

# Mono County Collaborative Planning Team

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## DRAFT SPECIAL MEETING MINUTES

May 10, 2018

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Members present: Bob Gardner, Mono Supervisors; Cleland Hoff, Mammoth Town Council; Ryan Dermody & Mark Heckman, Caltrans; Steve Nelson, BLM; Deanna Dulen, Devils Postpile National Monument; Alisa Ellsworth, CDFW; Steve Abele & Justin, USFWS-Reno (via phone)

Members absent: Eric Dillingham, USFS/Humboldt/Toiyabe; Heidi Calvert, CDFW; Doug Power, Marine Corps Mountain Warfare Training Center; Margie DeRose, USFS/Inyo; Erin Nordin, USFWS/Reno; Kathleen Morse, Yosemite National Park; Rana Saulque, Benton Paiutes; Jay Hall, Bridgeport Indian Colony

Staff present: Wendy Sugimura, Jason Canger, Tony Dublino, Jake Suppa, CD Ritter

Guests present: Sandra Moberly, Town of Mammoth Lakes; Kay Ogden & Sus Danner, Eastern Sierra Land Trust; Don Morton, Mono County Fisheries & Wildlife

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### 1. CALL TO ORDER/ATTENDEE INTRODUCTIONS

2. PUBLIC COMMENT: Don Morton, Mono Fish & Wildlife Commission, requested fisheries management plan on next agenda.

3. MINUTES: Review/approve draft minutes from July 27 & Oct. 26, 2017, & Jan. 25, 2018.

*MOTION:* Adopt draft minutes of all three meetings (Hoff/Nelson. Ayes: All.)

### 4. AGENCY ROUNDTABLE/Agencies discussed planning issues & pending projects

5. EASTERN SIERRA RECREATION PARTNERSHIP/*Bob Gardner:* Town and Mono moving along. All looking toward to having this kind of position. Cost-share agreement at BOS meeting May 14? Collaboration/coordination is way to get more done. Ready to start realizing some benefits. It's a region, need to act that way in future. Recreation important to all Mono County. Sherri Lisius will be great addition. INF (Inyo National Forest) has new supervisor Tamara Randall-Parker, who has long history of partnership/collaboration.

6. SAGE GROUSE UPDATES & LADWP IRRIGATION: Steve Nelson noted collaborative effort of partners to implement plan. Humboldt/Toiyabe, INF, BLM, USGS, Mono satisfied with focus on conserving grouse. Fits well with Mono County economy. Kay Ogden indicated ESLT (Eastern Sierra Land Trust) is working with Bi-State Partnership. First round of funding closed April 27, several landowners participated. Five-year program till 2022. Water quality improvement in Walker Basin. Jake Suppa indicated lek counts are finished, draft report under way, coordinator position flown coordinating meetings, updating for public outreach with website available, agency liaison functions. Steve Nelson clarified predominant funding through Intermountain West Joint Venture tied to USFWS, funded by BLM. Take pressure off folks bearing load several years. Bi-State effort continues to receive national attention as a model, highlighted at recent national conference. Award for partnership to ESLT.

Bob Gardner mentioned area north of Crowley. He was contacted by ranchers with decade leases, notified of zero water allocation. Never had absolute irrigation cutoff. Presentation to BOS. Watershed, viewshed concerns. BOS wrote to Los Angeles Mayor Garcetti, response last week, not satisfactory, wrote again. LADWP needs Environmental Assessment, will extend leases, allocation unclear but not zero. BOS continues to work on issue. Canger: Received some LADWP water, amount unclear. Maybe 2015-16 tail end of drought. This year not a drought year, but LADWP allotting 15%. Should be based on snowpack and runoff projections. Request LADWP honor tradition of snowpack and current projected runoff. Gardner thought it easy to view LADWP as villain, but disappointing. Mayor talked of working together, but litigation exists. 2015 Upper Owens Gorge settlement established certain flows within three years. Not complying with spirit of stipulation and agreement. Gardner tried to look at issues, was frustrated with policies contradictory to what he was told. Ironic when ads in local media show how LADWP is into recreation yet turns around and does things like this. Inconsistency damages reputation of organization. Hard to up its credibility with 85% cut in allotment. Stump noted LADWP's actions result in consequences, litigation, and cost.

