

November 5, 2015
Special Meeting
Board of Supervisors
Item #2a

Regional Planning
Advisory
Committees
Workshop

Regional Planning Advisory Committees

Mono County's Citizen-Based Planning Framework

Board of Supervisors Workshop

November 5, 2015

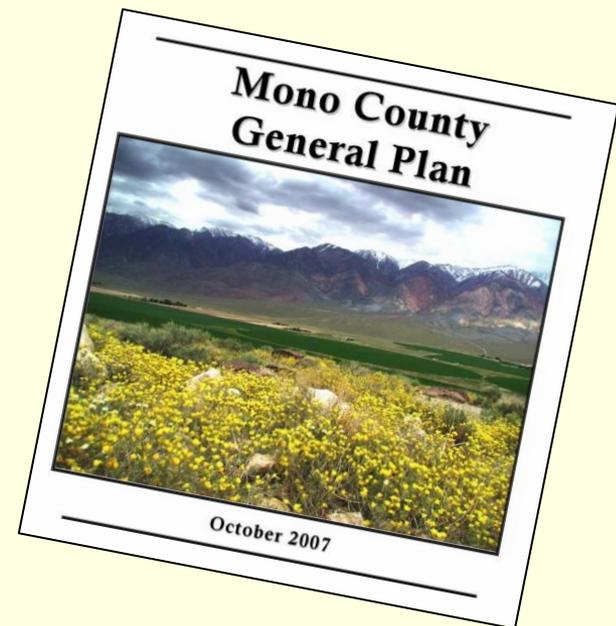
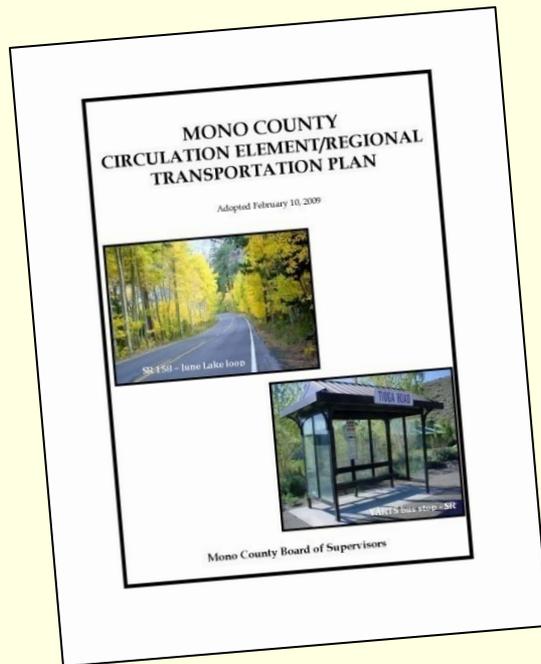


RPAC Purpose

Advise the Board of Supervisors, Planning Commission, and Planning Division on the ***development, review, implementation and update of the Mono County General Plan and associated area/community plans.***

General Plan Vision *excerpt*

...sustain our small-town atmosphere, rural residential character and quality of life consistent with community plans; and collaborate with federal, state, and local entities through **citizen-based planning** and efficient coordinated permit processing...



RPAC Evolution over 3 Decades

- June Lake CAC – initial advisory committee (1985)
- Outgrowth from Avalanche Advisory Committees
- Established to advise on Comprehensive General Plan (1988)
- Evolved into oversight committees for General Plan implementation (1993)
- Extensive involvement in County-wide rezoning (2000)
- As LTC functions integrate with local government planning, ongoing advisor on transportation improvements and Regional Transportation Plan
- Trend to serve as community forum with “town-hall meeting” format for some
- Recent 2015 RTP & General Plan Update, including Area Plans

To Achieve Purpose, RPAC may:

- Conduct and facilitate community planning meetings
- Assist in identifying local planning issues
- Assist in preparing, reviewing and commenting on proposed community vision statements, planning policy and implementing ordinances affecting the local area
- Review the adequacy and applicability of local general plan policies
- Assist county staff in conducting planning studies in support of community planning efforts and plan implementation, including rezoning studies
- Review and comment on proposed plans and environmental studies prepared by other agencies that may impact the local area or conflict with existing community plans
- Assist in the development of capital improvement plans for Mono County
- Serve as a community forum and information clearinghouse on community planning

