

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 AGENDA

June 14, 2018 – 10 a.m.

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

***Videoconference:** Supervisors Chambers, County Courthouse, Bridgeport

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's Pizzeria). Agenda packets are also posted online at [www.monocounty.ca.gov / boards & commissions / planning commission](http://www.monocounty.ca.gov/boards%20&%20commissions%20/%20planning%20commission). For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE
2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda
3. MEETING MINUTES: Review and adopt minutes of March 22 & April 5, 2018 (*no May meeting*)
4. ACTION ITEM
10:10 A.M.
 - A. ROCK CREEK CANYON SPECIFIC PLAN & TRACT MAP: Interpretation of setback requirements for Lot 6. *Staff: Jake Suppa*

Recommendation: 1) Find that the buildable area for Lots 1-6 is established by setbacks as stated in the EIR text; and 2) Determine if the nearest bank is part of the irrigation ditch or the stream for measuring the setback distance to the chicken coop.
5. WORKSHOP
10:40 A.M.
 - A. LOCAL HAZARD MITIGATION PLAN: Draft for public review. *Staff: Dana Hoffman, Michael Baker International*
6. REPORTS
 - A. DIRECTOR
 - B. COMMISSIONERS
7. INFORMATIONAL
8. ADJOURN to regular meeting July 19, 2018

More on back...

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

***NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

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Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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DRAFT SPECIAL MEETING MINUTES

March 22, 2018

COMMISSIONERS: Scott Bush, Chris Lizza, Mary Pipersky, Dan Roberts. **ABSENT:** Roberta Lagomarsini

STAFF: Gerry Le Francois, principal planner; Wendy Sugimura, interim CDD director; Michael Draper, planning analyst; Christy Milovich, assistant county counsel; CD Ritter, commission secretary

GUESTS: Sally Rosen (teleconference from BP), Alicia Vennos

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 10:00 a.m. at the Town/County Conference Room in Minaret Village Mall in Mammoth Lakes, with teleconferencing to Bridgeport

2. **PUBLIC COMMENT:**

3. **MEETING MINUTES**

***MOTION:** Adopt minutes of February 15, 2018, as submitted. (Pipersky/Lagomarsini. Ayes: 3. Absent: Lizza. Abstain due to absence during second half of meeting: Roberts.)*

4. **PUBLIC HEARING:**

GENERAL PLAN AMENDMENT 18-01

- A. **Commercial cannabis activities:** Revise the General Plan Land Use Element to adopt policies and regulations for commercial cannabis land uses, including cultivation, manufacturing, processing, storing, laboratory testing, labeling, sale, delivery, distribution or transportation, and other uses related to cannabis and cannabis products.
- B. **Short-term rentals:** Revise the General Plan Land Use Element to update policies and regulations pertaining to short-term rentals in certain residential land use designations, including countywide policies, June Lake Area Plan policies, revisions to certain residential land use designations to permit short-term rentals subject to a use permit and a Short-Term Rental Activity Permit that shall be set forth in Mono County Code Chapter 5.65; Chapter 2 – Definitions; Chapter 25 – Short-Term Rentals; and Chapter 26 – Transient Rental Standards & Enforcement
- C. **Housing policies:** Revise the General Plan Land Use Element to include housing policies that address a “fair share” of affordable/workforce housing by future development projects with the potential for significant housing impacts.
- D. **Circulation Element/Regional Transportation Plan (RTP):** Revise the Circulation Element to reflect technical amendments to the Regional Transportation Plan incorporating projects from the proposed 2018 Regional Transportation Improvement Program and Road Capital Improvement Program. In accordance with the California Environmental Quality Act, commercial cannabis policies are exempt under Business & Professions Code §26055(h), and the Planning Commission will make a recommendation regarding approval of an addendum to the existing General Plan EIR for short-term rental policies and regulations, housing policies, and technical amendments to the Regional Transportation Plan in the Circulation Element.

OPEN PUBLIC HEARING: Sally Rosen noted land use designations didn't include manufacturing in AG areas. Microbusinesses are allowed, but not manufacturing by itself. She suggested allowing manufacturing, but not retail.

Wendy Sugimura indicated staff report changes that included manufacturing in AG areas, but not volatiles. A correction will be sent and posted with adjourned meeting notice. Although there is no legal requirement to get item to BOS in April, an internal goal set it high priority. After discussion, commissioners agreed to an adjourned meeting for today's agenda on April 5. If necessary, a follow-up meeting could be held April 6.

**DISTRICT #1
COMMISSIONER**
Mary Pipersky

**DISTRICT #2
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Roberta Lagomarsini

**DISTRICT #3
COMMISSIONER**
Daniel Roberts

**DISTRICT #4
COMMISSIONER**
Scott Bush

**DISTRICT #5
COMMISSIONER**
Chris I. Lizza

MOTION: Continue public hearing on GPA 18-01 to adjourned meeting April 5, 2018, at 8 a.m. in Mammoth Lakes with teleconference to Bridgeport. (*Pipersky/Lagomarsini. Roll-call ayes: Roberts, Bush, Pipersky, Lagomarsini. Lizza absent but voted by text.*)

5. **WORKSHOPS:** No items
6. **REPORTS**
 - A. **DIRECTOR**
 - B. **COMMISSIONERS**
7. **INFORMATIONAL: CANNABIS POWER GENERATION REGULATIONS**
8. **ADJOURN** at 10:20 a.m. to adjourned meeting at 8 a.m. April 5, 2018

Prepared by CD Ritter, PC secretary

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DRAFT ADJOURNED SPECIAL MEETING MINUTES

March 22, 2018

COMMISSIONERS: Scott Bush, Chris Lizza, Mary Pipersky, Dan Roberts. **ABSENT:** Roberta Lagomarsini

STAFF: Gerry Le Francois, principal planner; Wendy Sugimura, interim CDD director; Michael Draper, planning analyst; Nick Criss, compliance officer; Louis Molina, environmental health; Christy Milovich, assistant county counsel; CD Ritter, commission secretary

GUESTS: Kevin Dortch, John Borton, Erik Burns, Steven Rubinstein, John DeCoster, Eric Edgerton, George Gomex, Marty Federspiel, Moe Commar, Abbie Thomason, Adam Thomason, Bob Strong, Grant Oepkes

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the adjourned meeting to order April 5 at 8:05 a.m. in the Town/County Conference Room in Mammoth Lakes with teleconferencing to board chambers at the county courthouse in Bridgeport.

2. **GENERAL PLAN AMENDMENT 18-01 Public Hearing**

A. **Commercial cannabis activities:** Revise the General Plan Land Use Element to adopt policies and regulations for commercial cannabis land uses, including cultivation, manufacturing, processing, storing, laboratory testing, labeling, sale, delivery, distribution or transportation, and other uses related to cannabis and cannabis products.

Wendy Sugimura introduced the four elements of General Plan Amendment. Michael Draper distributed cannabis changes. All uses allowed within land use designations if not prohibited. Processing license is new, part of cultivation license. Fits well with AG, not Mixed Use (MU). Why? Handling of live plants, odor. MU has packaging, lower-impact uses. MU less intensive than Commercial (C), more appropriate in C. MU is transition between commercial and residential. If expand, commercial more appropriate.

