



AGENDA

BOARD OF SUPERVISORS, COUNTY OF MONO

STATE OF CALIFORNIA

Antelope Valley Community Center, 442 Mule Deer Road, 107885 Hwy 395, Walker, CA 96107

Special Meeting
November 5, 2015

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 Bob Musil, Clerk of the Board: bmusil@mono.ca.gov.

6:30 PM Call meeting to Order

1 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.)

2. AGENDA ITEMS

A. Regional Planning Advisory Committees Workshop

Departments: Clerk of the Board

As a follow up to recent Board inquiries, this workshop will review the purpose, progress and procedures of Mono County RPACS.

Recommended Action: Conduct workshop on Regional Planning Advisory Committees (RPACS), and provide any desired direction to staff.

Fiscal Impact: None. The costs of RPAC administration are included in the Planning budget and to the extent feasible, are covered by grant funds.

ADJOURN



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	November 5, 2015	DEPARTMENT
ADDITIONAL DEPARTMENTS		
TIME REQUIRED		PERSONS APPEARING BEFORE THE BOARD
SUBJECT	Regional Planning Advisory Committees Workshop	

AGENDA DESCRIPTION:

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

As a follow up to recent Board inquiries, this workshop will review the purpose, progress and procedures of Mono County RPACS.

RECOMMENDED ACTION:

Conduct workshop on Regional Planning Advisory Committees (RPACS), and provide any desired direction to staff.

FISCAL IMPACT:

None. The costs of RPAC administration are included in the Planning budget and to the extent feasible, are covered by grant funds.

CONTACT NAME: Bob Musil

PHONE/EMAIL: 760-932-5538 / bmusil@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

- [Staff Report](#)
- [AV RPAC Bylaws](#)
- [Purposes and Procedures](#)

History

Time	Who	Approval
10/27/2015 10:09 AM	County Administrative Office	Yes
10/28/2015 10:02 AM	County Counsel	Yes
10/27/2015 8:36 AM	Finance	Yes

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
www.monocounty.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

November 5, 2015

TO: Honorable Chair and Members of the Board of Supervisors

FROM: Gerry LeFrancois, Principal Planner
Scott Burns, Community Development Director

RE: REGIONAL PLANNING ADVISORY COMMITTEES WORKSHOP

RECOMMENDATION

Conduct workshop on Regional Planning Advisory Committees (RPACs), and provide any desired direction to staff.

FISCAL IMPACT

Not applicable; no action recommended. The costs of RPAC administration are included in the Planning budget and to the extent feasible, are covered by grant funds.

DISCUSSION

As a follow-up to recent Board inquiries, this workshop will review the purpose, progress and procedures of Mono County RPACs. Planning staff will be available to review current operations and activities of the RPACs, including the June Lake Citizens Advisory Committee (CAC) and periodic community meetings for Wheeler Crest and Paradise. Staff assignments for active RPACs are as follows:

RPAC	STAFF
Antelope Valley RPAC	Gerry Le Francois
Bridgeport Valley RPAC	Wendy Sugimura
Mono Basin RPAC	Scott Burns
June Lake CAC	Courtney Weiche
Long Valley RPAC	Courtney Weiche
Chalfant RPAC	Brent Calloway
Benton/Hammil RPAC	Brent Calloway

Assistance with agenda posting/distribution, mailing lists and other support services are provided by CD Ritter and Cedar Barager.

As the prototype for Mono County's RPACs, the June Lake CAC was established 30 years ago in 1985; most other RPACs were established in 1988. Attached for reference is the RPAC Purpose and Procedures adopted by the Board of Supervisors in 1998, which together with ground rules and by-laws established by individual RPACs, guides the staffing, administration and operations of the RPACs. Please contact Gerry LeFrancois at 924-1810 or Scott Burns at 924-1807 if you have questions concerning this matter.

ATTACHMENT

- Mono County Regional Planning Advisory Committees Purpose and Procedures

- Antelope Valley By Laws

BYLAWS OF THE
ANTELOPE VALLEY REGIONAL PLANNING ADVISORY COMMITTEE

The Antelope Valley Regional Planning Advisory Committee is a body of citizens from Antelope Valley, appointed by the Mono County Board of Supervisors, to provide the Board with input from the Community on matters as outlined in the Revised Statement of Purpose and Procedures adopted September 1, 1998.