County RPAC Benefits

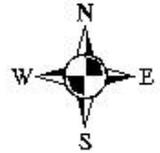
- Implements Mono County's vision for citizen-based planning
- Taps local knowledge, expertise, leadership and volunteerism
- Accounts for community distinctions in circumstances, characteristics, attitudes, goals and priorities
- Provides continuity in community involvement with various projects/planning issues
- Elevates local influence on policy decisions
- Establishes platform for discussing community planning issues, including presentations by other entities
- Provides ongoing forum for Mono County's unincorporated communities

RPAC Trends & Challenges

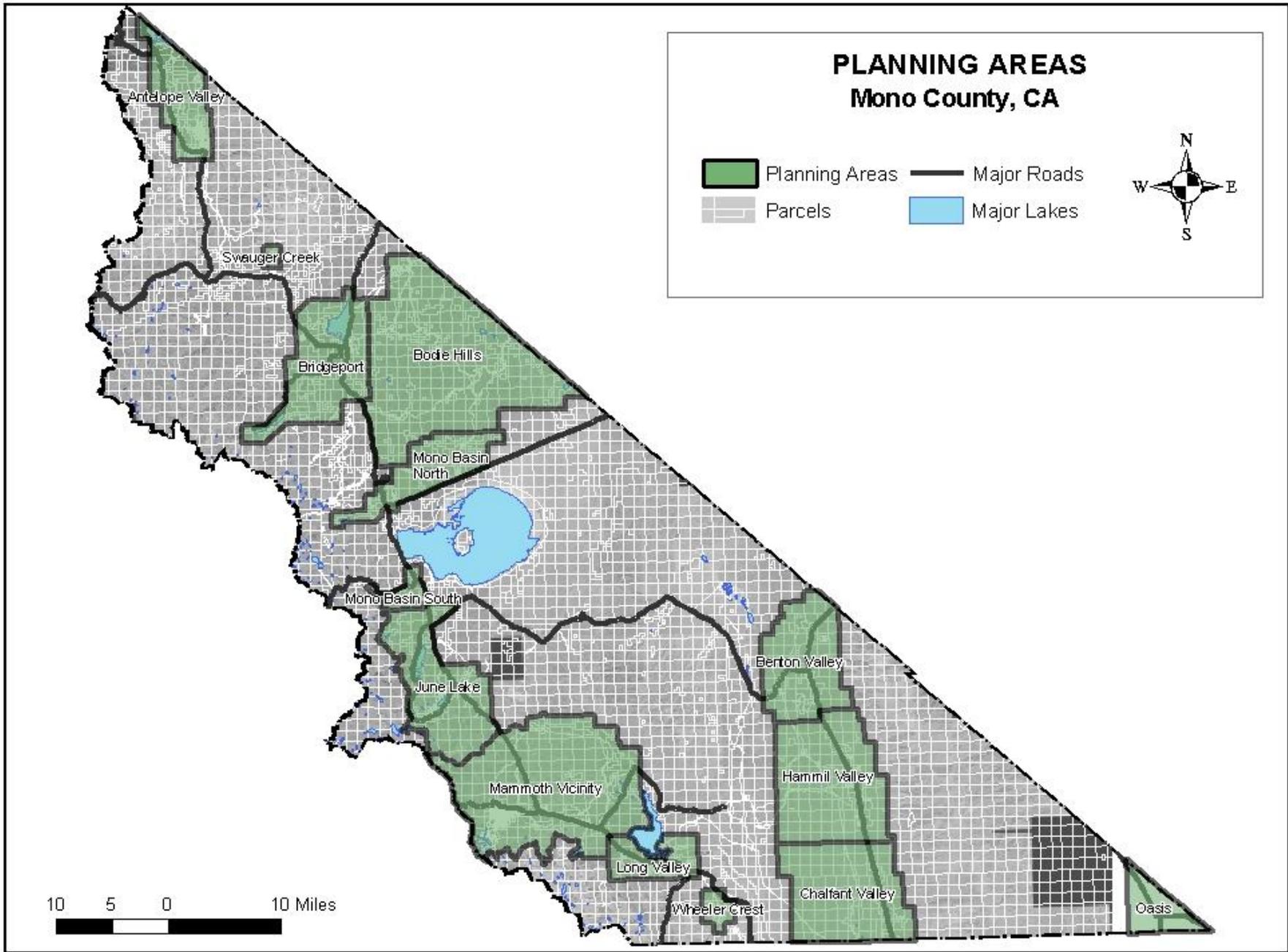
- Not all communities operate via established RPAC rules and procedures
- Some communities have evolved from a “planning emphasis” to more of a town hall format
- Community participation tends to be issue driven – challenge of maintaining membership interest
- Providing staffing during lean years
- Community outreach trend
 - Shift away from paper notices
 - Office posting in accordance with Brown Act
 - RPAC specific website pages
 - Social media potential
 - Ongoing challenge of “Getting the word out”