7. LEE VINING REHABILITATION: Mark Heckman indicated Lee Vining ADA project upgrade along Main Street. Project died, came back to life 1.5 years ago. SB-1 passed, changed how Caltrans looks at things. Looking at whole corridor: pavements, sidewalk, roundabout maybe at SR 120/US 395. Last rehab in 30 years, how Main Street wants to look. Working with subcontractor on task order. Met with Mono Basin RPAC. Caltrans rehab will go from Hwy 120 to Cemetery Road. Data collection, tour of project in January before RPAC meeting. Public engagement plan. Simulations show future town look. Fact sheet to community and CPT.

Phase II starts soon. Working with students, people who never come to public meetings, Chautauqua attendees. Interactive online survey through RPAC website. Ultimate widget = wish list of what Lee Vining and Mono want. Get ideas, incorporate into project. Gear toward tourists from 400 cars/day winter to 4,500 cars/day summer. Marketing company does what Caltrans doesn't do. Disconnects Caltrans from process. Third party control.

Gardner cited extensive outreach for input on project. Public-input based. Surveys to post office boxes, businesses. Most project in summertime, peak tourist season. Staging big deal, so engaging with community and Mono.

Barriers in place? Heckman: Rockfall project, K-rail from emergency project to come out this summer. Dermody indicated engineering geologist coming from Sacramento.

Entrance tank? Heckman: Tank outside right of way, not in jurisdiction. Also considering road diet of three lanes through Lee Vining.

Kay Ogden was working with Caltrans 20 years ago, narrow speed limits, Dermody stated roundabout still questioned by some staff. Maybe need assistance from Mono. Heckman quipped change happens one retirement at a time. Sugimura noted conversation community has wanted a long time. Thanks to Caltrans, community appreciates feedback into process. Heckman reminded that comments are due tomorrow. Hoff was uncertain how to negotiate a roundabout. Heckman: See what's biddable, buildable. Nelson: In between fear and fun of roundabout... What can be provided? Heckman: Good spot to begin road diet. Four lanes to USFS visitor center. Slows traffic, creates more walkability. Roundabout is intersection control device, keeps traffic moving, reduces greenhouse gas. People are always moving. Speed bumps in Lee Vining? Dermody: Used for construction zones, temporary. Plows not like them. No speed bumps on state highway or freeway, huge freight trucks, cognizant of all users.

8. HOUSING NEEDS ASSESSMENT: 42% population 13,713 in unincorporated county. Growth increase for 50/year to 70/year. Look at regional. Unmet demand 50-100. County has 35%

permanent occupancy rate. Current renters need <\$400,000 to purchase, only 10 available. Have toolbox but limited funding and resources. Incentivize ADUs (accessory dwelling units), usually detached. Engage with employers. Property owners convert short-term rentals into long-term for workers. New housing opportunities, greater housing density. Dedicated funding source needed. Rehabilitation funds and programs. Homes with deed restricting. Buying and reselling to keep market moving. Mono could buy at market rate, deed restrict, sell as such.

Housing Mitigation Ordinance suspended in 2011, expires end of August. Non-residential, SFR and subdivisions. Mono needs study to show impacts of development, how translates into fees. Updating now. SFR has threshold of 2,400 square feet (sf) for inclusionary lot. Nexus study defines relationship between impact and fees. In June or July. Housing Mitigation Ordinance only funding source or get grants.

