



AGENDA

BOARD OF SUPERVISORS, COUNTY OF MONO STATE OF CALIFORNIA

Lee Vining Community
Center, 296 Mattley
Avenue, Lee Vining, CA
93541

Special Meeting
Joint meeting with Mono Basin
Regional Planning Advisory Committee
August 21, 2012

NOTE: In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5534. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517), and in the County Offices located in Minaret Mall, 2nd Floor (437 Old Mammoth Road, Mammoth Lakes CA 93546). Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517). **ON THE WEB:** You can view the upcoming agenda at www.monocounty.ca.gov. If you would like to receive an automatic copy of this agenda by email, please send your request to Lynda Roberts, Clerk of the Board : lroberts@mono.ca.gov.

5:30 PM **Call meeting to Order**

Pledge of Allegiance

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.)

REGULAR AGENDA

BOARD OF SUPERVISORS

1a) **5:30 p.m. Tour of Lee Vining Community Garden** (Ilene Mandelbaum) - Beginning at 5:30 p.m., the Board of Supervisors will meet at the Lee Vining Community Center and then walk to the Lee Vining Community Garden for a tour.
30 minutes

Recommended Action: Informational only.

Fiscal Impact: None.

COMMUNITY DEVELOPMENT - PLANNING DIVISION

2a)

10 minutes

Mono Lake Boat Tours (Heather deBethizy and Mono Basin RPAC) - Proposed resolution of the Board of Supervisors in support of the operation of a commercial motorized board tour on Mono Lake.

Recommended Action: Adopt proposed resolution. Provide any desired direction to staff.

Fiscal Impact:
None

2b)

**6:00 p.m.
Public
Hearing**
1.5 hours

Public Hearing - Mono Basin Community Plan: Visioning to Action (Heather deBethizy, Wendy Sugimura, Mono Basin RPAC) - Public hearing to consider the Mono Basin Community Plan.

Recommended Action: Conduct public hearing. The Planning Commission has recommended that the Board of Supervisors take the following actions: 1. Provide input and feedback on the draft Mono Basin Community Plan (Plan) accepted by the RPAC and recommended by the Planning Commission; 2. Direct staff to commence review of the Plan under CEQA; and 3. Acknowledge the Plan as an expression of the views of the Mono Basin RPAC that may be considered in conjunction with future land use decisions.

Fiscal Impact: Staff time and material expenses have been absorbed in the regular Community Development Department (CDD) budget without any additional allocations. The final adoption and California Environmental Quality Act (CEQA) compliance will be combined with an upcoming comprehensive General Plan Update to minimize fiscal impact.

ADJOURNMENT

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OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	August 21, 2012	DEPARTMENT	Board of Supervisors
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	30 minutes	PERSONS APPEARING BEFORE THE BOARD	Ilene Mandelbaum
SUBJECT	5:30 p.m. Tour of Lee Vining Community Garden		

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Beginning at 5:30 p.m., the Board of Supervisors will meet at the Lee Vining Community Center and then walk to the Lee Vining Community Garden for a tour.

RECOMMENDED ACTION:

Informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Lynda Roberts

PHONE/EMAIL: 760-932-5538 / lroberts@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR
**PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

No Attachments Available

History

Time	Who	Approval
8/14/2012 12:19 PM	Clerk of the Board	Yes



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE August 21, 2012

DEPARTMENT Community Development -
Planning Division

**ADDITIONAL
DEPARTMENTS**

**TIME
REQUIRED** 10 minutes

**PERSONS
APPEARING
BEFORE THE
BOARD** Heather deBethizy and Mono
Basin RPAC

SUBJECT Mono Lake Boat Tours

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Proposed resolution of the Board of Supervisors in support of the operation of a commercial motorized board tour on Mono Lake.

RECOMMENDED ACTION:

Adopt proposed resolution. Provide any desired direction to staff.

FISCAL IMPACT:

None

CONTACT NAME: Heather deBethizy

PHONE/EMAIL: 924-1812 / hdebethizy@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH
ATTACHMENTS TO THE OFFICE OF
THE COUNTY ADMINISTRATOR
***PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING***

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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 [Resolution](#)

History

Time	Who	Approval
8/7/2012 7:54 AM	County Administrative Office	Yes
8/13/2012 3:25 PM	County Counsel	Yes
8/7/2012 8:48 AM	Finance	Yes



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4 **RESOLUTION NO. R12-**

5 **A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS**
6 **IN SUPPORT OF THE OPERATION OF A COMMERCIAL MOTORIZED**
7 **BOAT TOUR ON MONO LAKE**

8 **WHEREAS**, the Mono Basin Regional Planning Advisory Committee (RPAC), a local advisory group
9 empowered through the Board of Supervisors through which the citizens of the communities of Lee Vining,
10 Mono City, Lundy Canyon, and Bodie Hills, recommended support of the operation of motorized boat tours
11 on Mono Lake; and

