



**DRAFT MEETING MINUTES  
BOARD OF SUPERVISORS, COUNTY OF MONO  
STATE OF CALIFORNIA**

Regular Meetings: The First, Second, and Third Tuesday of each month. Location of meeting is specified just below.

MEETING LOCATION Board Chambers, 2nd Fl., County Courthouse, 278 Main St., Bridgeport, CA 93517

**Regular Meeting  
March 14, 2017**

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<b>Flash Drive</b>	<b>Board Room Recorder</b>
<b>Minute Orders</b>	<b>M17-58 to M17-61</b>
<b>Resolutions</b>	<b>R17-21 to R17-24</b>
<b>Ordinance</b>	<b>ORD17-04</b>

9:04 AM Meeting Called to Order by Chair of the Board Corless.

*Supervisors Present: Corless, Gardner, Johnston, Peters, and Stump.  
Supervisors Absent: None.*

*Break: 10:45 a.m.  
Reconvene: 10:57 a.m.  
Closed Session: 1:27 p.m.  
Reconvene: 2:08 p.m.*

**The Mono County Board of Supervisors stream all of their meetings live on the internet and archives them afterward. To listen to any meetings from June 2, 2015 forward, please go to the following link: <http://www.monocounty.ca.gov/meetings>**

Pledge of Allegiance led by Assessor Barry Beck.

- 1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**  
*No one spoke.*
- 2. APPROVAL OF MINUTES - NONE**
- 3. RECOGNITIONS**

**Note:**

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## A. Recognition of Excellence, CalFresh Program

Departments: Social Services

(Kim McCoy Wade, Chief, CalFresh Branch, California Department of Social Services; Kathy Peterson, Mono County Social Services) - Kim McCoy Wade, Chief, CalFresh Branch, California Department of Social Services, will recognize the County of Mono for excellent performance on the CalFresh 30-day application processing timeliness rate for federal fiscal year 2015. The Mono County rate for this period is 99%.

**Action:** Hear brief presentation and receive commemorative plaque.

**Kathy Peterson:**

- Very proud of her office for having received this commendation. Introduced Kim McCoy Wade.
- Thank you to Kim for coming out. Nice to be with the Chief of this department for the state and talk about how they can make the program even better.

**Kim McCoy Wade:**

- This program helps about 1,000 people per month at about \$150 each; \$1.5m federal dollars are being spent on food. Mono has a very strong program, operating at 98%. Strong partnership here to help people moving to work.

**Supervisor Gardner:**

- Timeliness, accuracy, nutrition, good behavior; it's a great program, and communicates to the residents and citizens the importance of tax dollars. This is exactly how a government program should work.

**Supervisor Johnston:**

- Recognizes that our state official came all the way over here just to recognize us, Thank you.

**Supervisor Stump:**

- Appreciates the rural mention, appreciates the efforts in his district by staff. No one should fall through the cracks.

**Supervisor Peters:**

- Applauds the team. Has been through the office and has seen how busy everyone is. Operating at 98% is amazing.

**Supervisor Corless:**

- Congratulations to the entire team. Wonderful to have you all here to receive this recognition.

## PUBLIC COMMENT REOPENED DUE TO SOUND PROBLEMS EARLIER:

**Lisa Mueller, resident of Sierra Springs, VP of HOA:**

- Here to speak about the General Plan and voice opposition of the home owners. They are very adamant against having TROD in their community. Wants to see Crowley Lake remain a community.

## 4. BOARD MEMBER REPORTS

**Supervisor Corless:**

- Congratulations to the Mammoth HS Huskies Ski Team—California and Nevada Ski and Snowboard State champions!

