due to the passing of Prop 64. The county has a range of options available for implementation of commercial licensing – these range from accepting state regulation as implemented in 1/2018, making Mono-specific regulations, or banning commercial licensing in the unincorporated county. Michael had five questions for consideration – do we support medical cannabis production and sales, do we support retail cannabis production and sales, do we support cannabis delivery services, do we support local taxation of legal cannabis, and do we support any restrictions on cannabis locations? More information is available on this from the Mono county website. In the meantime there is a county moratorium on commercial use until the end-December 2017.
9. a. Report of development activities in the Mono Basin – Tioga Inn, in progress. Application received for the conversion of a residence on the shore of Mono Lake to a B&B. Please send any storm water issues to Paul McFarland or Public Works.
- b. Status of Internet access improvements for Lee Vining – RACE is working on last mile provision everywhere in the county except for June Lake. They will underground wherever possible, and some pedestal installations will be required near telephone poles. This may happen by Fall. Consumers will receive a connection fee but the County has included the permitting in the RACE contract.
- c. Mono Basin Fire Safe Council – the next meeting will be at 6:30 pm on 3/15 in the Lee Vining Fire Hall – agenda is a project list review.
- d. Other – At the first meeting of the BOS in April staff will present a proposed Ordinance updating Chapter 7.32 of the Mono County Code relating to cemeteries, their plot reservation and fee schedule. Address questions to Peter Chapman at 760-932-5446 or pchapman@mono.ca.gov .
10. **Upcoming agenda items:** Caltrans ADA sidewalk project, ESTA unmet transit needs, SCE update, Storm water issues.
11. **Adjourn: 8:55 Next meeting Wednesday, April 12, 2017**

Prepared by Duncan King