Scenic Area AG not included? Sugimura stated it was missed in putting together packet, could adjourn to pull piece and include, or move on, clean up later. Try to capture all but regulations changing at State level. New S type license, shared manufacturing facility. Sugimura suggested going into older tables, bringing back documentation of consensus.

Draper indicated that in other LUDs (Land Use Designations) maximum six plants under Compassionate Use Act (CUA) within residential districts. Language added to prevent hundreds of plants in residential districts.

Draper: Ch. 4. Must specifically list cannabis. "Similar use" does not apply to cannabis activities. Home Occupation: Cannabis not considered as such. Ch. 13: PC has seen much of this, edits are cleanup language. Commercial cannabis business needs one operations permit, not for every State license. Part of County Code going to BOS in May. 13.70A Cannabis transported between licensees only. Odor mitigation plan not required for certain activities, location or setup if no need. Visual screening/fencing: Covered in State regulations. Lighting: Omitted shielded interior, just blackout coverings to preserve dark skies. Safety/security plan.

Sugimura stated hoop house technically does not meet building code structure definition. Must meet setbacks even if not subject to building permit. Public outreach indicated scenarios where behind house, owns adjacent properties. Alternative site plan possible.

Setback requirement? Sugimura stated primarily. Could move to more general section.

Draper cited for all commercial activities, not closed completely always -- could be accessible if supervised by permittee. Omitted if caught by State requirements. Require floor plan as part of site plan. Volatile solvents need closed system. Retail/delivery: Not prohibit delivery, subject to County Code chapter. Right to farm: cannabis not allowed, State definition.

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Bush noted incidental use accessory from main use. Only applies to AG. Support agricultural operations on ag properties. Ag can be subdivided or have other uses separate from primary use. Not discuss individual property owners.

Sugimura stated agriculture must be primary use, use permit tracks with parcel. Could do SP (Specific Plan) on whole area. Protect ag nature of AG designation. Service Commercial = transition between Commercial and Industrial. Only a couple of parcels exist. Service Commercial excludes cultivation.

Lizza mentioned eliminating testing in Service Commercial.

Roberts mentioned use of volatile solvents like propane, which is used everywhere and regulated already by State. Why limited to Industrial or Service Commercial? Sugimura cited need for more industrial lands in June Lake, Antelope Valley and Lee Vining. Volatile not fit other uses. Scenic Area AG not included.

Lizza noted two versions of Service Commercial: one eliminates testing, original packet includes all manufacturing types. Sugimura suggested Type 7 elimination.

Lizza found cultivation setback onerous, wanted standard 50' setback. Delivery: Off-site needs clarification: customer delivery. 13.06A impossible task, needs title search, too broad. Not County function to see if operator has permission from owner. Notarized is unreasonable. Where did notarized language come from? Milovich noted if at State level, list of criminal convictions, personal data. In separate section for anyone whose interest is less than 20%.

Use State language? Milovich confirmed verbatim from State.

Lizza questioned all **persons with interest in property? Maybe another jurisdiction's** regulations. Bush concurred with Lizza.

Sugimura stated Scenic Area Ag mostly falls within federal regulations. USFS approval required or take eminent domain action. Bush thought if certified by USFS, not likely want cannabis. Check with USFS and RPACs.

Lizza wanted to add public facilities to 13.07. Corridor ill defined, especially Crowley. Kids from library to ball field unlikely, take more direct route.

Sugimura indicated it makes more sense if buffered from facilities. PC go with State law, not recommend corridor element. Modify or exclude by BOS.

Crowley Lake Drive to ball field? Sugimura indicated covered by buffer. Crowley Lake does not want commercial cannabis.

Bush interpreted as legislating what community can do. Does one letter represent entire community?

Sugimura indicated PC recommendation, not adopted by BOS.

Letter from Bridgeport Valley RPAC basis to ban in Bridgeport area? Milovich indicated BOS decision. Not advisable to recommend on one letter unless represents large majority of community. Letter was vague.

Sugimura indicated policy question, not legal. RPACs are advisory to PC and BOS. Hear from public, formulate judgment, recommend to BOS. Staff blindsided by RPAC position.

Bush indicated Long Valley has buffer zones, but Bridgeport excludes all.

Roberts recalled RPACs standardized by BOS, all members appointed.

Minutes of meetings when make determinations? How much power? Should show how arrived at decision. Sugimura stated **can't** represent Bridgeport Valley RPAC.

Proposals for generator noise? Draper cited other jurisdictions, will think more about it. Sugimura stated generator not allowed as primary energy source. If in addition, OK. Temporary backup OK, not in constant use. If power limitations present, other options besides generators exist.

If generator far away, no power poles, why not have generator? Sugimura cited requirement to extend utilities to parcel.

Nick Criss indicated generator is noise issue. Antelope Valley has generators 24/7, noise travels, constant humming. Could be nuisance problem.

OPEN PUBLIC HEARING: John Borton, consultant for Dortch, indicated indoor sites not insulated. Power needed for lighting, heat to keep plants warm, CO₂ as fertilizer for plants. Combined heat and power generation. Integrated systems built into facility, not external generator. CA encouraging their use, most efficient way. Inside building, nobody hears. Exhaust through heat exchanger. Antelope Valley has diesel pumps in fields a few hours/day. State encouraging use, environmentally efficient, powerful. Can require someone to run poles to property, substation runs from Topaz. Not have power available. Quiet solution. Integrated, indoor, muted heat-recovery system. State designates 25% for rural counties.

John DeCoster, June Lake, had concern for retail. Not want retail shops to black out windows like adult bookstores. Ugly retail presence smack in middle of town, storefronts along Main Street. Envisioned retail environment like T-shirts, hats, etc. Suggestion: Black out lights for any indoor growing operation.

Sugimura noted exterior of retail facility in Mono County Code approved by BOS (Board of Supervisors).

Milovich indicated Ch. 13 refers to State definitions.

Eric Edgerton spoke of support power and heat technologies. Medical patients grow their own medicine in Antelope Valley. Milovich indicated no square footage requirement on medical.

Edgerton cited manufacturing revisited. Propane farm in Antelope Valley. Specifications on ventilation.

Kevin Dortch noted wind and solar alternative energies are intermittent, so limited. If growing continuously, problematic to incorporate effectively. **CLOSE PUBLIC HEARING.**

DISCUSSION

Roberts indicated CCPCA (California County Planning Commissioners Association) meeting will tour Sierra Pacific facility.

Sugimura wanted further research to define but tapped out on staff time.

Bush: BOS decision, but PC could recommend.

Borton warned diesel would kill plants, so not use for ag. Milovich noted that State does not ban diesel generators.

Sugimura saw hang-up on generator definition, acknowledged additional expertise in room **she's** not familiar with. Not willing to represent to PC now.

Borton stated only difference is fuel source.

DeCoster thought **technology shouldn't be legislated.**

Bush noted generator becomes white noise but maybe never goes off.

--- MLPD removed George Gomez prior to public hearing at 10 a.m. ---

Sugimura indicated Compassionate Use Act (CUA) restriction only in residential, commercial, conservation-intent LUDs. Never had regulations. Six under CUA, six personal.