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- Thank you and congratulations to new board members/volunteers of the Mammoth Lakes Firesafe Council, including Robin Roberts and Lynda Salcido
- MUSD Community Advisory Committee/Facilities Planning meeting: Presentation by HMC architects working on master site planning for the district. Public meeting tonight, 3/14, at 6:30 pm at the Mammoth High School multi-purpose room.
- Town of Mammoth Lakes: "Walk, Bike, Ride" presentations and workshop tomorrow, view report at [connectmammothlakes.com](http://connectmammothlakes.com)
- Town/county liaison meeting Thurs, 2pm
- Received request for board letter opposing legislation: AB 71 (Chiu) a bill that would eliminate the mortgage interest deduction for second homes to fund an increase in low-income housing tax credits. While [the CA Association of Realtors] supports the pro-housing portion of the bill, the association is opposed to funding it at the expense of the mortgage interest deduction for second homes. C.A.R. needs letters opposing the bill's funding mechanism as soon as possible.
- Concern regarding legislation that oversees the CA State Parks OHV Trust/funding for OHV grants that the Sheriff's Office and land management agencies rely upon for law enforcement, maintenance and restoration activities—will get more information.

**Supervisor Gardner:**

- I attended the June Lake CAC meeting last Tuesday evening. Some highlights of the meeting include discussion of the continued progress in improving the JL Community Center with County and private funds, Concern about the roads in the Clark Tract and mechanisms for funding repair and ongoing maintenance, focus on the June Lake area Short Term Rental work plan, general discussion about options for cannabis regulation, and funding for a free ESTA shuttle this summer in June Lake.
- I also attended the Mono Basin RPAC meeting Wednesday evening. Discussion at that meeting included concerns regarding Short Term Rentals in Mono City, options for cannabis regulation, and continued concern regarding SCE maintenance of unsafe poles and wires in selected parts of the Mono Basin.
- I also attended the June Lake Public Utility District Meeting on Wednesday. The district is addressing many issues at this time and I am making an effort to be helpful where possible from the County perspective.

**Supervisor Johnston:**

- Attended the Local Transportation Commission meeting on Monday. We appointed Social Services members, reviewed the Overall Work Program, approved letters of appreciation to Town, County and CALTRANS road crews for their work during the winter thus far, received an update on the Reds Meadow road rehabilitation effort, amended the RTIP regarding funding of sidewalks along Hwy 203 in Mammoth Lakes, authorized letters of support for AB174 and AB 1630, heard an ESTA update and approved an LCTOP grant application for fixed route services, received a report on YARTS, reviewed CALTRANS activities including Hwy 108 truck closure, and had information presented on an emergency road in Swall Meadows.
- Participated in a CSAC Executive Committee call regarding the proposed IHSS reduction in funding of over \$600 million; provided summary of CSAC's position to our CAO.
- Attended the APCD meeting in Independence. We elected John Wentworth as new chairman, held a hearing and approved this years budget which is composed of the District budget and the SB270 (Owens Dry Lake) budget, reviewed the latest status of the Keeler Dunes dust control project (provided handout to Board Members), and provided a handout on tree mortality.
- Asked about the CSAC marijuana outreach status as we as Board members received feedback from the June Lake CAC meeting that was not too positive.

**Supervisor Peters:**

- Tuesday 7<sup>th</sup> CSA Meeting
- Sun 12<sup>th</sup> Bridgeport Gun Club visited range

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- Used for Gun Safety and qualification training. Sheriffs Highway Patrol MWTC Police
- Concerns over capacity in Memorial Hall for Gun Rights and other Fundraiser Dinners
- Biathlon training. Lots of use. Hours restriction is a concern 11-2 Sat and Sun only 5 months of the year deer migration. Infrastructure minor projects to complete the initial phase and working on 20 year plan
- Monday 13<sup>th</sup> LTC
- Post Storm Debrief
- Discussed Fong 496. Supported AB174(Require 1 voting member CTC and AB1630(Include wildlife as subject of consideration during planning activities for Transportation projects)
- AB1 & SB1 Stabilize the excise tax to help direct STIP funds of 750 million for transportation projects
- ESTA Report
- Letters of Thanks to Town, County and Cal Trans
- Reds Meadow Road Improvement Project 3/20 9-11 and 5-7
- EMS Workshop results: Thank you to the dedicated efforts of Bob Rooks and the Paramedic staff for their innovative ideas and commitment to being part of a top tier program that will serve the needs of Mono County into the future. Glad to see an emphasis on identifying new revenue potential from our visitors who use 70 % of the services
- Bridgeport Medical Clinic Update
- Upcoming events
- RPAC Thursday 16<sup>th</sup>
- NMCC & CERT Dinner March 17<sup>th</sup> Corn Beef and Cabbage
- April 1<sup>st</sup> Cow Pasture Golf

**Supervisor Stump:**

- 3-9 : Attended the Great Basin Unified Air Pollution District meeting. Karen Ingram was appointed to the GBUAPCD Hearing Board
- 3-13 : Attended the Local Transportation Commission meeting. Thank you to Janet Dutcher for filling in on the Financial Side.

