

**June Lake Citizens Advisory Committee
Meeting Minutes – August 4, 2015**

Patti Heinrich called the meeting to order at 7:02 pm. Committee member attendees included Don Morton, Jeff Ronci, Carl Williams, Ann Tozier, Jil Stark, Patti Heinrich, Bob Gardner and John Logue. Tim Alpers was also present.

Review of July 7, 2015 minutes: Jil moved to adopt (apparently no second is required). The motion to adopt the minutes was approved by unanimous vote.

Public Comment:

Joe Blommer (Caltrans) updated us on the Lee Vining/Mono Lake Rock Fall Project. Next week stage one will be completed. The contractor has elected not to move forward with stage two until next year. Next week, on Wednesday, the signal will be removed. They will be back next year to complete the project. Joe noted that Caltrans had always viewed this as a two-season project.

Ian Fettes (Clark tract resident) spoke regarding the TROD (Transient Rental Overlay District). Ian felt there had been no advertising of the TROD workshop for the last CAC meeting [It was remembered later that Ann Tozier had posted a notice of the meeting at the June Lake PO, and had highlighted the TROD agenda item.] Ian feels that the majority of the Clark tract residents are for TRODs, but the rest of the June Lake community either doesn't care or doesn't bother to come to the meetings and express themselves. He felt that there was a strong negative feeling toward the TROD by the CAC committee members. Ian also brought up that he does not understand the difference between long and short-term rentals, and that there is a positive case for short-term rentals due to the regulations that apply to them. He also made a point that all sorts of businesses are being conducted in the Clark tract, such as working via the Internet, gun dealers, contractors, etc. Essentially he does not see the difference between these businesses and rental as a business. The difference that matters seems to be in how much the businesses disturb the neighbors. If the County allows these businesses then they should allow all businesses. The Clark tract, because of these other businesses, is not a "pristine" residential area, according to Fettes. He again emphasized that all business in residential areas should be treated the same. Also, that he does not understand why long and short-term rentals are viewed differently.

Patti Heinrich asked if rentals in general could be put on a CAC agenda, to help us understand the different types. Al Heinrich spoke up to say that one difference between long and short-term is that long-term renters are residents. They have an interest in the community, as opposed to weekend renters who come and then are gone.

Ann Tozier brought up concerns about the horse poop on the Rush Creek Trail. A friend of hers used the term "horrendous" when describing the state of the trail as a result of the equine traffic. Ann was told to contact the USFS and check on the language of the contract with the pack station to see if any cleanup is required. Also, perhaps drafting a letter of some kind to concerned parties would be helpful.

Amanda Carmichael is trying to start a non-profit preschool/childcare in June Lake. They are looking for financial support from the June Lake Women's Club, who gave them \$1000, and anyone else who might wish to help. Patti Heinrich asked Tim Alpers about possibly getting money for a lawyer, as the group has questions about how to get started.

Patti Heinrich reminded everyone of the June Lake Library Summer Speaker Series. The next event is about Woody Woodpecker [Walter Lantz, Woody's cartoonist, had a cabin at Silver Lake], at 5:30 tomorrow night at the JL Community Center. The JL Historical Society is hosting a talk at 6 pm on Thursday; Gary Jones will talk about the Silver Lake Resort. A woman from Pioneer Home Health came to the JL Women's Club meeting to let them know that they are trying to bring hospice care to June Lake. They are trying to get a license to practice from the state, but it has been held up. A letter writing campaign has been started to try to get this moving along.

Also, the JL Fireman's BBQ is this coming Saturday, with a bake sale sponsored by the JL Women's Club.

Agenda Items:

Supervisor Tim Alpers' report: Mono County is advertising for a CAO and an HR Director. They are using a recruiting service to assist them.

The Eastern Sierra Land Trust had a big year. It acquired two properties and is going for a third. They acquired a conservation easement at the Conway Ranch, and the Honeywell Ranch (historic guest ranch). They are negotiating for the third property.

June Lake Trails Update (Jil Stark): September 1st is the next JL Trails Committee meeting. It will be an all morning meeting, starting at 9 am at the Double Eagle Resort, to discuss the existing June Lake 2003 Trails Plan.

Mono County Planning suggested that the committee initiate a PID (Project Initiation Document) for the Down Canyon Trail, the community's #1 most desired trail. The USFS has made it clear that they have no money for new trails [so having a well defined project may be the only way to find funds]. Jil wondered if this financial limitation relates to only the Inyo National Forest, because nationwide the USFS promotes trails for our aging population. The proposed CAC trails agenda item may need to be postponed until next year. Bob Gardner added that the USFS really is strapped for money, and there is a backlog of need. The real issue is with what this county is going to invest in. He also noted that we would get the attention of the USFS if we can come up with the money for trails.