MOTION: Move adjourned meeting to discuss GPA to 2 p.m. (*Roberts/Pipersky. Ayes: 4. Absent: Lagomarsini.*)

--- PC reconvened at 2:00 pm ---

Sugimura presented proposed language changes: 1) Compassionate Use Act: maximum of six mature and 12 immature cannabis plants; 2) Instead of notarized, document from owner saying applicant has right to occupy property and may use for commercial cannabis activity; and 3) "**Fixed noise source**" in Mono County Code, but "generator" in State law and regulation. Constant low-level hum still may not qualify.

Milovich indicated topic ripe for debate and controversy; e.g., Benton generator.

Public utility required to meet needs of consumer? Milovich noted SCE is trying to supply energy to Tribe, but she did not know if charging fee.

Delivery v. transport? Transport = distribute. Delivery = transfer/sale from licensee to consumer.

Bush thought **300'** setbacks condemn useful land. Maybe **50'** default, up to **300' in certain circumstances?** Sugimura indicated setbacks address odor, security and visuals. Also, the consultant, Inyo, and **State all set 300'**. Some discretion to approve alternative site plan.

B. Short-term rentals: Revise the General Plan Land Use Element to update policies and regulations pertaining to short-term rentals in certain residential land use designations, including countywide policies, June Lake Area Plan policies, revisions to certain residential land use designations to permit short-term rentals subject to a use permit and a Short-Term Rental Activity Permit that shall be set forth in Mono County Code Chapter 5.65; Chapter 2 – Definitions; Chapter 25 – Short-Term Rentals; and Chapter 26 – Transient Rental Standards & Enforcement

Wendy Sugimura cited 411-page document of public input. Clarify permitting process: Distinction between STR in residential vs. nonresidential. More restrictions, higher accountability in residential. STR needs use permit + STR permit. Transient rental needs vacation rental permit.

BOS requested resolution of Type II situation, currently on moratorium till next year. Runs with land. June Lake spoke for itself, not countywide. Options for PC to consider: 1) Leave as is in Ch 25, lift moratorium; 2) change to true land use re-designation: SFR-STR, needs to meet minimum district size of five acres, neighborhood could say compatible with non-owner-occupied; 3) Non-owner-occupied to run with owner.

Lizza wanted to standardize Type II specific to owner, prevent commercialization of STRs.

Sugimura suggested response time of hour or backup plan.

Option to have only Type I and III? Yes, and rename. Bush, Roberts, Pipersky concurred on Type III. Sugimura suggested eliminating existing Type II, let III become II. Provide BOS with actual language.

Bush observed room not full of June Lake people, maybe getting comfortable with STR.

Water/sewer? Some properties on antiquated systems. Unusual situations exist in Mono. No required testing of individual water supply on residential property. Action 1.L.3.d. Federal regulations governed by lease.

- C. **Housing policies:** Revise the General Plan Land Use Element to include housing policies that address a “fair share” of affordable/workforce housing by future development projects with the potential for significant housing impacts.

Wendy Sugimura noted last August finished housing needs assessment, proposed extending suspension of housing mitigation ordinance. BOS saw need for **workforce housing**. If can't re-enact now, review housing policies to make sure new development provides share of workforce housing. Make changes to land use element where have jurisdictional control. June Lake Area Plan required housing study to determine impacts. How BOS define development with significant impacts? Look at historic pattern of old standards. Fee study by early July, adopt ordinance by end of August.

D. **Circulation Element/Regional Transportation Plan (RTP):** Revise the Circulation Element to reflect technical amendments to the Regional Transportation Plan incorporating projects from the proposed 2018 Regional Transportation Improvement Program and Road Capital Improvement Program. In accordance with the California Environmental Quality Act, commercial cannabis policies are exempt under Business & Professions Code §26055(h), and the Planning Commission will make a recommendation regarding approval of an addendum to the existing General Plan EIR for short-term rental policies and regulations, housing policies, and technical amendments to the Regional Transportation Plan in the Circulation Element.

Every two years LTC adopts RTP, funded through State. Usually update project list so RTIP (Regional Transportation Improvement Program) is consistent with RTP. More maintenance projects under SB 1. Petition to repeal SB 1. Repeal truly would hurt transportation in Mono.

MOTION: Adopt revised R18-01 with cannabis and STR changes, accept CEQA exemption for commercial cannabis and addenda to existing STR with 1.L.3.d Uses on federal **land governed, however required...** recommend elimination of Type II, change III to II countywide, adopt housing policies and Circulation Element.
(Lizza/Pipersky. Ayes: 4. Absent: Lagomarsini.)

5. **WORKSHOPS:** No items

6. **REPORTS**

A. **DIRECTOR:** None

B. **COMMISSIONERS:** None

7. **INFORMATIONAL: CANNABIS POWER GENERATION REGULATIONS**

8. **ADJOURN** at 3:20 p.m. to next meeting May 17, 2018.

Ian Fettes of June Lake thanked PC and staff for all effort on STRs.

Prepared by CD Ritter, PC secretary

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DRAFT SPECIAL MEETING MINUTES

April 5, 2018

COMMISSIONERS: Scott Bush, Chris I. Lizza, Mary Pipersky, Dan Roberts. **ABSENT:** Roberta Lagomarsini,

STAFF: Wendy Sugimura, interim CDD director; Gerry Le Francois, principal planner; Bentley Regehr & Michael Draper, planning analysts; Louis Molina, environmental health, & Nick Criss, compliance officer (teleconference); Christy Milovich, assistant county counsel; CD Ritter, commission secretary

GUESTS: Sheriff Ingrid Braun, Kevin Dortch, John Borton, Erik Burns, Steven Rubinstein, John DeCoster, Eric Edgerton, Marty Federspiel, Moe Commar, John Frederickson, Abbie & Adam Thomason, Lynn Monteverde, Bob Strong, Grant Oepkes, Lance Bauer

1. **CALL TO ORDER:** Chair Scott Bush called the meeting to order at 10:10 a.m. at the Town/County Conference Room in Mammoth Lakes, with teleconference to board chambers in Bridgeport.

2. **PUBLIC COMMENT:** No items

3. **PUBLIC HEARING**

A. CONDITIONAL USE PERMIT 16-00015/ Crowley Lake Fish Camp. The project area is located on APNs 060-100-010 & 060-110-004 (1149 S. Landing Road, Crowley Lake) with land use designation of Open Space. Conditional Use Permit 16-0015 would ensure that all required approvals and permits are obtained as needed for existing and proposed uses. Existing uses include gatehouse and camp-host trailer, entry gates and fencing, tackle shop and offices, park model cabin trailer #1, 2, & 3, ramadas (2), **manager's home, water storage tank, domestic well house, existing dry campsites**, fuel facility and tanks, existing propane gas service tanks (6), boathouse, and boat and trailer storage area. Proposed uses include a new water storage tank, RV campsites with hookups (19), new water line & spigot to serve dry campsites, maintenance yard, landscape pond, new bathrooms & showers (up to 3), septic system upgrades, and other ancillary uses. A Mitigated Negative Declaration under CEQA has been prepared and circulated for public comment for this project.

Gerry Le Francois introduced the project. Mitigation monitoring plan included. Long history of camp. Memorialize activities historical and recent. Twenty-nine uses, six new. State regulates mobile home and RV parks. County provides land use approval prior. RV sites improved within decade. New restroom and portable shower facilities. Leased from LADWP. RV improvements. Floating restrooms positioned around lake. Tribal request for excavation notice. No significant impacts. Mitigation measures proposed. Tribe requested on site observation in Bridgeport excavation.