12 **WHEREAS**, the primary economic base in Mono County is tourism and recreation. These activities are
13 pursued by locals and visitors alike and include sightseeing, walking, hiking, camping, fishing, hunting,
14 climbing, kayaking, paddle boarding, canoeing, sailing, cycling, mountain biking, exploring, bird watching,
15 photography, picnicking, skiing, snowboarding, ice skating and many other activities; and

16 **WHEREAS**, the Draft Mono Basin Community Plan recognizes the economic value of such diverse
17 recreational pursuits in such provisions as listed here:

18 *GOAL 2: Grow a sustainable local economy with diverse job opportunities that offers year-round*
19 *employment and wages that reflect the cost of living in the area.*

20 Objective A: Plan for a diversified, sustainable economy.

21 Objective B: Enhance and support the existing tourism-related economy.

22 Policy 1: Cultivate tourism-related programs and attractions that promote longer, multi-day
23 visits and support the existing tourism-related economy.

24 Objective C: Diversify the existing economic base and employment opportunities to achieve a
25 more sustainable economy; and

26 **WHEREAS**, the Plan also recognizes social and cultural values of diverse recreational opportunities in
27 such provisions as listed here:

28 *GOAL 1: Maintain the spectacular natural values of the Mono Basin and rural, small-town character*
of communities by managing growth, ensuring high-quality aesthetics, and providing for community
development needs to enhance the quality of life for residents.

Objective D: Maintain, protect and enhance the natural, historical, and recreational attributes of the
Mono Basin.

 Policy 3: Support recreational activities and the ability to use and enjoy the land while also
protecting the natural environment.

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Action 3.1: Identify recreation activity and access priorities, and work toward implementation.

Action 3.2: Coordinate with land management and transportation agencies, such as the BLM, USFS and LADWP, to ensure adequate access and responsible use; and

WHEREAS, previously permitted motorized boat tours on Mono Lake provided valuable access and interpretation to local residents and visitors in a safe and responsible manner, and such services were often provided on a charitable or discounted basis to local youth, decision makers, and others; and

WHEREAS, additional permitted services on and around Mono Lake could also provide funding to the Mono Lake Tufa State Natural Reserve which has experienced such financial distress as to threaten its continued operations.

NOW, THEREFORE, BE IT RESOLVED that based on the foregoing, the Mono County Board of Supervisors supports the operation of a motorized boat tour on Mono Lake.

PASSED AND ADOPTED this 21st day of August, 2012, by the following vote:

AYES :
NOES :
ABSTAIN :
ABSENT :

ATTEST: _____
Clerk of the Board

Vikki Bauer, Chair
Board of Supervisors

APPROVED AS TO FORM:

Marshall Rudolph
County Counsel



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	August 21, 2012	DEPARTMENT	Community Development - Planning Division
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	1.5 hours	PERSONS APPEARING BEFORE THE BOARD	Heather deBethizy, Wendy Sugimura, Mono Basin RPAC
SUBJECT	Public Hearing - Mono Basin Community Plan: Visioning to Action		

AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Public hearing to consider the Mono Basin Community Plan.

RECOMMENDED ACTION:

Conduct public hearing. The Planning Commission has recommended that the Board of Supervisors take the following actions: 1. Provide input and feedback on the draft Mono Basin Community Plan (Plan) accepted by the RPAC and recommended by the Planning Commission; 2. Direct staff to commence review of the Plan under CEQA; and 3. Acknowledge the Plan as an expression of the views of the Mono Basin RPAC that may be considered in conjunction with future land use decisions.

FISCAL IMPACT:

Staff time and material expenses have been absorbed in the regular Community Development Department (CDD) budget without any additional allocations. The final adoption and California Environmental Quality Act (CEQA) compliance will be combined with an upcoming comprehensive General Plan Update to minimize fiscal impact.

CONTACT NAME: Wendy Sugimura

PHONE/EMAIL: 760.924.1814 / wsugimura@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH
ATTACHMENTS TO THE OFFICE OF
THE COUNTY ADMINISTRATOR
**PRIOR TO 5:00 P.M. ON THE FRIDAY
32 DAYS PRECEDING THE BOARD MEETING**

SEND COPIES TO:

Wendy Sugimura
Scott Burns
Heather deBethizy

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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[Mono Basin Plan Staff](#)

History

Time	Who	Approval
8/7/2012 7:54 AM	County Administrative Office	Yes
8/13/2012 5:19 PM	County Counsel	Yes
8/10/2012 5:20 PM	Finance	Yes

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

August 21, 2012

To: Honorable Board of Supervisors

From: Heather deBethizy, Associate Planner
Wendy Sugimura, Associate Analyst

RE: PUBLIC HEARING – Mono Basin Community Plan: Visioning to Action

RECOMMENDATION

The Planning Commission has recommended that the Board of Supervisors take the following actions:

1. Provide input and feedback on the draft Mono Basin Community Plan (Plan) accepted by the RPAC and recommended by the Planning Commission;
2. Direct staff to commence review of the Plan under CEQA; and
3. Acknowledge the Plan as an expression of the views of the Mono Basin RPAC that may be considered in conjunction with future land use decisions.