PURPOSE:

As adopted by Mono County Board of Supervisors, September 1, 1998 and made a part hereto:

MEETING RULES & PROCEDURES:

1. Meetings will be conducted in compliance with the Brown Act.
2. Meetings will be conducted in accordance with Roberts Rules of Order. The Chair has the discretionary power on the degree of formality exercised.
3. Meetings will be held on the First Thursday of each month, or as needed.
4. Special Meetings may be called by the Chair or a majority vote of the membership.
5. To revise, amend or change any of these Rules & Procedures, requires a 2/3 majority vote of the membership present at two (2) consecutive meetings.

OFFICERS:

Officers shall consist of:

1. Chairperson
2. Vice-Chairperson
3. Secretary

ELECTIONS:

Elections will be held at the regular meeting in January of each year. Vote will be decided by a simple majority of the membership.

MEMBERSHIP:

The AVRPAAC shall consist of fifteen (15) members. Membership is open to all residents, business operators and landowners in the community.

To be eligible to make application, applicant must:

1. Have attended at least three (3) recent meetings.
2. Submit an application to the Chair.
3. Receive a unanimous vote of the membership by ballot.
 - A. If not unanimous on first vote, the membership, in closed session, will discuss and vote again on applicant.
4. Approval sent to local Supervisor, who then takes it to the Board.
5. Approved applicant then becomes an alternate member until the next available vacancy.

ATTENDANCE:

1. Members are encouraged to attend all meetings.

2. Missing three (3) consecutive unexcused meetings, or 50% of the meetings per year, is grounds for dismissal.

A. Dismissal requires a simple majority by the membership.

AMENDMENTS TO AVRPAC RULES & PROCEDURES:

1. In the absence of a full complement of regular voting members, alternate members are allowed to vote on issues, based on the order of their seniority on the waiting list for regular membership. The alternate must abide by the rules applying to regular members.

2. The number of alternate members allowed on the waiting list for regular membership shall be limited to three (3). Alternates will be required to follow same rules as regular members regarding attendance, etc.

Regional Planning Advisory Committees

PO Box 347
Mammoth Lakes, CA 93546
760- 924-1800 phone, 924-1801 fax
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760-932-5420 phone, 932-5431 fax
www.monocounty.ca.gov

RPAC PURPOSE & PROCEDURES

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

PURPOSE

The purpose of Mono County's Regional Planning Advisory Committees is to advise the Mono County 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. In order to accomplish this purpose, the RPACs may:

1. Conduct and facilitate community planning meetings.
2. Provide assistance to the Mono County Planning Division and other County staff in identifying local planning issues, including community development constraints and opportunities.
3. Assist in preparing, reviewing and commenting on proposed community vision statements, planning policy and implementing ordinances affecting the local area, including proposals of Mono County, the Mono County Local Transportation Commission (LTC), the Mono County Collaborative Planning Team (CPT) and other requesting agencies.
4. Periodically (at least once a year) review the adequacy and applicability of local general plan policies.
5. Assist county staff in conducting planning studies in support of community planning efforts and plan implementation, including rezoning studies.
6. 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.
7. Assist in the development and review of capital improvement plans for Mono County, the LTC, and other requesting agencies.
8. Serve as a community forum and information clearinghouse on community planning issues.

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. To the greatest extent possible, RPACs should be composed of a representative cross section of community interests. It is suggested that each RPAC consist of seven to 11 members, appointed by the local supervisor, with Board concurrence.

More on back...

STAFF SUPPORT

Mono County staff services for RPACs shall be coordinated by the Mono County Planning Division. Available staff services may include: agenda preparation; securing meeting locations; preparing press releases; posting and mailing agendas; preparing meeting notes/minutes; arranging for refreshments for special meetings; providing presentations on local planning matters; scheduling meeting speakers; preparing RPAC correspondence,; and presenting RPAC positions to the Planning Commission, Board of Supervisors, LTC, CPT, and other agencies. Community assistance in providing RPAC support services is strongly encouraged. Staff costs associated with RPACs should be recorded in the newly established RPAC budget unit of the Mono County budget.