LADWP involved? Le Francois: Yes, real estate division. Lessee as permittee.

How escaped planning process all these years? Le Francois: DR (Director Review) for tackle shop and caretaker quarters. Complaint on RV park triggered process.

If it came up now, what would be required? Le Francois: Could be SP (Specific Plan). If bare ground, very different process.

Sandra Bauer noted it came about over time, more detail developed. SP would be ideal for this.

Le Francois cited Gomez complaints

Sugimura indicated if typical piece of private property, straightforward. Mono has no authority over LADWP. Complicated process to determine what is subject to use permit. Setting baseline for CEQA document.

Le Francois noted proponent got permission from LADWP.

Lizza saw piecemeal approach when adding new components.

Le Francois mentioned to Frederickson idea of SP. Memorialize past uses.

OPEN PUBLIC HEARING: No comments. **CLOSE PUBLIC HEARING.**

DISCUSSION

**DISTRICT #1
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Roberts mentioned Crowley Lake Fish Camp previously was thought of as LADWP turf. Bush noted it was **grandfathered in, but improvements must conform to today's world.**

MOTION, plus cultural resources provision by Tribe (*Roberts/Pipersky. Ayes: 3. Abstain: Lizza. Absent: Lagomarsini.*)

Any evidence of cultural resources? Le Francois cited scatters, old bottles. Abbie Thomason: Project area and leased area beyond. Two prehistoric sites with obsidian flakes. Le Francois: Private version and public version with sources redacted.

Lizza opined that Use Permit is not right process, should be SP (Specific Plan).

B. TENTATIVE PARCEL MAP 18-001/Bauer. The proposed project (APN 016-143-045) would subdivide a 0.94-acre parcel that includes one home into two lots with 20,555 square feet for parcel 1 and 21,043 square feet for parcel 2 with access from California Street. Land use designation is Single-Family Residential (SFR). A 15183 is proposed under CEQA.

Gerry Le Francois presented map, mentioned steep topography toward Hwy. 158. Future construction would use California Street right of way. Add condition after LDTAC input: Delineate setbacks on map to better define building envelope.

Lance Bauer indicated he and Ellsworth traded easements.

OPEN PUBLIC HEARING: No items. **CLOSE PUBLIC HEARING.**

DISCUSSION

CA Street improvements? Le Francois indicated need to contact Building Division and get grading permit from Public Works. Tentative Map has conditions before final map. Will-serve letters from PUD (Public Utility District) and FPD (Fire Protection District).

Bauer is undecided whether to build himself or sell.

Caltrans notified? *LDTAC item, no comments.*

MOTION: Adopt CEQA 15183 document, adopt findings for Tentative Parcel Map 18-001 as contained in project staff report, and approve TPM 18-001 subject to Conditions of Approval contained in project staff report plus Condition 26: **Final Tentative Parcel Map shall have setbacks (20', 10' for side and rear yards)** noted on the final map from all property lines to clarify where structures may be built. (*Lizza/Pipersky. Ayes: 4. Absent: Lagomarsini.*)

C. CONDITIONAL USE PERMIT 18-001/Oepkes. Proposal to convert an existing 1,350-square foot garage located at 73 S. Crawford Ave (APN 015-113-058) to five motel rooms and storage space. Proposal also includes remodeling the lobby of the existing June Lake Motel located at 2716 Hwy 158 (APN 015-113-061) and **converting 224 square feet to an owner's unit.** Land use designation is Commercial (C). A CEQA Class 3 categorical exemption is proposed.

Gerry Le Francois introduced planning analyst Bentley Regehr. Garage is diagonally NW of motel. Relocate propane tanks to provide parking. Mixed Use area has residential. Worked on parking, five new guests, two employees. Paved ADA space, rest on "grasscrete." Not all spaces full size, up to 40% alternate size. Snow storage not on site, allowed off site with snow removal contract. Neighboring owners cited roof shed.

250 sf motel room with bathroom? *Yes.*

Parking? *Existing nonconforming motel, looking at new spaces added.*

Le Francois noted same owner, two separate parcels.

Conversion, not new built? *Yes.*

OPEN PUBLIC HEARING: Lynn Monteverde, adjacent property owner. No setback, snow sheds heavily, even causing flooding. Showed print images. Read comment letter requesting delay of decisions until all pertinent information is **gathered. Dug trenches, located French drain. Can't catch up.**

Bush **noted that if can't** change snow shed, problem would still exist. **Monteverde clarified she's** against flooding on property, not against project.

Did garage exist when Monteverde moved in? Roberts recalled it was built later by Bromberger.

Why not taken into account?

Monteverde wanted to address snow shed problem. Maybe an engineer?

Bush saw it as a **civil issue between property owners. PC can't rectify that problem. Garage exists,** not change with proposal. Not have authority to re-engineer garage.

Le Francois reminded Commercial properties can have zero setback. Maybe pull old building permit by Bromberger. Straight building issue, not PC. Used to mandate snow rails with zero setbacks, but snow rails fail, so not approved today.

Monteverde asked who can make proponent responsible, not adjacent owner?

Bob Strong, contractor, noted **sizable setback next to Lynn's property**. Did not think anything can be done. Building in a hole, so way to solve problem is to jack up house. Five-foot setback on.

Le Francois stated Commercial designation allows zero setback, but typically not seen unless share common wall.

Monteverde asked if she should go to code compliance. Bush thought she could start there.

Le Francois confirmed grasscrete aids drainage. County concerned about runoff.

Monteverde asked **where Mono's responsibility lies**. Le Francois indicated built environment in June Lake has buildings over property lines. Bromberger pulled permit in 2001.

Bush had no clue why **Monteverde's** property is lower. Snow runoff still will happen.

Oepkes, owner of motel built in 2001, completely signed off plans. Mold in attic has nothing to do with snow shed. **Hose to street from Lynn's property. All soil saturated.** Higher land on other side. Mud bog last year. Moisture travels to lowest point. Solutions: 1) Create walkway, push snow away on his property. 2) Have snow removed, limiting amount of moisture toward her property. Motel has more parking spaces than needed, as employees walk to work. Can store snow on property. **CLOSE PUBLIC HEARING.**

DISCUSSION

Lizza noted project includes seven (not 29) parking: two employees, two parallel spaces, three angled.

Roberts: Motel room small size?

Access via walkway? Bush thought that snow should not be stored on walkway but moved away from Monteverde 's property.

Le Francois indicated applicant agreed to move snow into parking space.

Pipersky mentioned safety of tenants walking past roof to rooms. Oepkes noted snow usually sheds within 24 hours.

MOTION: Staff report + change 29 to seven parking spaces, with two alternate + snow removal away from neighbor properties (*Pipersky/Roberts. Ayes: 4. Absent: Lagomarsini.*)

4. **WORKSHOPS:** No items

5. **REPORTS**

A. **DIRECTOR:** None.

B. **COMMISSIONERS: Roberts:** CCPCA conference May 4-5 in Redding, 88th annual conference. Greenmailing, tribal consultation under AB 52, EPA superfund site cleanup, housing goals, cannabis. Field trip to JFK memorial, mall, Shasta dam, Sierra Pacific Industries plant. Leticia Perez, dynamic speaker, former public defender, farm for inmates who lived on farm.