Dermody: Comparison with other counties on need for housing? Sugimura: Huge issue statewide, discussed with planning directors. Mono has private land-base limitation. Morton: Empty houses much of year. Sugimura: Not want long-term renter, could not use it themselves. Gardner: Three out of four June Lake homes vacant. Units are there, maybe pay for renters 11 months. No, not want someone in house 11 months.

Census data show where demand is greatest? Sugimura: Broken down in housing needs assessment. Morton: Real estate costs up, nothing for sale, growing economy but can't house people. Wendi: Any way to cut back house size requirements? Sugimura: Manufactured houses allowed except June Lake. Very few areas have size minimum. Efficiency dwelling unit 220 sf minimum size. Nelson: Snapshot of long-term vs seasonal need? Sugimura: Needs assessment might not get to that level of detail. Heckman: Second homeowner, San Bernardino has thousands of 99-year leases. Normal elsewhere. Nelson: BLM does not do leases, only land exchanges or disposals. Most USFS leases are legacy. Gardner: 200 USFS leased properties with restriction. Suppa: Can't reside during winter in June Lake. Sugimura: Decide what to do with ordinance expiration, specific programs, priorities, fees/funding. Housing Element due 2019. GPA with willing landowner easier.

## 9. MONO COUNTY UPDATES

- North County Water Transaction Project: Wendy Sugimura noted longtime project, upstream water users help repair ecosystem. Cover two states. Walker River basin. Agree with USFWS on increased water in Walker Lake, any projects require BOS review. Evaluate under CEQA as well. Grant from NFWF to determine environmental impacts, bring to BOS. Complicated project. Concern with dewatering historically ranched lands, impacting sage grouse habitat. Panorama Environmental out of Bay Area. Hoff: National Fish and Wildlife Foundation. Congress appropriating money toward Walker Lake rewatering. Walker Lake is in Nevada. Canger: Voluntary commitments to provide water. Willing ranchers. Danner: Temporary and seasonal. Nelson: Other resource needs considered. Linear focus on water to Walker Lake. Justin: Concur with Nelson. Involved in improving habitat for Lahontan cutthroat trout. Supportive of projects that fit well into community. Champion voluntary program.
- Mono County Commercial Cannabis Regulations: Wendy Sugimura noted Mono adopted commercial cannabis regulations: use permit from Planning Commission, operations permit from BOS. Adopted May 8, in effect June 7. Limit of 10 cultivation permits, make sure have capacity to process. Could increase later.
- Wildlife Crossing Project & Subcommittee: Discussed Hwy 203 & McGee, fencing at airport. Wildlife subcommittee met, needed funding for project initiation

document/project study. Maybe fund through LTC's Overall Work Program. Upper end is \$40,000. Nelson: Ready to identify wildlife corridor, not see money yet. Danner: Dale McDougal could speak to CPT. Hoff: Social media sees national and world push for these projects. \$53.6 million. Dermody: Wrote feasibility study, but not have money to fund any wildlife crossings. Nelson: If found way to fund? Dermody: No staff capacity right now.

10. FUTURE AGENDA ITEMS: 1) Morton fisheries item: 2) recreation partnership; 3) LADWP irrigation issue; 4) kiosks by CURES (defunct: inventory what doing, subcommittee, Caltrans could provide space (Gardner: June Lake to Lee Vining, people would adopt, need more private contribution/investment, need to ask. USFS said no money; if falling apart, take them out.) 5) draft DEPO fuels management.

Justin, USFWS: LADWP proposal affects community and wildlife. USFWS does not know what LADWP is proposing. Trying to figure out what proposals actually are, then evaluate potential consequences. Rural Idaho formerly, developing second roundabout. They're awesome. Gardner: Contact LADWP directly? Justin: Yes, with Martin. Regional director aware and tracking. Gardner: Get attention on this issue.

11. ADJOURN at 11:35 a.m. to Thursday, July 26, 2018, at 9 a.m.

*Prepared by CD Ritter, CPT secretary*