PLANNING AREAS Mono County, CA

- Planning Areas
- Major Roads
- Parcels
- Major Lakes



10 5 0 10 Miles



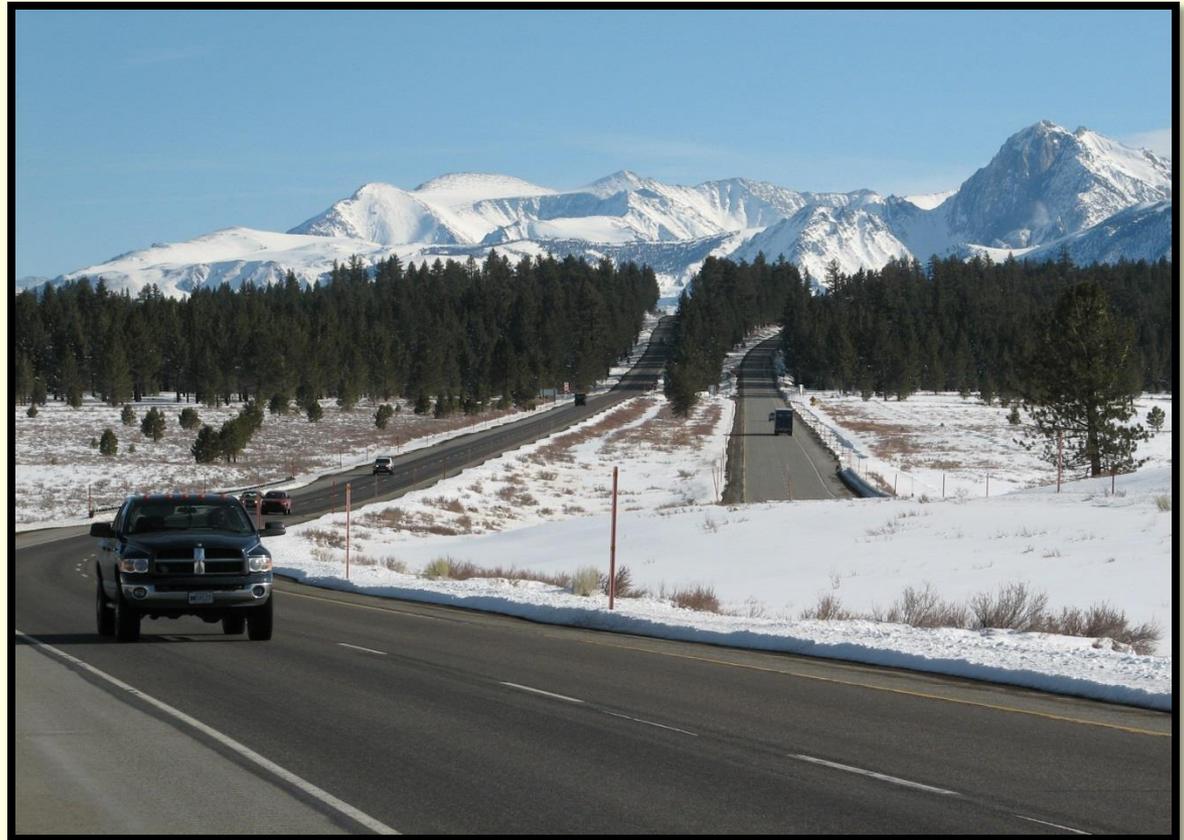
Regional Summary

■ Active:

- Antelope Valley
- Bridgeport Valley
- Mono Basin
- Long Valley
- Paradise
- Wheeler
- Benton
- Chalfant

■ Inactive

- Swauger Creek
- Bodie Hills
- Upper Owens



Antelope Valley RPAC

- RPAC meets monthly
- Up to 15 members
 - Includes a Chair, Vice-Chair and Secretary
 - No terms
 - Currently 12 members
- By-Laws
 - Include specifics re: voting on incoming members and dismissing members.
- Strong public attendance this past year



Antelope Valley RPAC

Past Projects

- Area Plan Policies aimed at preserving Antelope Valley's community character
- Alternative Energy and Communications policies
- Agriculture Lot Sizes
- Mountain Gate Park
- Opticos study with Main Street business owners



Current Projects

- Pending General Plan & RTP Update
- Ongoing efforts seeking community consensus on trails planning

Bridgeport RPAC

- Typically meets monthly
- 9 members
 - Includes a Chair, Vice-Chair
- BRPAC By-Laws
 - Action minutes
- Low public attendance



Bridgeport RPAC

Past Projects

- Economic Development—Visitor Center
- School Crossings of U.S. 395
- Cemetery Policy

Current Projects

- General Plan Update
- Trails Plan
- Main Street Revitalization
- Road diet, streetscape improvements, banner

Mono Basin RPAC

- Meet Monthly
- Mono Basin Bylaws
- Up to 11 members; 8 members currently
- Two year terms
 - Chair, Vice-Chair, Secretary
- Low to moderate attendance by public; more on controversial issues such as Conway Ranch