6. **INFORMATIONAL:** No items

7. **ADJOURN** at 11:50 a.m. to regular meeting May 17, 2018

Prepared by CD Ritter, PC secretary

Mono County Community Development Department

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

June 14, 2018

To: Mono County Planning Commission

From: Jake Suppa, Code Compliance Analyst

Re: Commission Interpretation of the Rock Creek Canyon Specific Plan and Tract Map setback requirements for Lot 6

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Find that the buildable area for Lot 1-6 is established by setbacks as stated in the EIR text.
2. Determine if the nearest bank is part of the irrigation ditch or the stream for measuring the setback distance to the chicken coop.

BACKGROUND

Located at the southern end of the Paradise Community on Lower Rock Creek Road, the Rock Creek Canyon Specific Plan/EIR development occurred on the former Paradise Lodge Rural Resort site, transforming the use to a single-family residential area.

- The Rock Creek Canyon Specific Plan/EIR was approved by the Board of Supervisors in 2010 and amended in 2012. It regulates on-site development, infrastructure and use of the property, and subdivided the subject property into 14 lots. The Tract Map 37-59A/B conditions were recorded December 21, 2010.
- A Planning Commission Interpretation for Lot 6 approved July 10, 2014, determined that the construction of a 12'-14' long, 6' high privacy-fence is consistent with the intent of the Specific Plan.
- A complaint was received, and Code Compliance Case 2018/008 was opened regarding an outbuilding possibly encroaching into the creek setback and located outside the "building area."

Project Location



PROJECT

The applicant has built an approximately 70-square foot chicken coop, and the Commission is requested to interpret the Specific Plan and Tract Map setbacks establishing the “building area” and required distance from the creek.

The applicants contend that they “spent additional time and money in an effort, not only to comply with the specifications and standards, as stated in the Rock Creek Canyon Final Specific Plan, but to create a landscape which is aesthetically pleasing...”

The ~70-sf chicken coop is exempt from a building permit because it is less than 120 sf with no utilities. The structural design incorporates a stem-wall for stronger construction, and the craftsman-style design complements the primary residence. See the attached exhibits for site photos.

SPECIFIC PLAN CONSISTENCY

The following italicized text (with emphasis added) is excerpted from the Rock Creek Canyon Specific Plan/EIR:

There are no designated building envelopes for Lots 1-6. Land modification on these lots will be regulated by the building setbacks permitting the Specific Plan, as depicted in Exhibit 3-6. These setbacks are consistent with fire-safety requirements set forth by Mono County to comply with State Responsibility Area guidelines established by the California Department of Forestry. Table 3-3 compares Specific Plan standards with the standards that would apply under the existing Rural Resort land use category

3.6.5 Residential Development Standards

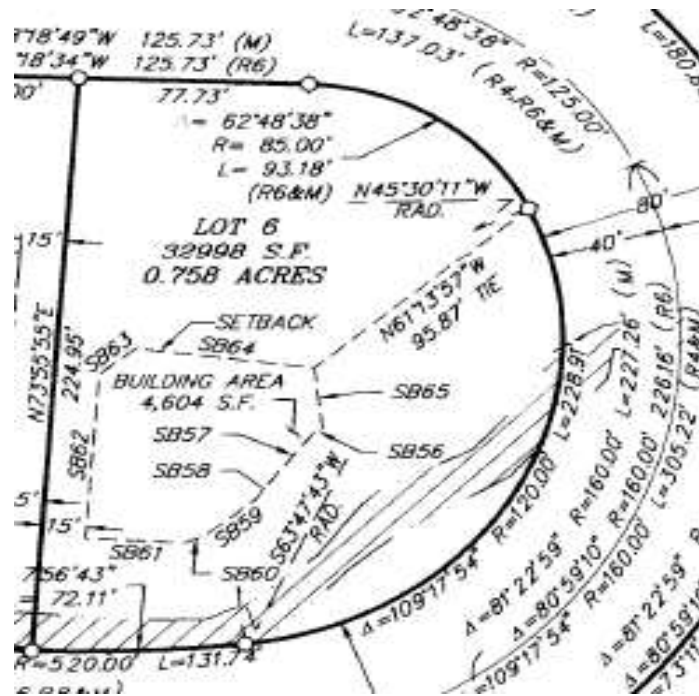
h. Setbacks:¹

- i. All setbacks shall at a minimum comply with requirements of the California Department of Forestry, as adapted by the County of Mono, for designated State Responsibility Areas (which include all of Mono County).*
- ii. Lots 1-6 shall have setbacks as follows: minimum 30-foot setback from the top of the bank of Lower Rock Creek, minimum 20-foot setback from the edge of the internal roadway, and a minimum 15-foot side-yard and/or rear-yard setback.*
- iii. Lots 4-6 shall have a minimum 10-foot setback from the small irrigation ditch.*
- v. In lieu of setbacks, Lots 7, 9, 10 and 12 shall have a single defined building envelope as shown in Exhibits 3-7 and 3-8; all structural improvements on these lots (7, 9, 10 and 12) shall be confined to the defined building envelopes.*
- viii. For all lots, and except for roads, utility lines, existing structures and hallway corridors located on Lots 10 and 11, no structures shall be allowed within 30-feet of the bank of Lower Rock Creek (please also refer to the additional creek protections contained in Specific Plan §3.6.7).*

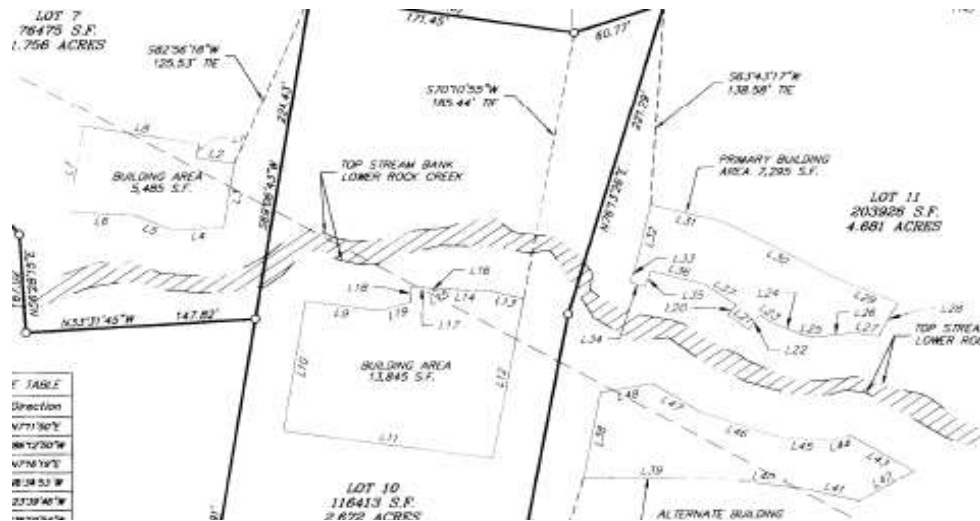
¹ The project site is in a designated State Responsibility Area with mandatory side- and rear-yard setbacks of 30 feet; the setbacks may be reduced only through formal exception procedures established by the California Department of Forestry. (Source: GPLUE II-11)

The following graphics are excerpted from the Tract Map and depict the “building area” for Lot 6, and Lots 7 and 10, in relation to the above standards:

Tract Map 37-59A/B, Lot 6: “Building Area” setbacks

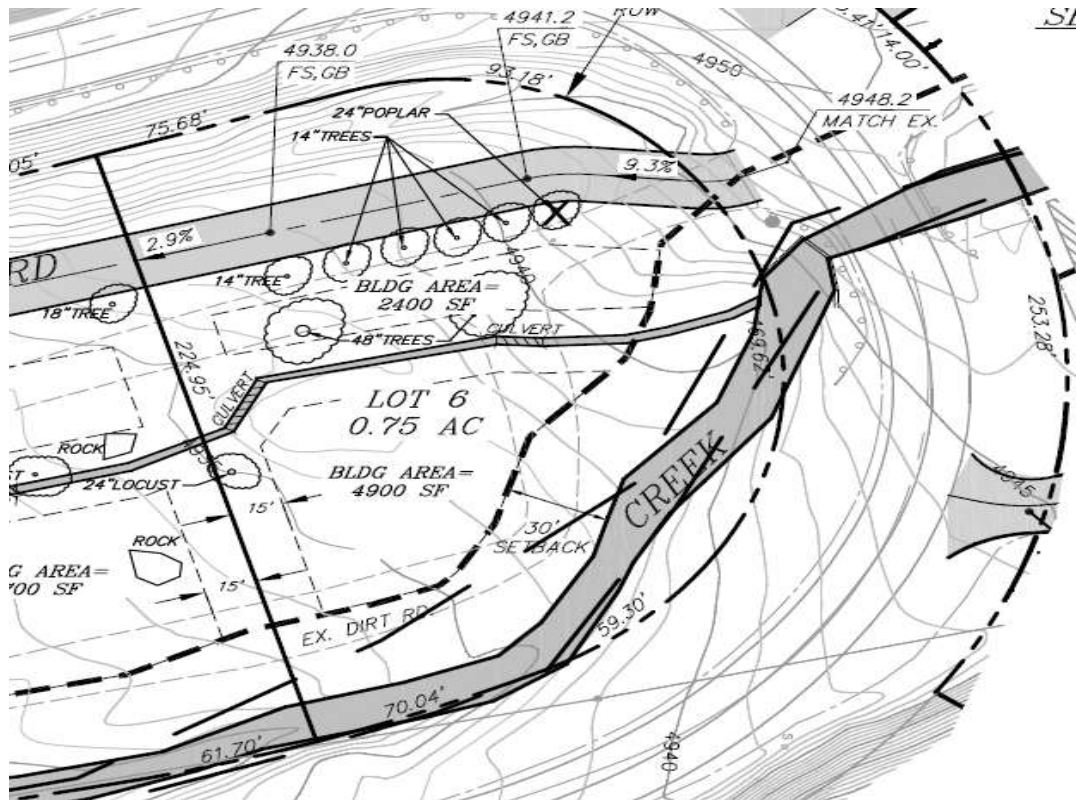


Tract Map 37-59A/B, Lots 7, 10, & 11: “Building Area” disturbance envelopes



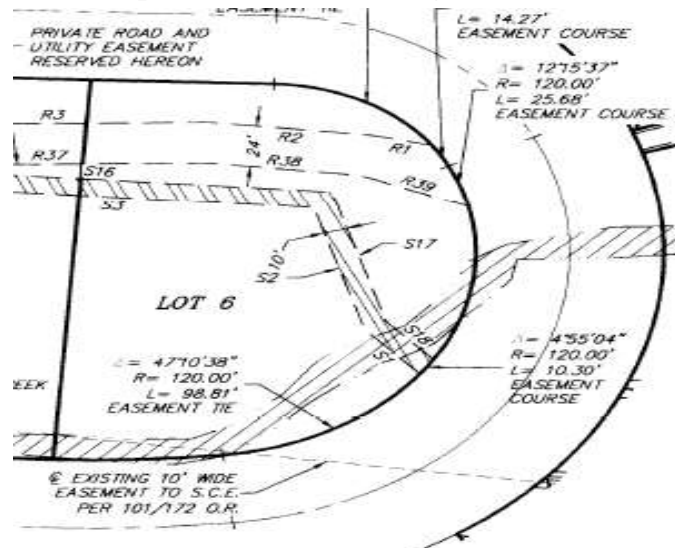
During the 2012 Specific Plan amendment, the depiction of Tract Map 37-59 A/B Exhibit 3-6 (below) was provided but not recorded into the Final Tract Map. This exhibit depicts an accurate layout of setbacks and where construction disturbance may occur based on the setback distances described in the EIR text but is legally disassociated from the Tract Map. Note that this map contains a building area between the interior roadway and irrigation ditch that is missing from the prior map above (Tract Map 37-59A/B, Lot 6).

Exhibit 3-6: Representation of “Building Areas” with all ‘setbacks’ visually represented



In addition, the irrigation ditch is considered a historic use and has an easement for its continuation. The Specific Plan and Paradise Area Plan also contain policies that support the continuation of historic uses.

Tract Map 37-59 A/B, Lot 6: Irrigation Ditch Easement



The following describes the setbacks of the chicken coop and the question requiring Commission interpretation:

Setback Feature	Required Setback	Chicken Coop	Compliance
Interior road	20'	20'4"	Yes
Side/Rear yard	15'	>15'	Yes
Irrigation ditch	10'	22'4" to northern corner 17'10" to southern corner	Yes
Commission Interpretation	10' irrigation ditch	24'7" to the bank of where the irrigation intake splits from stream.	Yes, if this bank is regarded as the irrigation ditch and not the stream. No, if it is regarded as the stream.
	30' stream	31'3" to the in-stream braid separation that splits water flow between the irrigation ditch and stream.	Yes, if the braid separation is considered the stream bank.

ENVIRONMENTAL REVIEW

The project has a certified Environmental Impact Report from 2010. No further environmental review is necessary.

GENERAL PLAN CONSISTENCY

General Plan policy allows for the commission to make interpretations on development regulations as stated in section 01.040 as follows:

Unless otherwise provided, any ambiguity concerning the content or application of the Land Development Regulations shall be resolved by the Planning Commission (see Section 3.030, Interpretation of "Similar Uses") or, on appeal therefrom, by the Board of Supervisors.

The primary objective of the Rock Creek Canyon Specific Plan is to fulfill the General Plan vision for ultimate development of the Paradise community. Additional key objectives are to (a) create an energy-efficient community based on guidelines established through the LEED program, (b) preserve key elements of the site history, if feasible, for future generations, (c) ensure that all lots are supported by adequate access and public facilities, and (d) preserve and enhance access to area trails and open-space resources.

The Rock Creek Canyon Specific Plan indicates the "building area" on Lots 1-6 is established by setbacks from certain features, as opposed to a building envelope indicated on the Tract Map for Lots 7, 9, 10 and 12. If the bank of the irrigation ditch intake is regarded as the irrigation ditch itself, then the chicken coop complies with the Specific Plan setbacks and Chapter 4 of the General Plan:

04.130.F. Habitat and Wildlife Setbacks

b. New development shall be subject to the following minimum setbacks from any lake, and major or minor stream. Any proposed structure, including associated impervious surfaces, shall be located a minimum of 30 feet from the top of the bank."