Transient Rental Overlay District (TROD) Update (Scott Burns): Scott started off noting that there has been a lot of dialog about enforcement of rental policies, but due to the nature of that enforcement it is difficult. Nick Criss, the enforcement officer, appreciates any help he can get. Scott reviewed, for us, the two chapters of the TROD. He said they do treat transient rentals differently than long-term rentals, and the Trod chapter 26 tries to mitigate this. Long-term renters are residents; there is a distinction. As far as businesses within residential areas, there are regulations for businesses in homes. TROD are allowed, expanded home occupation and the neighbors are notified. Commercial uses in residential areas are usually designated differently. With TROD, there is a deference for neighborhood concerns, and allowance is slanted toward areas where neighbors actually want a TROD. True businesses need a business license. Telecommuting may or may not fall under a business designation, but he noted that the county has actually promoted telecommuting. Renting a home full time is not considered a business. [He was addressing some of Ian Fettes' earlier concerns.]

Jil Stark commented that if we want to do something with the JL Area Plan about short-term rentals we should do it in our plan. Scott responded that some things, like parking, are bigger issues, and are really Mono County General Plan items. However, we could choose to highlight certain related items of concern in our JL Area Plan.

Jil brought up that in 2009, when TROD first came up, we had some real concerns about it, particularly in the Clark tract. But then, in 2012, the Planning Commission and BOS passed all of it. Carl Williams countered that all of these concerns were appreciated, and that is why it was drafted the way it was. If nobody in the Clark tract wants a TROD then it won't get through Planning. Don Morton noted that the first TRODs that were put in place haven't had problems; nobody has complained.

Jil brought up again how the illegal rentals don't pay TOT to the county.

Don stated that there is a lack of long-term rentals in June Lake, and also that code enforcement can't keep up. He actually had a long-term rental agreement with a client who turned around and sublet it on the web to make money.

Ian felt that rentals are judged on the basis of whether they disturb others or not. There is an inherent problem with a five-bedroom house [like the Shea illegal rental], for example, in the Clark tract. Rental homes like that create problems, as they will be used to capacity.

Patti added that people who buy in the Clark tract do so because it is a single-family area.

Carl was not sure why this is a CAC issue; it should be an issue neighborhood by neighborhood. There is a process in place to deal with it, and the CAC does not have the authority to say they are against it.

Courtney Weiche felt the TROD process seemed to be working.

Al Heinrich has an issue with how this all transpired. He bought in an area without business or short-term rentals. He was told that the Clark tract was to be excluded from the TROD. He has seen CAC minutes where they did not approve of this for tracts that don't want it.

Scott said if the public wants to get rid of this it would take an amendment to the General Plan, as it would be countywide. It would have to go through a process and need to be approved. The concept in 2009 was to give enforcement more teeth; more tools, but the

BOS decided not to take action, until later. This was followed by worries about keeping June Mountain open, and the thought was that more rentals might help.

Patti, CAC Chairman, decided the discussion needed to end due to time constraints.

Additional Public Comment:

Five local children (Jaden 13, Jonny 15, Aurelio 13, Chuy 13 and Ethan 15) showed up late for public comment. They want a skate park in June Lake and were wondering what steps they need to take. Don Morton stood up with them and commented that we have a community of great kids, and young kids here need places to recreate, like a skate park. Perhaps the CAC could help them.

Scott Burns said the primary reason for updating the JL Area Plan had been a desire for a ball field. The only place for it was on federal land. Maybe other uses, like a skate park, could go there, but they would have to be compatible with the Highlands tract.

Courtney said advocacy is the first step and funding is an issue. She is involved with the Crowley Lake skate park, but self-tax in the Crowley area empowers them. If it becomes a high priority then direction is given to the county to pursue and help with it. Bob Gardner told the kids to research it and to DO it; get on the Internet. He felt that if they show the initiative to get it started that then they can ask for support, and they will get it.

Report of Development Activities (Courtney Weiche):

Mono County General Plan Update – Scott said the plan would soon be online. In the next few months it will be undergoing public review. They have to do a general environmental impact analysis. Early December is the goal for adoption. The Plan will go to the Planning Commission and then, when ready, the Commission will recommend that the BOS adopt it. The BOS is the final decision maker on adopting it. The environmental impact deadline is September 29th, but the rest of it can be updated until adopted.

Next regular meeting of the CAC will be on September 1st:

Possible agenda items might be a presentation from Rich of the June Lake PUD. The Carmichaels, of the June Lake Pines Cottages, are interested in redoing a retaining wall on their property, and might present that to the CAC.

The meeting was adjourned at 8:39 pm

CAC Minutes were taken and drafted by Ann Tozier.