## 5. COUNTY ADMINISTRATIVE OFFICE

**Leslie Chapman:**

- Conway Ranch Big Horn Sheep and Grazing permit completed.
- EMS Program major decision to keep the program local and acknowledgement that the current funding level is sustainable.
- Deputy Sheriff's Association new MOU has been finalized. The union voted yesterday, so we will be bringing forward the final MOU for your Board's approval in early April.
- Sustainable Groundwater Monitoring Act meeting in Bishop attended by Stacey Simon and Wendy Sugimura. There will be a public hearing here on April 11<sup>th</sup>.
- Biomass Boiler ribbon cutting and celebration is being rescheduled to make sure Great Basin Air Pollution Control Board Members can attend. Great Basin, State Sustainable Planning Grant, Sierra Nevada Conservancy and project management and labor was provided by the County Building and Maintenance department. We want to maximize participation from all agencies.
- Strategic Planning update will be April 4<sup>th</sup>. All County departments will present short presentations about what services they provide and do a brief update on progress towards goals and alignment with the 2016-17 Strategic Focus areas.

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- Coffee with the CAO is firing up again this week after a couple of months off.
- Leadership book club first meeting is Thursday, and we have over 30 people signed up to participate.
- Joint Town/County Board meeting will be scheduled for the evening of Tuesday, April 18<sup>th</sup>, and so far, Cannabis and South County offices is on the agenda for that.
- Bridgeport Clinic options are still being explored. We have a meeting Friday with Toiyabe Clinic in Bishop.

## 6. DEPARTMENT/COMMISSION REPORTS

### Janet Dutcher:

- The Leadership book club training is the first of its kind in Mono County. She has participated in leadership training before, when you have the opportunity to bring people together and learn from your peers. Learning leadership is a personal process. First chapter is about getting out of the office and asking questions, getting firsthand information to make decisions. Lincoln spent 75% of his time meeting with people.
- Update on ESTA, spoke with Executive Director yesterday. They will be involving her in future as a resource.

### Stacey Simon:

- Meeting attended with Wendy related to Sustainable Groundwater Management Act, lots of community services districts and water companies attended. There will be a public hearing on April 11, when our Board will decide whether to elect to be the Groundwater Sustainability area for areas not otherwise covered.
- Regarding the Sanctuary jurisdiction executive order. Not a lot of new information regarding how they may implement or interpret. Santa Clara and San Francisco have both filed for temporary restraining orders.
- Camp Antelope; Christy has been playing phone tag with the attorney for Lone Pine Tribe and has been reaching out to OVIHA.

### Supervisor Stump:

- Appreciates attendance at water meeting.

### Barry Beck, Assessor:

- Had appointments with Berryhill and Bigelow, on behalf of CA Assessor Association. Gave them a copy of our legislative platform. CA Assessor Association is also opposing the AB71. There is possibility of affecting our property values. CSAC put out graph where counties are in relation to pre- recession peak. Mono is 12<sup>th</sup> worst in State? Not sure where numbers came from, he believes Mono is actually about 6% below pre-recession peak.

## 7. CONSENT AGENDA

(All matters on the consent agenda are to be approved on one motion unless a board member requests separate action on a specific item.)

### A. HIV/AIDS Surveillance Agreement # 16-10785 FY 2016-19

Departments: Health Department

Proposed contract with California Department of Public Health (CDPH), Office of AIDS (OA) pertaining to HIV/AIDS Surveillance Agreement # 16-10785.

#### Note:

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**Action:** Approve County entry into the HIV/AIDS Surveillance Agreement # 16-10785 and authorize the Chair of the Board of Supervisors to execute said contract on behalf of the County. Additionally, provide authorization for the Public Health Director to sign contract amendments that may occur during the 3-year contract period from FY 2016-19, provided they are approved as to form by County Counsel.