If the bank of the irrigation ditch intake is regarded as the stream bank, then the chicken coop does not comply with the Specific Plan or the General Plan.

Regardless of setbacks, the chicken coop is consistent with the following General Plan standards:

02.1063 Small-scale agriculture.

“Small-scale agriculture” means gardens and orchards producing food for human consumption that do not exceed 10% of the total lot area. Such agriculture may be for personal or community use. Landscaping is not considered small-scale agriculture.

04.270 Animal Standards. *Pet animals. The keeping of pet animals is permitted in addition to the animal units permitted in the matrix in the following subsection. Pet animals are subject to the following provisions:*

1. *For all dwellings, except multifamily, any and all of the following pet animals are permitted, with no minimum lot areas:*
 - a. *Four dogs and four cats.*
 - b. *Up to four of any combination of the following:*
 1. *Chickens (excluding roosters), cooped.*
 2. *Ducks, penned.*
 3. *Goose, turkey or similar fowl (limit one), penned.*
 4. *Rabbits or other domestic animals of similar size at maturity, penned.*
 - c. *Domestic birds, not fowl, enclosed at least 15 feet from any dwelling on adjoining property.*

Table 04.030: Animal Standards

Zone District	Minimum Lot Area Required	Animal Units Permitted	Distance Requirements
SFR	20,000 sq. ft.	Two units per 20,000 sq. ft. of lot area with Director Review with Notice >1 acre: one unit per 10,000 sq. ft. of lot area.	

One Animal Unit Equals:

	6 geese, turkeys or similar fowl
10 chickens, ducks or game hens, excluding guinea hens and roosters in the SFR	12 fur-bearing animals including rabbits, and other fur-bearing animals of similar size at maturity

This staff report has been reviewed by the Interim Community Development Director.

ATTACHMENTS

1. Site photos
2. Application for Planning Commission Interpretation and statement by applicant
3. Letters of support

Exhibit 1



Eastern view of Lot 6 from Lower Rock Creek Canyon Rd. with subject structure on the left.



Western view of Lot 6 from Lower Rock Creek Canyon Rd bridge with subject structure on the right.



Southern view of Lot 6 prior to construction of subject structure; display of culvert intake on lower left.



Interior road to structure corner (fencing does not constitute a structure).



Interior road to structure measurement of 20' 3.75''



Northern corner measurement of structure corner to the irrigation ditch.



Northern corner of the structure measurement of 22' 4''.



Southern corner measurement of structure corner to the irrigation ditch.



Southern corner of the structure measurement of 17' 10".



Northern corner of the structure to the irrigation ditch intake bank.



Northern corner of the structure to irrigation ditch intake measurement of 24' 7".



Northern corner of the structure to Rock Creek stream bank.



Northern corner of the structure to Rock Creek stream bank measurement of 31' 3".



Lower Rock Creek Drive culvert bridge.



Rock Creek and Irrigation Ditch rock braid.



Irrigation ditch culvert and Rock Creek culvert with rock braid separation.

Mono County Community Development Department

P O Box 347
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COMMISSION INTERPRETATION REQUEST

APPLICATION # _____	FEE \$ <u>495</u>
DATE RECEIVED <u>4-12-18</u>	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT Jim Lewey & Margaret Palchak

ADDRESS 15 Lower Canyon Rd **CITY/STATE/ZIP** Paradise CA, 93514

TELEPHONE **E-MAIL**

NATURE OF REQUEST: Briefly describe your request for interpretation.

Specific Mono County General Plan Land Use Element section requiring interpretation

Rock Creek Specific Plan / EIR; TM 37-59

Specific Mono County policy requiring interpretation _____

If request is for interpretation/modification of parking requirements specified in Mono County General Plan Land Use Element Section 06.020 (C), state reason for request.

If request is for interpretation of "similar use," respond to the following: Mono County General Plan Land Use Element Section 04.030 (B) requires that, prior to taking an action to find a use similar to and not more objectionable to the general welfare than the uses listed within the text of the land use designation of this title, the Planning Commission shall find all of the following:

1. Proposed use is compatible with the intent of the land use designation and is applicable throughout the county in that district.

More on back...

2. Proposed use is consistent with the General Plan and any applicable area general plans.

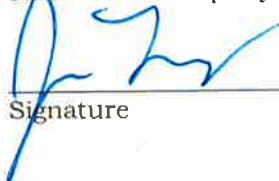
3. Use is capable of meeting the standards and requirements of that district.

4. Use will not be more objectionable to the general welfare (i.e., health, safety) than the uses listed within the district.

APPLICATION SHALL INCLUDE:

- A. Completed application form.
- B. Project processing deposit: See Development Fee Schedule.

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: ® legal owner(s) of the subject property, ® corporate officer(s) empowered to sign for the corporation or authorized legal agent, or ® other interested party.



Signature

4-12-10

Signature

Date

- We were careful to comply with the rules and setbacks as we read them in the Rock Creek Canyon Final Specific Plan.
 - Page 6 of Final Specific Plan states there is no building Envelope for lots 1-6, land modification will be dictated by setbacks.
 - The Shed is 30 feet setback from the creek bank. The bank of the creek is a little vague at this point because the creek forks to form "the ditch" immediately after emerging from out of the man-made culvert under Lower Rock Creek Road. (See Photos: Coop setback & Creek-Ditch Split, attached)
 - The shed is more than 10 feet from the bank of the ditch.
- We were told by Mono County Compliance division after a complaint was filed that we are to use Tract Map 37-59A/B for building guidelines. The area proposed for relocation of the Shed by the county, dictated by the tract map, is inadequate because:
 - The structure would not fit within the envelope in this proposed location (see floor plan and site plan diagram).
 - It is also not an appropriate place for a chicken coop (immediately outside a residential bedroom window).
- Our lot, #6 is .75 Acres. There are many physical characteristics of the lot that dictate the allowable building area and have their own setback criteria. Rock Creek Flows through the property, there is a historic irrigation ditch, Lower Rock Creek Road goes around 3 sides of the property and Lower Canyon Road goes through our property. We feel these special circumstances should allow us to build outside the building area described in the tract map.
 - Allowable building area per tract map is 4,604 sq. ft, 13.95% of lot, 32,998 sq. ft.
 - Allowable building area in lots 1-5 is 28% to 35%
- We have spent additional time and money in an effort, not only to comply with the specifications and standards, as stated in the Rock Creek Canyon Final Specific Plan, but to create a landscape which is aesthetically pleasing, and hopefully predator proof.
 - Shed was built to current Code Standards and matches design and material of our house per CC&R's (See Photo Coop and run, attached)
 - We designed its construction to be predator proof due to regular visits from Mountain Lion, coyote, fox, raccoon, skunk, ringtail cat, bear, snakes, and more
- We relocated to Paradise/Lower Rock Creek after many years in Mammoth, primarily because we were seeking a lifestyle based on small scale personal agriculture. This vision includes growing our own fruits and vegetables, raising chickens and keeping bees. We have been carefully researching and planning each step of this process.
- Finally, we believe we have the support of our neighbors in the Lower Rock Creek Community.
 - We get numerous compliments as to the work we have done to our property
 - We realize that this development has been under much scrutiny by the local community. We ourselves were sad to see the cabins go. Therefore, we feel it is an honor and a privilege to be stewards of this land and care for it to the best of our ability.

