

MONO COUNTY PLANNING COMMISSION

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MINUTES

OCTOBER 8, 2015
(Adopted November 12, 2015)

COMMISSIONERS: Scott Bush, Chris I. Lizza, Mary Pipersky, Dan Roberts, Rodger B. Thompson

STAFF: Gerry Le Francois, principal planner; Steve Connett, GIS technician; Jeff Walters & Walt Lehmann, public works; Stacey Simon, assistant county counsel; C.D. Ritter, commission secretary

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Rodger B. Thompson called the meeting to order at 10:07 a.m. in the board chambers at the county courthouse in Bridgeport, and attendees recited the pledge of allegiance.

2. PUBLIC COMMENT: None

3. MEETING MINUTES:

MOTION: Adopt minutes of Sept. 10, 2015, as amended: Open public comment, second line, than instead of then. (*Bush/Roberts. Ayes: 4. Abstain due to absence: Thompson.*)

4. PUBLIC HEARING

A. FIRST ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP (TTM) 37-46/White Mountain Estates (WME).

Gerry Le Francois reviewed chronological progress of the 45-lot subdivision off Hwy 6 in Chalfant Valley, close to existing WME. Big project for Mono County. Lots laid out as half-acre, larger with elevation gain. Significant amount of work in approving Specific Plan (SP) and EIR in November 2007. Maps originally were approved for three years, and then developer could apply for three one-year extensions. Meanwhile, economy soured. Developer Bob Stark has been working diligently to finish map. In 2010, came to Commission and Board for changes. Developer either would pay fair share or rehab WME Drive. In 2012, PC and BOS looked at additional amendments waiving affordable housing and dropping traffic-calming feature as well as fair share of parks. Today's approval would extend map another year. Stark will return if not finished by November 2016. CEQA component = EIR, subject to SP consistency.

OPEN PUBLIC COMMENT: Steve Kappos, attorney for WME, stated developer persevered during difficult economic times, expects final map early next year. He noted that extension should include amendments that occurred since original approval. Approving amendments as well? Le Francois: Included in BOS approval. Stacey Simon clarified approving one-year extension to map as previously amended. **CLOSE PUBLIC COMMENT.**

DISCUSSION: Bush was only commissioner from back then.

MOTION: In accordance with CEQA Guidelines Section 15192, acknowledge that a Specific Plan was previously approved for the project on Nov. 20, 2007, and thus no EIR or Negative Declaration needed to be prepared at that time for a residential project undertaken pursuant to and in conformity to that Specific Plan. Recommend approval to the Board of Supervisors a one-year extension of Tentative Tract

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

Map 37-46/White Mountain Estates to Nov. 20, 2016, subject to the previous Conditions of Approval and Mitigation Monitoring Program. (*Bush/Pipersky. Ayes: 5-0.*)

5. WORKSHOP

A. REVIEW OF CH. 13, MONO COUNTY CODE: STREET NAMING. *Staff: Steve Connett, GIS technician*

Le Francois stated the ordinance changed in 2006 to have names come to PC at noticed public hearings. Go to RPACs, fire chiefs.

Steve Connett indicated 911 system requires centerline data wherever an address exists. Confusing addresses:

- 1) Street addresses duplicated within same zip code;
- 2) Phonetical confusion, more than two properties accessed from private driveway. Ch. 13.35 in Mono County Code. Shipping, Google, etc.
- 3) Streets with no name, but used by public to access to infrastructure, private property or points of interest.
- 4) Driveways that access more than two properties in which street numbers are often confusing and/or obscured.

Bush cited Mixed Use parcels in Walker with business in front, residence behind. Connett: Single property owner, not same requirement. Assign unit designation. Prefer unit number posted within 50' of unit. He listed properties in question:

- A. LLA 14-004MC/Jensen: Private driveway potentially provides access to three parcels, all of which are in excess of two acres, and access for existing structure is currently taken through one parcel to another;
- B. Old US 395 by Lundy Lake Road and Cemetery Road. Old paved highway connects Lundy cutoff with US 395 and further provides access to residential property, historical buildings; and
- C. Larkspur Lane in Mammoth and Crowley: Maybe propose Larkspur Drive North and South for Crowley?

IT needs direction on how to move forward. Insurers need valid addresses, so there's a sense of urgency.

Can Mono name private driveway without responsibility? Connett: When three parcels with access off driveway, becomes public in that sense.

