



Chalfant

A COMMUNITY GROWING TOGETHER

Chalfant Community Visioning Process October 3, 2007 Meeting Summary

Prepared by:



Moore Iacofano Goltsman, Inc
800 Hearst Avenue
Berkeley, CA 94710

October 2007

Introduction

On October 3, 2007 nearly 40 Chalfant area residents and local agency representatives attended a Community Visioning meeting at the Chalfant Community Center. The meeting was the third in a series designed to solicit resident issues and concerns regarding the future of Chalfant.

The meeting was sponsored by the Mono County Planning Department and facilitated by Joan Chaplick, of MIG, Inc. MIG is a consulting firm based in Berkeley that provides planning, design, communications and technology services. The Planning Department secured support for the project through a technical assistance grant from Caltrans.

Meeting Purpose and Outcomes

The purpose of the October 3rd meeting was to:

- Review and finalize the community guiding principles and vision statement
- Conclude the Chalfant Community Visioning Process

Guiding Principles Final Review

Following a brief introduction by Hap Hazard, Mono County Board of Supervisors, Joan explained that the main task of the night was to review and finalize the guiding principles and community vision statement.

Joan took a quick survey of meeting attendees to find out who had attended previous Chalfant Community Visioning meetings and nearly half of those in attendance were first time attendees.

Joan reviewed that the principles had been developed based on community input at two previous community meetings. At the June meeting, 17 guiding principles were presented and 11 were approved by the group with little or no discussion. Four of the principles were approved with modifications and two were not approved. The final review and approval included a review of those principles previously approved and a presentation of modified principles.

The following section highlights discussion and modifications related to specific principles. The final list of approved guiding principles is summarized in a table on page three of this report.

CC2: Develop within the existing community and adjacent lands where possible

The original CC2, Promote Community Cohesion, was strongly rejected by community members at the June meeting. Community members expressed a strong desire that Chalfant maintain its own distinct and separate identity from neighboring communities. The modified principle was adapted to guide growth towards existing vacant lands in the community and minimizing sprawl.

CC6: Develop new residential properties in a manner that encourages year-round residences

Community members asked how this principle would be enforced. Joan explained that the principle will be used by decision-makers and agency staff in future decision making but is not enforceable as a stand alone principle.

PD1: Ensure adequate water quality and supply for current and proposed land uses

Community members asked how the County would be able to ensure adequate water quality and supply while water supply studies are inconclusive. County planning staff explained that well monitoring is ongoing and that groundwater supplies have dropped throughout the County. County staff commented that the principle is a clear sign to continue with monitoring efforts.

PD3: Provide safer pedestrian and bicycle connections across Highway 6

Community members shared that the area continues to be very unsafe for pedestrians and bicyclists.

PD5: Consider and evaluate proposals for land transfers, exchanges and sales of property from the City of Los Angeles and Bureau of Land Management

Some community members expressed concern about the tone of the principle, suggesting that it potentially opened the door to private development. The ensuing discussion clarified that the intent of the principle is to give the community of Chalfant an opportunity to be involved in the approval of land transfers. County staff further clarified that existing county regulations require noticing and documentation of all development proposals.

Other Questions and Comments

- Community members reminded Mono County Staff to provide public notice in both the Inyo Register and the Mammoth Times.

- Community members asked how the guiding principles would impact livestock zoning and Joan explained that Chalfant residents' desire to raise animals had been clearly documented throughout the visioning process.

Approved Guiding Principle Summary Table

Chalfant Community Character	
CC1:	Retain Chalfant’s rural character
CC2:	Develop within the existing community and adjacent lands where possible
CC3:	Establish and protect view sheds and corridors
CC4:	Protect night sky visibility
CC5:	Encourage policies and practices that support existing agricultural uses to the north of Chalfant
CC6:	Develop new residential properties in a manner that encourages year-round residences
Natural Resources and Amenities	
NR1:	Protect and enhance environmental, cultural and historic resources
NR2:	Encourage drought-resistant plantings that serve as natural windbreaks and dust barriers
NR3:	Provide strategic access to public open space
NR4:	Improve and enhance existing amenities such as the park and community center
NR5:	Provide residents with sufficient essential health and safety services
Physical Development and Infrastructure	
PD1:	Ensure adequate water quality and supply for current and proposed land uses
PD2:	Manage access to and from Highway 6 to ensure safety of local residents
PD3:	Provide safer pedestrian and bicycle connections across Highway 6
PD4:	Encourage use of alternative energy, water and energy conservation
PD5:	Consider and evaluate proposals for land transfers, exchanges and sales of property from the City of Los Angeles and Bureau of Land Management

Community Vision Review

Joan presented the Community Vision for review and it was accepted by the community as written with minor changes. The approved vision statement is listed below.

Approved Community Vision Statement

Residents Envision Chalfant as a community that:

- Maintains its rural residential character and small population
- Protects its natural resources to ensures its water supply, air quality and open space views
- Supports and enhances its existing community facilities and services to improve the quality of life for Chalfant residents.

Closing Remarks and Next Steps

Hap reviewed a series of accomplishments listed in the June summary report and asked community members if they felt that the County was being responsive to them. Those in attendance expressed that they felt the County was being responsive to their stated concerns.

Joan closed the meeting by thanking everyone for their participation.