Request for Commission Interpretation -Response to Compliance Violation complaint 2018/008

- We have researched, saved, and planned for this project for over three years and believed this project to be in compliance with the regulations and setbacks as spelled out in the site specific plan.
- We are respectfully requesting a variance to keep the chicken coop and run as currently located.

DEBORAH DEBOER
74-478 HIGHWAY 111, #372
PALM DESERT, CA 92260
CELL: (760) 534-6035

April 3, 2018

Mono County
Community Development Department
Planning Division

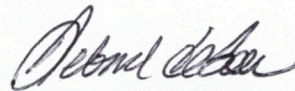
Re: Complaint 2018/008: Regarding 15 Lower Canyon Road, Paradise, CA 93514
Mono county Assessor's Parcel No. 026-330-009

To Whom It May Concern:

As the President and sole shareholder of Deborah deBoer, P.C., I am the owner of the 5 acre vacant parcel of land with the address 215 Upper Canyon Road, Paradise CA 93514. It has come to my attention that an anonymous complaint was lodged with the County in regards to the shed built at 15 Lower Canyon Road. I have occasion to walk and drive by the shed when visiting my property. As a property owner in the same project and neighbor, I have no objection to the shed at its current location. The attention to detail as to its design and location make the shed blend into the natural environment as well as with the existing Craftsman-style homes.

Should you wish to contact me or ask me any specific questions about this the best way to contact me is via the cell phone number and/or address above.

Sincerely



Deborah deBoer

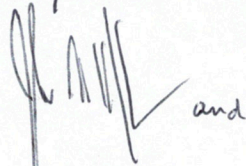
Dear Mono County Planning Commission,

7 May, 2018

We would like to convey our support for our neighbors,
Jim Lewsey and Margaret Palchak who reside at:
15 Lower Canyon Road, Paradise Estates, California
regarding their chicken coop.

They have taken great effort in the construction and
implementation of this efficient and esthetically pleasing
addition to their already beautiful garden and landscape.
We think it is lovely!

Very Sincerely,

A handwritten signature in black ink, appearing to read "John Webber". The signature is stylized with a large initial "J" and a long horizontal stroke.

and

gina Webber

John & gina Webber
40 Sierra Vista Circle
Paradise Estates, CA
93514

Mono County Community Development Department

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June 14, 2018

To: Mono County Planning Commission

From: Dana Hoffman, Michael Baker International
Wendy Sugimura, Interim Director

RE: Mono County and Town of Mammoth Lakes Draft Multi-Jurisdictional Hazard Mitigation Plan

BACKGROUND

Mono County was awarded grant funding from the Federal Emergency Management Agency (FEMA)/California Office of Emergency Services (Cal OES) to update the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), which will cover both the Town of Mammoth Lakes and Mono County. The current MJHMP was last adopted in 2008 and is required to be updated every five years to qualify for certain disaster recovery and hazard mitigation funds.

Although not a required component, the Community Wildfire Protection Plan (CWPP) for both jurisdictions has also been updated and completed and is incorporated into the MJHMP as a self-contained chapter. Together the documents are collectively referenced as the Plan. The MJHMP is being developed in accordance with the Federal Stafford Act, The National Flood Insurance Act, and 44 Code of Federal Regulations (CFR).

DISCUSSION

The Plan was created over the last year by identifying stakeholders, assessing risk, and developing mitigation measures. The project team participated in five meetings that included identified stakeholders, including staff from both jurisdictions, and representatives from the local volunteer fire departments, utilities, Marine Corps Mountain Warfare Fire Department, local Fire Safe Councils, and State and Federal agencies. Additional outreach to the community was conducted through presentations at six RPAC meetings over the course of the planning process and an online survey.

The Plan is comprised of the following chapters:

- Chapter 1 – Introduction: Describes the background and purpose of this Plan, its goals and priorities, and the planning process used to develop it.
- Chapter 2 – Community Profile: Provides the history, physical setting, land use, and demographics of Mono County and Mammoth Lakes.
- Chapter 3 – Hazards Assessment: Identifies, describes, and prioritizes the hazards that threaten Mono County and Mammoth Lakes. This chapter discusses past events, risks of future events, and the effects of climate change for each type of hazard.
- Chapter 4 – Risk Assessment: Describes the risks posed by each hazard type to county and town residents, particularly those who are more likely to be socially vulnerable, and to critical facilities.
- Chapter 5 – Mitigation Actions and Access Route assessments: Lists mitigation measures to reduce the risks from hazards facing Mono County and Mammoth Lakes. This chapter also provides an assessment of six

communities with an overview of the County's and the Town's existing capabilities to reduce vulnerability to hazard events.

- Chapter 6 – Plan Maintenance and Capabilities: Describes the process for implementing, monitoring, and evaluating the MJHMP, and opportunities for continued public involvement.
- Chapter 7 – Contains the Community Wildfire Protection Plan, including how the plan meets the requirements of the Healthy Forest Restoration Act; analysis of wildfire-related hazards and risks in the WUI; identifying ongoing and planned fuel management projects; and mitigation measures designed to prevent and/or reduce the damage associated with wildfire to WUI assets, also known as values.

Key components and additions from existing MJHMP: The Plan contains several additions and changes to the last adopted MJHMP. These include:

- A new Priority Mitigation Measure for the completion of new parcel-level avalanche mapping for the County's GIS system and development of revised zoning overlays for avalanche prone areas. *See Chapter 5, p. 5-10.*
- A new Priority Mitigation Measure, for communities with only one access route, to develop, design, and implement a plan to provide an emergency access route, prioritized based on multi-hazard risk to existing. A concept level secondary access route assessment is included by six communities with only one access route identified by County staff. *See Chapter 5, p. 5-4 and p. 5-13 to p. 5-43.*
- Reference to Fire Management Best Management Practices for Sage-Grouse Conservation establishing County and Town will support and assist the USFS and BLM-Bishop in these efforts. *See Chapter 7 p. 7-62.*
- Incorporation of an updated Community Wildfire Protection Plan into the document as stand-alone chapter. This provides of an update to 2009 adopted CWPP. *See chapter 7.*
- Identification of Wildlife Collision as a priority hazard and requisite risk assessment and mitigation measures. *See Chapter 1 p. 3-3, Chapter 3 p. 3-87 to 3-89, Chapter 4 p. 4-15, and Chapter 5 p. 5-12.*

The Plan was released for public review on June 7, 2018, and comments will be accepted until July 30, 2018.

It can be accessed on the County's website at <https://monocounty.ca.gov/planning/page/local-hazard-mitigation-plan-2017-update>.

The Plan will be sent to the stakeholders list and the RPAC distribution lists and will be presented to the Board of Supervisors for discussion and comment. Based on public comments and input received, the Plan will be finalized and submitted to FEMA and Cal OES for approval in August. A public hearing before the Board of Supervisors and Mammoth Lakes Town Council will then be held to adopt the final document.

The Planning Commission is requested to receive the presentation from consultant Michael Baker International and discuss and provide any input. Comments may also be sent anytime during the public comment period to Wendy Sugimura (wsugimura@mono.ca.gov) and Dana Hoffman (DHoffman@mbakerintl.com).

ATTACHMENT

- Multi-Jurisdictional Hazard Mitigation Plan, Public Review Draft, June 2018