Mono Basin RPAC

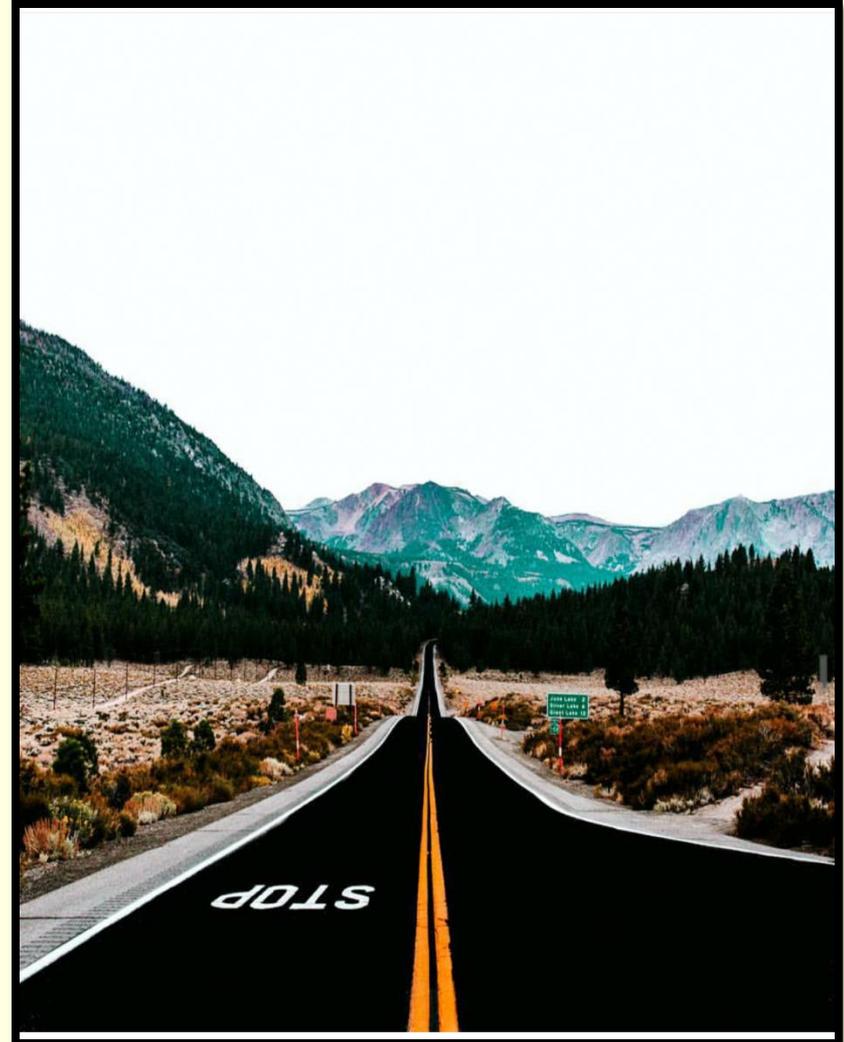
Projects

- Community Center
- Community Center Landscaping
- Mono City Emergency Road
- Mono Basin Community Plan
- Trails Planning: Mono-Yosemite
- Streetscape Grant Application



June Lake CAC

- Established in 1985 (30 years ago)
- Meet Monthly (sometimes every other month depending on issues)
- June Lake CAC Bylaws
- Currently 8 members; Four year terms
 - Chair, Vice-Chair, Secretary
- Moderate public attendance



June Lake CAC

Projects

- June Area Plan
- Trails Plan
- Design Guidelines
- Opticos Study
- Main Street
- Skate Park
- SFR Transient Rentals



Long Valley RPAC

- Formalized RPAC in April 2010
 - Facilitated Community Meetings as needed previously
- RPAC meets every other month
 - During Area Plan Update met monthly
- 7 members
 - Includes a Chair, Vice-Chair and Minute Taker
 - Action Minutes
 - County By-Laws



Long Valley RPAC

Current Projects:

CSA projects

- Skate Park
- Community Center Master Plan

Area Plan Update

- Community & Regional Trail Planning
- Traffic-calming
- Developing 'Community-Core'



Wheeler Crest & Paradise

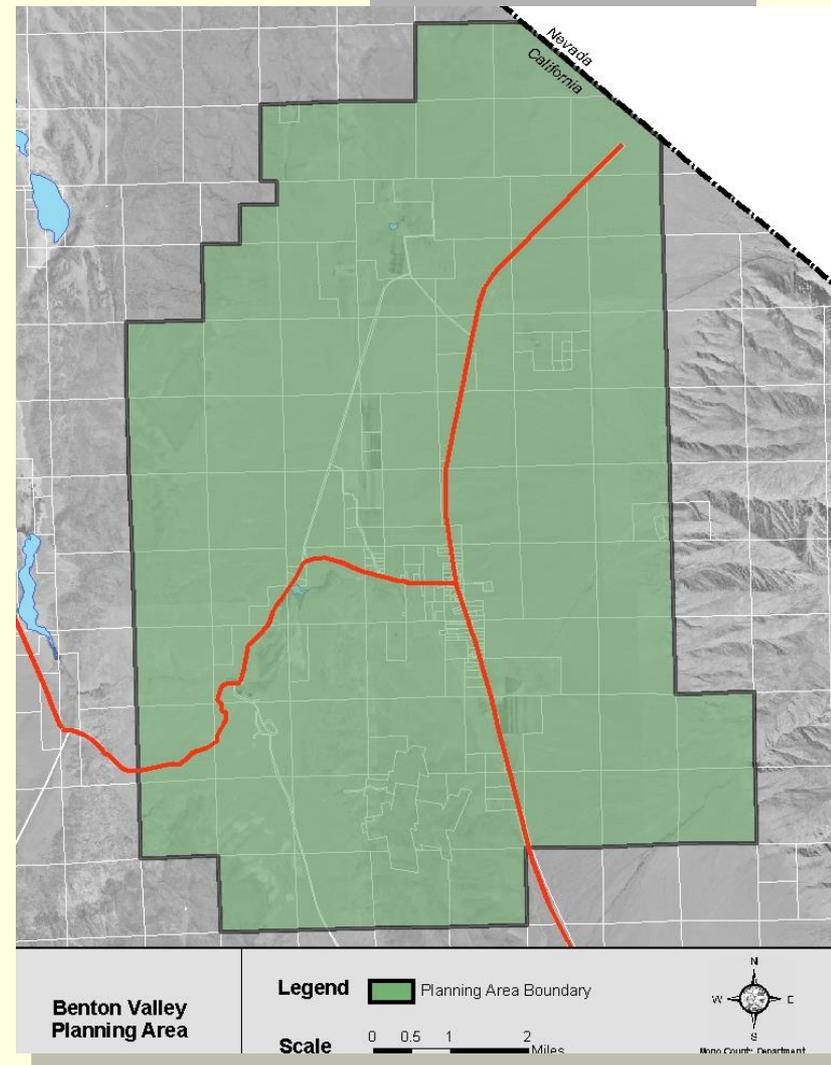
- Former RPAC evolved into 'as needed' basis community meeting
- Staff prepares agenda with Supervisor, no set membership