**Peters moved; Gardner seconded**

**Vote: 5 yes; 0 no**

**M17-58**

## **B. Mental Health Services Act Three Year Plan Adoption**

Departments: Behavioral Health

Board approval of Mental Health Services Act three-year plan, 2014-2017. The Mental Health Services Act three-year plan is established to help guide the use of MHSA funding for the county Mental Health Program.

**Action:** Approve Mental Health Services Act three-year plan for 2014-2017. Provide any desired direction to staff.

**Peters moved; Gardner seconded**

**Vote: 5 yes; 0 no**

**M17-59**

## **C. Appointment of Bridgeport Valley Regional Planning Advisory Committee (RPAC) Members**

Departments: CDD

Recommendation by Supervisor Peters regarding Bridgeport Valley RPAC member appointments.

**Action:** Appoint Justin Nalder, Barry Beck, Steve Noble, Benny Romero, John Migliore, and Gene Kinum to the Bridgeport Valley RPAC for four-year terms expiring January 31, 2021, as recommended by Supervisor Peters. Provide any desired direction to staff.

**Peters moved; Gardner seconded**

**Vote: 5 yes; 0 no**

**M17-60**

**Supervisor Peters:**

- Welcome to Justin Nalder, new member of RPAC. There are other seats open. Thank you also to Chair Barry Beck.

**Note:**

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#### **D. County Medical Services Program (CMSP) County Wellness and Prevention Pilot Project Grant Agreement**

Departments: Public Health

Proposed contract with the County Medical Services Program (CMSP) pertaining to the contract for the CMSP County Wellness and Prevention Pilot Project Gant Agreement. This non-competitive opportunity was available to all CMSP counties to improve access to care for CMSP members or potential members, promote wellness in that population, and/or improve the effectiveness of local service delivery systems that serve that population.

**Action:** Approve County entry into proposed contract and authorize Lynda Salcido, Public Health Director, to execute said contract on behalf of the County. Provide any desired direction to staff.

**Peters moved; Gardner seconded**

**Vote: 5 yes; 0 no**

**M17-61**

#### **8. CORRESPONDENCE RECEIVED**

All items listed are located in the Office of the Clerk of the Board, and are available for review. Direction may be given to staff regarding, and/or the Board may discuss, any item of correspondence listed on the agenda.

##### **A. March 2017 Agricultural Commissioner's Update**

Departments: Clerk of the Board

Department Update from the Inyo/Mono Agricultural Commissioner, Nathan Reade, for March 2017.

##### **Supervisor Stump:**

- The Sustainable Groundwater Management Act could make this report look much different in a few years. Agriculture is second leading contributor to the county economy, especially in Tri Valley. Impacted by SGMA.

#### **9. REGULAR AGENDA - MORNING**

##### **A. Review and Approval of Amended Conflict of Interest Codes and Request for Extension of Time**

Departments: County Counsel

(Anne Larsen) - Proposed resolution approving amended conflict of interest codes submitted by the Birchim Community Services District, Local

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Transportation Commission and the Bridgeport Public Utilities District and proposed resolution extending the deadline for the Board's approval of additional amended conflict of interest codes.

**Action:** Adopt proposed resolution approving amended conflict of interest codes. Adopt proposed resolution extending deadline for Board's approval of additional amended conflict of interest codes

**Peters moved; Johnston seconded**

**Vote: 5 yes; 0 no**

**R17-21**

**R17-22**

**Anne Larsen:**

- Outlined the three district Conflict of Interest codes before the Board. She has reviewed these codes and they are in compliance. Also requesting extensions for those districts who have not responded yet
- The Mono County Office of Education and the Library Board do need two separate codes.

**Supervisor Stump:**

- The Mono County Office of Education is also the library board, do they need two CICs?

## **B. Cadastral Mapper/Transfer Analyst Allocation**

Departments: Assessor

(Barry Beck) - Proposed resolution #17-23, A Resolution of the Mono County Board of Supervisors authorizing the County Administrative Officer to amend the County of Mono list of allocated positions to include a Cadastral Mapper/Transfer Analyst in the Mono County Assessor's Office. The Assessor's Office agrees to leave an allocated Auditor-Appraiser position unfilled until the next fiscal year. Salary ranges as follows: Auditor-Appraiser II (\$5,130 - \$6,641 per month) and Cadastral Mapper/Transfer Analyst (\$4,108 - \$5,318 per month).