County road, or authority if not County road? Stacey Simon indicated Mono has authority even on private roads or public roads/non-County. Need to verify before moving forward. Ordinance says only applies to public roads. Usually litigated, court decides on private roads. Naming is for public safety, not nefarious purpose. Connett affirmed clear names are needed to identify properties for emergencies.

Open up naming in case streets can be renamed for other reason; e.g., honor someone? Connett: Name doesn't matter, just need to have address. Need complete center line in data. Need to get process underway. Bush was confused on the need. Connett: Propose three or four names relating to landmarks; e.g., De Chambeau Creek Road.

Go to RPACs and/or property owners? Connett: Hopefully Simis will come up with name. Urgency is due to Lundy Dam address on residence.

Le Francois stated staff would want proposed names to go to RPAC, so include in public hearing notice.

Bush suggested explaining to owners that street name is needed. Going to happen, so suggest names.

Lizza thought it not super urgent. As emergency responder, he wouldn't know where it is with new name on road. More common to respond to Simis residence.

Bush stated sheriff office has problems with calls from Twin Lakes – Bridgeport or Mammoth Lakes? If caller just says on Larkspur, found in two different communities so could send paramedics to wrong site. Connett cited Minaret Road confusion as well. Problem for geocoding, where GIS software is used.

Bush suggested changing Larkspur to something different would be smartest for public safety. Connett would need consensus among residents.

At a public hearing, four or five could be arguing for name they want.

Le Francois noted recommendation to BOS for ultimate decision. Larkspur was changed in 2003, took heat for proposing name change. Fire commissioners were upset. Ordinance facilitated broader public process. Three noticing requirements are needed.

Connett noted addresses in Mammoth Lakes are changed through resolution process.

Roberts noted in June Lake, SR 158 has sections through private property called Boulder Drive. Understood consistency of numbering, but Google maps and post office show Boulder Drive. Street names show character of a community.

Connett stated all addresses are by highway name now.

Pipersky noted issue goes beyond emergency response to shipping. Sunny Slopes exists in Mammoth Lakes also, with same zip code. Connett stated IT philosophy is to do least it has to. Pipersky suggested clear differentiation.

Connett noted a tract map is required to name streets, so look at historic documents to get original name. Research each case.

Le Francois stated tract maps go to Public Works for naming. With IT handling Town as well as Mono, redundancy could lead to fewer conflicts in future. Connett noted in Mammoth Lakes, circulate submittals to all for comment, and then IT sees it. Process is set for Town.

Le Francois noted original White Mountain Estates had two phases, but only first was approved. Names were set then.

Lizza commended Connett's work. IT is going paperless wherever it can.

How does process start? Connett stated with LADWP address changes, roads considered public actually are not. Director of Transportation Jeff Walters is initial contact. People in RPACs could find out and, if not notified, be upset. Connett thought public road or not, should go to public.

Le Francois described this workshop as predominantly based on ordinance. Planning Commission says take it to RPACs.

Who decides name is OK? Connett stated ordinance says come up with proposed name, have public hearing. Le Francois thought people should have something to react to.

Connett thought proposing a name would give some direction. IT would propose only if none is proposed. Name change is personal.

Thompson preferred it be handled at local level, then through system. At Planning Commission, have one name at public hearing.

Bush wanted to take idea to RPAC, explain, and come up with name prior to public hearing. Le Francois suggested notifying anyone on a street and posting in community.

How to generate name on unnamed street? Le Francois cited owners of real property on that street.

6. REPORTS:

A. DIRECTOR: 1) DEIR next month to BOS December. 2) SP amendment for JL Highlands for TRODs. 3) Property owners trouble getting fire insurance, one tree for every 1,000' (screening); why changing standard, when I had to do it; 4) economy picked up, active building permits, props for sale, people calling;

SS: Appeal by Lehman on Variance 15-001 to BOS Oct. 20.

B. COMMISSIONERS: **Lizza:** Attended Association of Environmental Professionals. Staff presentations by Stacey Simon and Wendy Sugimura well received, very valuable.

Roberts: Sparse attendance predicted at California County Planning Commissioners Association (CCPCA) conference Oct. 23-24 at June Lake. IT will record for other commissioners who can't attend and post online for later viewing.

7. INFORMATIONAL: No items.

8. ADJOURN at 11:42 a.m. to November 12, 2015

Prepared by C.D. Ritter, commission secretary