- Recent topics
 - General Plan & RTP Update
 - Emergency access road
 - Specific Plans
 - Area Plan Policies
 - Lower Rock Creek bike and pedestrian issues

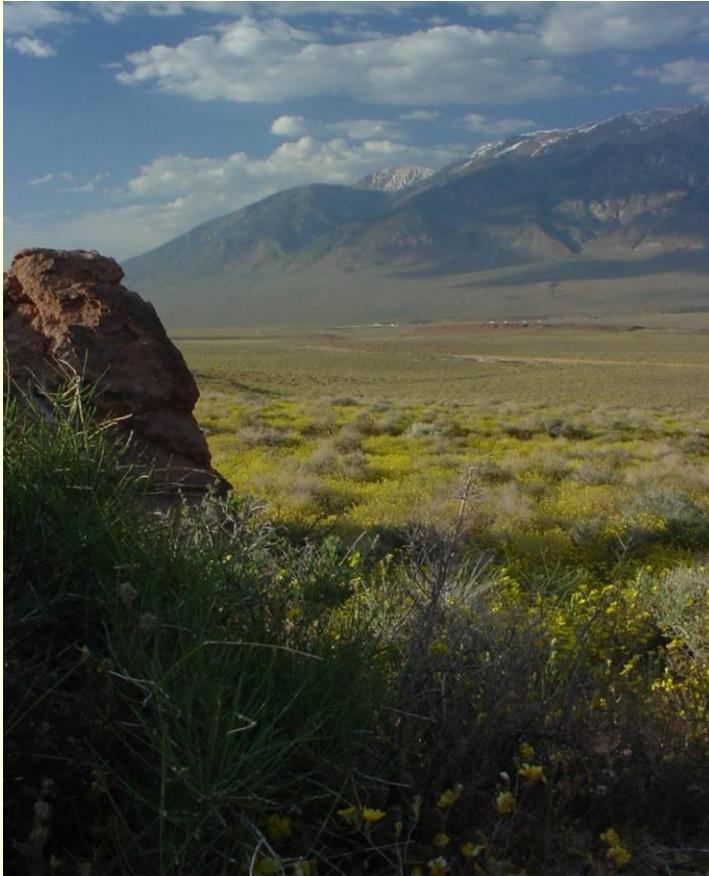


Benton Valley RPAC

- Meets 4 - 6 times/year
- Includes Hammil Valley
- Attendance varies by topic
- RPAC – staff prepares agenda with Supervisor, no set membership