**Action:** Adopt proposed resolution #R17-23, Authorizing the County Administrative Officer to Amend the Count of Mono List of Allocated Positions to Add One Cadastral Mapper/Transfer Analyst in the Department of Assessor. Provide any desired direction to staff.

**Gardner moved; Stump seconded**

**Vote: 5 yes; 0 no**

**R17-23**

**Barry Beck, Assessor:**

- Provided a power point presentation. Answered general questions from the Board.
- Believes the old issues the Assessor faced with mapping and IT do not exist any longer, both he and IT are aligned and ready to move forward

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**Supervisor Peters:**

- Asked a few general public safety questions.

**Supervisor Stump:**

- It is possible to layer a GIS map in ways you can't layer a CAD map.

**Nate Greenberg:**

- Previous issues included duplication of work by CAD and GIS, lots of efforts on both departments to work together. Question of prioritization, separating the map production from the data maintenance, speeding up the production of the maps. This will allow IT to refocus on GIS.

## C. General Plan Amendment

Departments: Community Development

(Nick Criss; Wendy Sugimura) - Proposed resolution #17-24, approving an addendum to the 2015 EIR and approving General Plan Amendment 17-01 Part B, revisions to Chapter 25 pertaining to transient rental overlay districts. The 2015 General Plan Final Environmental Impact Report is too large to attach and can be accessed at the following link:

[http://monocounty.ca.gov/planning/page/general-plan-eir?\\_ga=1.259231305.29659018.1488572671](http://monocounty.ca.gov/planning/page/general-plan-eir?_ga=1.259231305.29659018.1488572671)

**Action:** Move to adopt resolution approving Addendum to 2015 EIR and adopting General Plan Amendment 17-01B, with the following modifications: use permits for Type I transient rentals are unique to the owner and do not run with the land.

**Gardner moved; Peters seconded**

**Vote: 4 yes; 1 no: Johnston**

**R17-24**

**Supervisor Stump:**

- Feels staff has done what the past Board had directed them to do and what they were supposed to do, but apologized to the public for some feeling like they weren't notified well enough.

**Nick Criss:**

- Feels there will be illegal rentals regardless. The question is whether to ban outright, or allow some and be able to control them. Outlined the revisions to the current general plan. Type 1 rentals are owner-occupied locations, not addressed in Chapter 25. Type 2 rentals are owner off-site rentals. Identified only as single family homes, not apartments.
- Of the 6 approved applications, there have been no complaints. Occasionally they will get complaints, but most of the illegal rentals have not caused a problem within the neighborhoods.
- Regarding reasonable opposition, the Planning Commission decided that things should be left to the decision makers. Every property, every parcel is unique, no cookie cutter properties here. Reasonable opposition guidance is within 50 feet. Reasonable should include those who will be directly affected by the rental on a case by case basis.

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**Wendy Sugimura:**

- Gave the Board some technical clarifications.

**Supervisor Gardner:**

- Of the 6 approved applications, have there been any complaints? Any idea of how many are being rented illegally within the county?

**Janet Dutcher:**

- Finance has looked into a company called Host compliance. Once this issue is resolved, the Board will be hearing a presentation by this company on how they can help identify and collect on TOT, even illegal rentals. Only way for them to do this is by “trolling”, which is very time consuming.

**Supervisor Johnston:**

- His suggested plan was not attached to the staff report.
- Suspects that people have given up about complaining, since he feels the 6 rentals were approved over their complaints.
- Chpt 25 references “Reasonable opposition”. Feels there was reasonable opposition to the TRODs already approved.

**Supervisor Corless:**

- The document is linked on page 247 of Board packet, and additional documents on March 7 webpage

**PUBLIC COMMENT:**

**Don Morton, June Lake Accommodations:**

- With regard to enforcement, what good are new codes if we enforce them like the old codes? He was promised no illegal rentals when they began years ago. Give teeth to the codes. More to it than just TOT. If serious about collection, have to approach from other aspects. Type 1 is fine, Type 2, likes the way it was but understands there’s multiple points of view.