FISCAL IMPACT

Staff time and material expenses have been absorbed in the regular Community Development Department (CDD) budget without any additional allocations. The final adoption and California Environmental Quality Act (CEQA) compliance will be combined with an upcoming comprehensive General Plan Update to minimize fiscal impact.

BACKGROUND AND NEED

In the spring of 2010, the Mono Basin RPAC formed a Steering Committee of interested RPAC and community members to pursue a visioning effort and update of the Mono Basin Area Plan, with the update authorized and supported by the Board of Supervisors. The goal was to involve as much of the community as possible in a focused, open discussion to develop an implementation and action plan with specific timelines and projects. At the public hearing, RPAC members will explain further the community dynamics driving the need for a comprehensive community plan.

The result of two-plus years of outreach and policy development is *The Mono Basin Community Plan: Visioning to Action*, a community-based planning effort that defines a vision and set of policies to guide future land use, development, and quality-of-life decisions. The purpose of the Plan is to inform decision makers at the community and local government levels, as well as other agencies, businesses and entities operating in the Mono Basin, about the needs and aspirations of the communities. The expectation is that the community and other entities in the Mono Basin will cooperatively engage in a good-faith effort to accomplish the Plan.

PLANNING PROCESS

The Steering Committee debated various planning processes, including hiring a third-party facilitator, various outreach and public engagement methods, and timing, and decided to immediately pursue plan development utilizing Mono County Community Development Department staff. The Steering Committee

thought the County staff brought an element of dependability for follow-through and local knowledge that was critical to the process.

The public process to develop the Plan has been intensive, consisting of two visioning workshops, four action plan workshops, a detailed community survey, meticulous review and analysis of the survey data, and monthly RPAC meetings to review and discuss various issues and policy language. The intended result is a plan that reflects community interests rather than individual positions, and addresses a more-comprehensive range of issues and policies than the typical land use planning focus of an area plan.

In addition, the Plan establishes an Action Plan Matrix to guide implementation and achieve results. The Matrix outlines the County's specific role, and suggests other entities that could act as lead/collaborative agencies if the action falls outside the government services provided by the County. At the end of the Matrix, the potential capital facilities identified in the Plan have been compiled into a list. The process to bring these projects to fruition and/or match them with various funding sources is complex, and a single list is intended to assist staff with the development of these projects. Ultimately, this list will be combined with countywide projects in a capital facilities section of the General Plan.

As the Plan continues to develop and evolve, an ongoing goal is to involve more of the community. The RPAC and Steering Committee utilized multiple outreach and engagement strategies, including less-typical methods, and yet recognize that some segments of the community may be underrepresented. The Plan is a living document that can be modified to reflect community issues as they evolve or are understood better.

The RPAC and community members attending the public meetings edited an initial draft in the summer and fall of 2011, and the resulting redline document of suggested changes in early 2012. At the May meeting, the RPAC was presented with the Mono Basin Community Plan Final Draft, which was accepted at the June meeting with minor language edits and typographical/formatting corrections. On July 12, 2012, the RPAC presented the Plan to the Planning Commission at a public hearing in Lee Vining, and the commission made the recommendation in this staff report to the Board of Supervisors. In addition, the Plan was presented for comment and discussion at the interagency Collaborative Planning Team meeting on July 26, 2012.

REVIEW OF THE PLAN

At the public hearing, RPAC members will share the parts of the Plan that are the most significant to them personally to highlight the main community issues. The RPAC will also review the Vision Statement that serves as the common ground for the RPAC to collaboratively pursue. Staff will then provide a more-technical overview of policy content and the Action Plan Matrix, describing the Plan in the context of the General Plan.

FINAL PLAN ADOPTION

Plan adoption will require review in compliance with the California Environmental Quality Act (CEQA). To minimize the fiscal impact and ensure integrated policy documents, the CEQA review will be combined with the environmental review of an upcoming comprehensive General Plan Update. Other funding sources directly contributing to the General Plan Update and CEQA compliance include a \$326,000 Sustainable Communities grant award and Local Transportation Commission funding, as well as ongoing grant projects such as the Bridgeport Main Street Revitalization Project and completed projects such as the Eastern Sierra Corridor Enhancement Plan and Landownership Adjustment Project.

ATTACHMENT

Mono Basin Community Plan Final Draft provided under separate cover.