Benton Valley RPAC

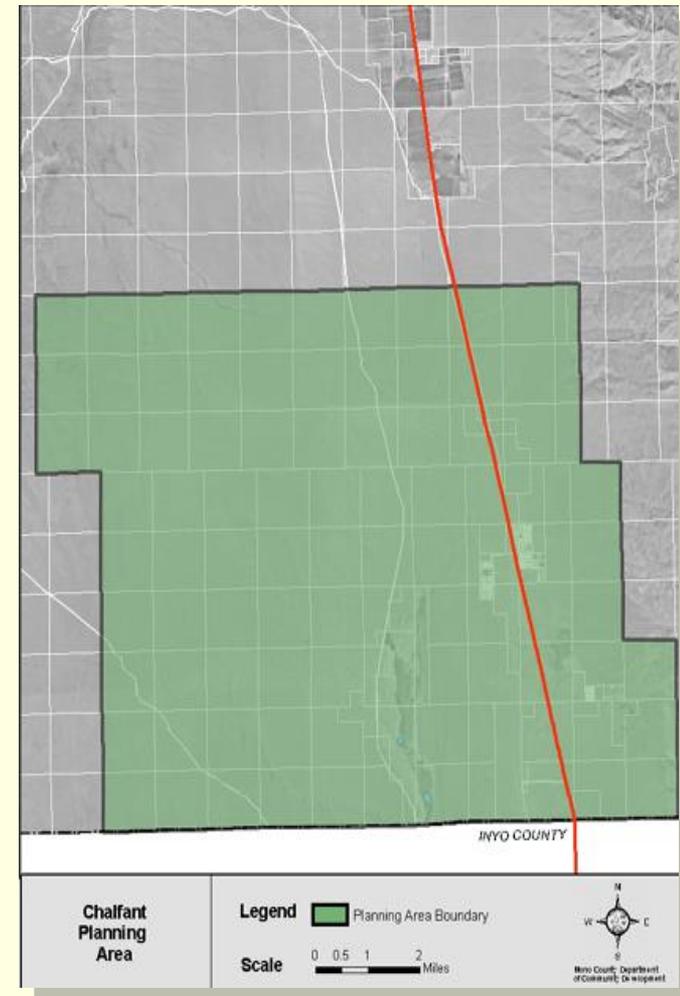


Projects

- Energy Corridor
- Groundwater Regulations
- Sage Grouse
- Polling
- Inyo Forest Plan
- White Mountain Access
- RACE Communication Grant

Chalfant Valley RPAC

- Meets 4 - 6 times/year
- Attendance varies by topic
- RPAC - staff prepares agenda with supervisor and runs meeting



Chalfant Valley RPAC

Projects

- Flood Control
- Water Quality of Wells
- RACE Communications Grant
- Cell Towers
- Groundwater Regulations
- Street Rehab
- Park Improvements



RPAC PURPOSE & PROCEDURES

(Adopted by Mono County Board of Supervisors Sept. 1, 1998)

Meeting Ground Rules

- Each RPAC should establish ground rules for the conduct of its meetings
 - Although not all RPACs are subject to the Brown Act, all meetings should be conducted in compliance with the Brown Act.
- Agendas shall include a public comment section
- Each RPAC should:
 - Appoint a chair, moderator, or facilitator from its membership to conduct meetings
 - A secretary to take meeting notes/minutes
 - Meetings should generally not exceed 2 hours in length

Membership

- Unless specifically established by the Mono County Board of Supervisors, each RPAC may establish its own membership requirements.
 - Membership should be open to all residents, business operators and landowners in a community area.
- RPACs should be composed of a representative cross section of community interests.
- It is suggested that each RPAC consist of 7 to 11 members, appointed by the local supervisor, with Board concurrence.

RPAC's Role

- Unless otherwise authorized by the Board of Supervisors, RPAC actions are advisory to the Board.
 - The RPACs have no authority independent of the Board of Supervisors.
- The RPAC's have no role in commenting on the performance of other agencies or County personnel/elected officials.
 - RPAC correspondence and dialog should remain respectful and courteous.
- Limited project review responsibilities, such as review of proposed specific plans or project specific general plan amendments, may be delegated to an RPAC.

Staff Support

- Coordinated by the Mono County Planning Division
- Other County departments, such as Public Works, CAO, & County Counsel present
- Staff services include:
 - Agenda preparation
 - Securing meeting locations
 - Notices and press releases
 - Post and mail agendas
 - Provide updates on local planning matters
 - Schedule meeting speakers
 - Relay RPAC positions to the Planning Commission, Board of Supervisors, Local Transportation Commission, and other agencies