**Bartsche Miller, VP of Mono RPAC, Mono resident:**

- Lives next door to a type 2 approved rental. Would like to see this given more time. Did not object to living within 500 feet. It’s not obnoxious but can be a nuisance at times. For the RPAC, feels the Mono residents don’t really understand what this means. Type 1, no objections. Type 2 is what people are concerned about.

**Stacey Simon:**

- If the Mono Basin is considered as a separate area, she will recuse herself.

**Lisa Cutting, Mono City resident:**

- Type 1 rentals are not a problem. Wants to see type 2 looked at more closely. Feels each community is unique and needs individual attention. Feels restricting the number of rentals per year might be a way to control it. Wants to see a mechanism where if a type 2 rental is approved and the property sells, the new owner has to newly apply.
- Requests that Mono City be called out now if the Board approves this, would like more time through the RPAC to build consensus with relation to the type 2 rentals.

**Gary Nelson, Mono City:**

- Type 1 is no problem. Not type 2. It removes available low income housing from the local community. The available pool of workers is lessening, feels because there’s nowhere to rent or live. Feels there needs to be someone on site to enforce rules, doesn’t see that happening in Mono City. Felt noticing wasn’t enough, didn’t hear about this until last week’s meeting.

**John Conway, Crowley/Hilton Creek resident:**

- Supports type 1 rentals. Over the years, he’s done both short and long term rentals and its nice to have a legal way to do this. Found a lot of information about this discussion, brought himself up to speed. Went to RPAC because he was interested, saw support for Type 1.

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**Lisa Mueller, Sierra Springs resident:**

- Chpt 26 enforcement aspect, has issue with the one-time application process. Area designation, maybe Crowley could have its own area. Feels it shouldn't be individual process, should be a community as a whole deciding whether they want these or not. Does not want Crowley to be seen as an investment opportunity community. Type 1 no problem, which is her personal opinion, not HOA's.

**BOARD DISCUSSION:**

**Supervisor Gardner:**

- Supports Chpt 25 revision with revisions, closest to option 3. Important to focus on our goals. Ensure quality of life for full and part time residents. Maintain and grow local economy. Provide income for residents who may not be able to keep their homes otherwise, provide opportunities for visitors and residents. Maintain sensitivity to housing needs and concerns. Regulate short term rentals. June Lake is already excluded. Hears Mono City and Crowley have concerns with Type 2 only. Aware of three pending applications, owe it to those people to give them the opportunity to pursue their applications. Wants to look carefully at fees we charge and make sure they're reasonable.

**Supervisor Peters:**

- Lots has gone into the process to getting to where we are today, we should not delay these applications. Does the permit transfer with ownership? There is a public process that every single property has to go through, gives opportunity for those to voice their opinion on it. Each application has its own individual points.
- In favor of option #3, but revised

**Christy Milovich:**

- Initial moratorium is 45 days, could extend twice, for 10 months and then 1 year.
- Could amend Chpt 25 to approve type 1, redact type 2. Moratorium no longer needed at that point

**Supervisor Stump:**

- The 2012 Board opened this up, but it was inevitable. The Planning Commission was 3-2 on this; that tells him there's more to do, particularly with type 2. "Reasonable opposition" should be any opposition. Job as supervisor is to protect permanent residents and their quality of life, but respects the right to rent.
- Agrees with moving forward with authorizing type 1 rentals. Extend moratorium on type 2 rentals, anticipates longer than 45 days needed. HOA can submit their CC&Rs, small communities can be surveyed for their wishes. Wants to approve option 1, option 2, and direction to staff would be option 6: area plan updates.

**Supervisor Johnston:**

- The reason for the moratorium that was imposed on Chapter 25 by the Board has not been addressed, that is, residents will still be required to be on constant defense to defend their neighborhoods from short term rental applications. The revised chapter 25 continues the public hearing after public hearing predicament for residents to prove "reasonable opposition" to avoid neighborhoods from becoming commercialized short term rental zones. The recent and on-going June Lake "Neighbor Wars" will likely be extended to all of the county since not substantial change is in the new Chapter 25.
- The broad-scale, backdoor zone change embodied in Chapter 25, which applies to almost all of Mono County residential zones, is not proactive planning but creates long lasting uncertainty for all concerned on both sides of the issue (i.e., those that oppose STRs and those that want them).
- The effects on affordable housing have not been well vetted and are clearly in opposition to our General Plan Housing Element (i.e., avoid conversion of affordable housing to other uses).