MEETING GROUND RULES

Each RPAC should establish ground rules for the conduct of its meetings. Although all RPACs may not be subject to the Brown Act, all meetings should be conducted in compliance with the Brown Act. Meetings should also be conducted following common principles of fairness and respect. All in attendance should be given an opportunity to be heard. Each agenda shall include a public comment section during which planning-related items not on the agenda may be discussed.

Each RPAC should appoint a Chair, moderator, or facilitator from its membership to conduct meetings, and secretary from its membership to take meeting notes/minutes. Meetings should generally not exceed two hours in length. Meetings should be conducted at locations easily accessible to the general public, and at times convenient to the public. Monday night meetings during football season should be avoided. RPACs should meet periodically, on an as-needed basis, or set regular meetings dates, such as the second Thursday of each month. In some instances, RPAC meeting frequency may be limited due to constraints on Planning Division staffing levels or workload. The Planning Division may request RPACs to skip meetings or stagger meeting dates to accommodate staff limitations. It should be noted that RPAC staff support is provided to promote community involvement in the local planning process. The Chair is charged with conducting an orderly meeting that conforms to the agenda and purpose of the meeting.

RPAC RECOMMENDATIONS

RPAC recommendations should generally reflect a consensus. A consensus is not necessarily unanimous agreement, but rather is reached when everyone can live with a decision. When it is clear that opinions on an issue are divided, a vote may be necessary. Although voting is usually faster than building consensus, it often creates winners and losers; losers may feel left out or angry, which could lead to later community conflicts. Compromise and consensus are therefore preferred over formal votes.

"AV RPAC - CREATIVITY HISTORICALLY OF A 15 MEMBER COMMITTEE"
RPAC T S 1501

Members of the Mono County Board of Supervisors,

**Please accept these comments for your consideration regarding
changes in the county's RPAC structure:**

It's an axiom that a greater number of minds at work toward a solution is better than fewer. The AV RPAC has found that our larger number of members allows for more ideas and a diversity of viewpoints.

The following is a culling from the current AV Area Plan draft. The texts all originated within our group.

The Board may or may not adopt them into the General Plan, but they reflect our commitment as creative thoughtful advisors who can compromise among ourselves and bring you solutions that represent a community viewpoint - which of course is our mandate. We are strengthened in this by our numbers.

Alternative Energy

Policy 4.A.5. Encourage the use of alternative energy and communications innovations.

Policy 4.A.5.a. Mobile or satellite-based communication sources may be substituted for conventional land-based sources in satisfying land development conditions.

Parcels that will not have conventional land-based sources extended to the property shall have that information prominently noticed on the map.

All conventional communication lines subsequently installed shall be underground.

Policy 4.A.5.b. Alternative energy (e.g., solar, wind, water, etc.) systems may be substituted for conventional power in satisfying land development conditions. ~~except where existing power lines are within one mile of a proposed land division, in which case extending conventional power lines will be a condition of approval. All conventional power lines shall be underground.~~

Parcels that will not have conventional power lines extended to the property shall have that information prominently noticed on the map.

Policy 4.A.5.c. Proposed parcels that have existing street frontage with existing power lines along either side of that street frontage shall not be conditioned with bringing conventional power across the street or onto the property.

Historic Resources

Objective 4.B.

"AV RPAC – CREATIVITY HISTORICALLY OF A 15 MEMBER COMMITTEE"
RPAC T S 1501

Maintain the scenic, **historic**¹, agricultural, and natural resource³ values in the Valley.

Water Resources

Policy 4.B.4. Ensure that an adequate water supply exists for new development projects.

Action 4.B.4.a. As a condition of approval, require development projects to demonstrate that sufficient water exists to serve both domestic and fire flow needs **of the development** and that use of the water will not deplete or degrade water supplies **for wells within a 500’ radius (residential projects creating fewer than five parcels shall be exempt).**

Trails

Policy 4.C.3. Encourage Trail Easements in the Antelope Valley under the conditions that no coercive methods shall weigh upon project applicants to dedicate trail easements and that eminent domain will not be used to obtain trail easements.² “Combined” enjoyment among users such as hikers, bicyclists, off-road vehicles, equestrians and runners shall be encouraged where practical.