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- The impacts have not been articulated to the general public. Allowing STRs in all single family zones is a major change and affects the long term view of ourselves: Are we going to be a county composed of communities of neighbors and friends, or will we become a county of commercial residential venues with various unknown occupants?
- The public has not been adequately notified for such a significant change in land use (albeit the "legal minimum" notice was conducted); direct mail notification to all land owners with reference to maps, pros and cons, and alternatives should have occurred.
- Overall, we should focus on the issue: Where are short term rentals acceptable and justified? If such areas are found suitable, then change the zoning of those areas to "STR acceptable" so everyone will know what to expect.
- Basically, use of an Addendum is a way of making minor changes to the original EIR and does not require re-circulation for public comment. An Addendum can not be used if substantial changes occur, new potentially significant effects are present, or there is a substantial increase in the severity of impacts.
- With Chapter 25, there is substantial evidence present in light of the whole record that significant changes are present from this county-wide land use amendment in almost every residential zone. These include:
- All single family residential districts throughout the county in every community are being affected by a previously un-permitted land use, i.e., short term commercial rentals.
- Ditto for the RMF, RR, ER and RMH districts county wide.
- Impacts to this change to Chapter 25 include potentially significant population changes, either overall or concentrated in certain areas; no analysis has been conducted in either the original EIR or the Addendum for STR population increases.
- New significant impacts may be present from county wide implementation of Chapter 25 from increases in traffic in areas where traffic is presently very light, and there may be resultant new impacts to light, glare and noise.
- Impacts to public water supply systems could include increases in use, which have not been analyzed in the Addendum, and no consultation with purveyors has been documented.
- Impacts to groundwater resources in rural areas where Chapter 25 applies have not been analyzed.
- Impacts to public wastewater treatment system capacities have not been analyzed or disclosed.
- Impacts to individual septic tank systems have not been analyzed.
- Impacts to roadways, particular in rural areas, from increased traffic have not been disclosed. These could include air quality impacts from dust on gravel roads.
- Impacts to snow removal operations, both private and public, have not be analyzed.
- Impacts in rural areas to wildlife from increased activities, noise, and light allowed by Chapter 25 have not been analyzed.
- Effects on housing supply, which is contrary to the General Plan Housing Element, have not been considered or discussed.
- Analysis is lacking on housing cost impacts and resultant displacement of local workforce housing and subsequent negative impacts on employee availability and recruitment.
- Displacement of workforce housing can translate to longer commutes and is contrary to the General Plan Circulation Element which postulates short distance home to work commuting.
- Impacts to other county and state services including code enforcement and law enforcement have not been analyzed; there is currently no 24/7 coverage of either of these services. Different types of clientele previously not allowed in SFR districts is known to occur and may require added service responses.

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- Analysis is lacking regarding the displacement of full time residents who could serve on volunteer PUDs, fire departments, and other local services.
- There is no analysis of the lack of enforcement capability (code enforcement) due to budget constraints regarding mitigation measures or mitigation monitoring.
- The original EIR appears to not address at all, or is severely lacking in analysis of STR impacts.
- A Subsequent EIR, versus an Addendum, is demanded in this situation in order to provide full disclosure under CEQA.

**Supervisor Corless:**

- Her district is entirely within the Town of Mammoth Lakes. Biggest concern is a county policy that's been going on since 2012, but it's never been much concern outside of June Lake. Doesn't believe banning any short term rental is a good option. Supports type 1 rentals. Knows we are limited as to how many general plan amendments we can make, wants to be smart about it.
- Does not feel ready today to make recommendations with regard to type 2 rentals.
- Wants to approve Chpt 25 as is, but then approve moratorium over type 2. Give staff direction to go back and pursue a process to vet type 2 rentals in each community

**Scott Burns:**

- Type 1 doesn't affect the General Plan; it's a use permit. Owner occupied type 1 allow for a use permit.

**Wendy Sugimura:**

- Use permits typically do stay with the land, but could change that to stay with owner.

## **D. Temporary Moratorium on Transient Rental Overlay Districts**

Departments: Community Development; County Counsel

(Nick Criss) - Proposed Interim Ordinance of the Mono County Board of Supervisors Temporarily Suspending the Establishment of Transient Rental Overlay Districts in Mono County.

**Action:** Consider and potentially adopt proposed ordinance as an urgency measure (4/5 vote required). Provide any other desired direction to staff.

**Stump moved to adopt ordinance with the changes discussed to indicate that it applies only to Type II rentals; Peters seconded**

**Vote: 4 yes; 1 no: Johnston**

**ORD17-04**

**Christy Milovich:**

- Amending Section 2 on page 2 of Ordinance:

**Supervisor Johnston:**

- He supports moratorium on type 2 but the ordinance does not include type 1.

## **E. Report on NACo Legislative Conference**

Departments: Board of Supervisors

**Note:**

**These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors**

(Supervisor Corless and Supervisor Gardner) - Supervisors Corless and Gardner will give a report regarding their participation in the National Association of Counties Legislative Conference in Washington DC

**Action:** Presentation by Supervisors Corless and Gardner followed by discussion.

**Supervisor Corless:**

- Focused on handout received at meeting. Thank you to Supervisor Gardner for putting together the report. Please see additional documents for this report.

**F. South County Facility Analysis**

Departments: CAO, Public Works

(Tony Dublino) - Update on the progress of lease negotiations with Sierra Center Mall owners, progress on the McFlex option and identification of other alternatives for South County space.

**Note:**

**These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors**

**Action:** Receive update and provide any desired direction to staff.

**Tony Dublino:**

- General update on status of lease negotiations.
- Looking at the McFlex option, he has toured depts, asked staff of their needs, met with Courts for their experiences moving from SCM to their new building.
- Joint Town-County meeting on the 18<sup>th</sup> for more information, updates. Will have public hearing.
- The Town Council approved their work program unanimously.
- With regard to deficiencies, he walked property last week, went through list of things. There are some that appear to have been corrected, but numerous items that still need correction.

**Paul Rudder:**

- Last time, Supervisor Stump asked about Deutsche Bank not being able to lend in US. Correct, they are being investigated, but they can still lend. Negotiations have been ongoing each week. One goal is to get the best deal for the county. The best deal is one that allows the owners to pay the mortgage and be able to perform their obligations to the lease. The best deal for the county is to pay no more than that.
- First thing in lease negotiations is to identify what's needed. Thinks they're doing well in fixing the things that need to be fixed.

**Supervisor Gardner:**

- Asked about the deficiencies in the building. Where are we in that time table?

**Sierra Schultz, TOML PW Dept:**

- At the last meeting, Pam Kobylarz said the Town Council had not had this discussion. In their March meeting, they came up with a work program.
- Initial site planning.
- Other leasing options for current offices, for when their lease is up in 2021, what improvements would be needed.
- Funding sources for each of the options. Looking forward to working with the county.

**Supervisor Stump:**

- What was the Council's agreement (vote) on the work program?

## 10. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

## 11. CLOSED SESSION

THERE WAS NOTHING TO REPORT OUT OF CLOSED SESSION.

### A. Closed Session--Human Resources

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Stacey Simon, Leslie Chapman, Dave Butters, Janet Dutcher, and Anne Larsen. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39--majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association

**Note:**

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

(PARA), Mono County Public Safety Officers Association (PSO), and Mono County Sheriff Department's Management Association (SO Mgmt). Unrepresented employees: All.

**B. Closed Session: Workers Compensation**

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION. Subdivision (a) of Government Code section 54956.9. Name of case: Worker's compensation claim of Richard Hahn.

**THE AFTERNOON SESSION WILL RECONVENE NO EARLIER THAN 1:00 P.M. IF NECESSARY**

**12. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

**ADJOURN**

**ATTEST**

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**STACY CORLESS  
CHAIR OF THE BOARD**

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**HELEN NUNN  
ASSISTANT CLERK OF THE BOARD**