Local Economy

Objective 4.D.

Maintain and enhance the local economy.

Policy 4.D.1. Incubate home businesses:

Definition: A home business is any enterprise conducted by the resident of a parcel on which the enterprise is conducted.

Policy Assumption: Home businesses are to be allowed in the Antelope Valley on parcels over one acre in size, absent the determination of an actual nuisance (noise, odor, etc.). An actual field survey to determine size will not be necessary provided applicant provides a legal description, a subdivision map, Assessor’s Parcel Map or other similar documentation.

A. Recognition that home businesses with business licenses are permitted in all residential and agricultural parcels. Business licenses and nuisance code infraction, however, may be appealed for cause through the Code Enforcement process.³

¹ Under the conditions that no coercive methods shall weigh upon project applicants for historic dedications except as allowed under the state Subdivision Map Act and that eminent domain will not be used to obtain such historic preservation.

² Within land divisions of five or more parcels, however, dedications will be made according to the CA Subdivision Map Act.

³ Appeal of a business license or subsequent complaints to the Code Enforcement Office of Mono County must be by a) not fewer than two residents of parcels adjoining the business licensee’s property or b) one resident of an adjoining parcel to the business licensee and another resident whose parcel lies along an affected (non-arterial) access route to the licensee’s parcel or c) residents of three different parcels along an affected (non-arterial) access route to the licensee’s parcel.

The director of Community Development shall establish reasonable noise and traffic volume standards under which non-compliant business licenses may be revoked. Optionally, noise, dust, odors, vibration, smoke or other

"AV RPAC - CREATIVITY HISTORICALLY OF A 15 MEMBER COMMITTEE"
RPAC T S 1501

- B. Construction and/or use of ancillary buildings for home businesses is/are allowed, but lot coverage and building setback limitations apply.
- C. Storage of materials for the use in the home business on site, and home business vehicle parking are both allowed, but not within building setback limitations.
- D. Materials used for the business may be stored in the open, but not within the building setback limitations.
- E. A non-illuminated sign (8 sq. ft. or less in area) describing the business is permitted. It must be on the home business parcel, not in the right of way.
- F. County health and safety ordinances apply.

Main Street Revitalization

Objective 4.E.

Promote the economic revitalization of the Walker and Coleville Main Street districts.

Policy 4.E.1. Work with local businesses and the community to develop a Main Street District identity that integrates existing business character into a distinctive core that invites investment and revitalization.

Action 4.E.1.a. Inventory Main Street assets, strengths, and limitations.

Action 4.E.1.b. Develop a Main Street Program that builds upon the strengths and assets to serve as a foundation for revitalization.

Action 4.E.1.c. Utilize grant funding for Main Street Program development.

Policy 4.E.2. Encourage district infill that improves connections and integration among businesses and improves the physical appearance of Walker and Coleville Main Streets.

Action 4.E.2.a. In development of a Main Street Program, assess and specify opportunities for business growth, infill and access improvements/connections.

Action 4.E.2.b. Based on the Main Street Program goals, consider adjustments to guidelines and regulations to better preserve district character and promote business sustainability.

Action 4.E.2.c. Specify actions for both public and private sectors to work together toward common goals and long-term success.

Not part of the above list is perhaps the best monument to the AV RPAC: **Mountain Gate Park**, just south of Walker. We thank you for the approvals you provided. But we must point out that the RPAC has been repeatedly told that our long commitment, initiative, and volunteerism was critical in its creation. Here again our large RPAC membership abetted that success.

substantial nuisance standards may be developed as well. Standards applicable to agricultural uses are separate from these standards.

"AV RPAC - CREATIVITY HISTORICALLY OF A 15 MEMBER COMMITTEE"
RPAC T S 1501

Respectfully submitted 10-14-2015:

Bruce Woodworth, AV RPAC

A handwritten signature in black ink, appearing to read "Bruce Woodworth". The signature is written in a cursive style with a large initial 'B'.