

**June Lake Citizens Advisory Committee  
Meeting Minutes – November 1, 2016**

Jeff called the meeting to order at 7:04 pm. Committee member attendees included Jeff Ronci, Ann Tozier, Patti Heinrich, and Bob Gardner. Members absent were Jil Stark, John Logue and Rob Morgan. BOS Tim Alpers was absent, but Larry Johnston was in attendance.

**Public Comment:**

**Sheriff Ingrid Braun** stood up to thank the June Lake community and first responders on behalf of the family of the three drowning victims. Every one who responded took care of them in an amazing way, in the face of this tragedy. Ingrid read a text of thanks from the 14-year-old victim's mom. [The weather was terrible, the JL marina was not renting, the boat was overloaded for its capacity, no one was wearing life preservers and they were dressed in heavy clothing, not for water. Everything was wrong, and it resulted in a horrendous accident.]

**Mono County** – Julie Brown was not in attendance, due to a CIF volleyball playoff in which her daughter is playing, but she will be joining the CAC as their newest member.

**Review of September 6 minutes:** Patti Heinrich wanted some verbiage added to the Transient Rental agenda item regarding the CAC and their Area Plan amendment. She then made a motion to approve them as to be amended, Bob seconded it, and the vote was unanimous to adopt them. Ann will submit amended minutes.

**BOS (Board of Supervisors) Report:**

Larry Johnston gave a report on behalf of Tim Alpers.

Regarding elections he noted that registered voters were up from 5,800 in June 2016 to 6,500, in Mono County. There has already been a big return by mail.

Larry mentioned an ongoing Biomass Project, clarified by this excerpt from the Mono County website addressing the project:

<http://monocounty.ca.gov/planning/page/renewable-energy-project-utilizing-woody-biomass>

*“Mono County and the Eastside Biomass Project Team evaluated the feasibility of a bioenergy facility using locally available forest waste biomass and local labor, and supporting the regional economy.”*

The BOS had their treasury report and Larry mentioned how they have a system to gain interest on the tax money collected. The county also has a Fanny Mono investment opportunity where they will lend money out in order to get more interest on the tax money, for county improvements like a new software program.

There is a potential of grant money for upgrading the jail, specifically the counseling rooms/area.

The BOS ratified the June Lake operating procedures (by-laws) approved at the last CAC meeting.

There was a long dissertation on pavement management by the Public Works department. The discussion weighed the approaches to maintaining the paved road network. They are leaning toward putting money toward intermittent maintenance, rather than no maintenance resulting in more frequent larger projects. Transportation funding needs to be fixed through out the state.

**Chair Report:** There was none.

**June Lake Community Center Improvement:** Alice Suszynski stood up to give an update on the JL Community Center Improvement project. The fund has received \$5,000 from the BOS, and there are various schemes to grow the fund including donations, memberships, etc. The funds will be administered through the county, and the first improvements will be “to this room.” The new windows are going in [this was apparent].

Beyond that, there is a plan to have a Design Committee for design ideas such as color, and then a Work Committee to do the work.

**Interested people can sign up for either committee; everyone is welcome. Please contact Alice at: [info@dreammountainstudio.com](mailto:info@dreammountainstudio.com)**

Scott Burns will send out a meeting announcement before Thanksgiving. There will be a second meeting after the holiday.

#### **Members' Report:**

Bob complimented the Carmichaels with their wall improvement in June Lake. They did it all on their own, and it is a model for the community. He also reiterated the compliment Sheriff Braun gave to the community for their help with the recent tragic accident on June Lake.

#### **June Lake Trails Report:**

Jil was not in attendance so Scott gave a brief update. There had been a meeting on October 3, and a field review of the Down Canyon trails in mid-October. Resource Concepts, Inc. has been hired to evaluate the existing Down Canyon unofficial trails and help produce a Project Initiation Document for the making of an official trail. The next Trails Committee meeting will be at the Double Eagle Resort on Wednesday January 4, at 10 am. [Contact Scott Burns to obtain the full minutes of the October meeting.]

#### **Agenda Items:**

**Caltrans Report (Joe Blommer):** The construction season is winding down. Work on the rock-fall project by Mono Lake did not lose one day of work, Monday through Saturday. They plan to be done with the work on November 19<sup>th</sup>. They will be bolting down the wire mesh next week. They are also done monitoring of the re-vegetation that was done last year, which recommends additional seed & erosion control treatment. They hope to complete that also.

Regarding the concrete barriers and flashing signs at Silver Lake, that area is one of 25 locations that were to receive updated guardrail. They have worked on only 14 of the 25 locations, and due to a multitude of problems have not finished to the one at Silver Lake. The guardrail system they were installing got decertified statewide; the new system took 1.5 months to acquire, so work was stopped. During the delay CT Traffic Engineer inspected the 14 locations and all were installed incorrectly and work had to be re-done. The guardrail project contractor is from Orange County and has no concept of the impact of winter in our area, of which he has been repeatedly reminded. Hopefully Mono Co work will be done before winter hits!

The paving project near Bridgeport is not completed, and it is too cold now to continue, so they will do some final striping and then shut down for the season.

The rock fall netting has held up well to the weather, so far, in answer to a question posed by Bob Gardner.

Lynda Biederman complained about the really sloppy painting of the red curbs in June Lake village, and wondered who to talk to about them. Joe had not noticed them himself, but will talk to Caltrans maintenance. He mentioned that his personal pet peeve is the way they fail to post signage for no parking when they stripe in the village, resulting in un-striped areas.

#### **Single-Family Residential Transient Rentals:**

**Scott Burns** started the discussion by noting that at a prior BOS meeting (October 4, 2016) Larry Johnston presented a 7-page proposal [which was handed out] about his idea of how to approach TROD (Transient Rental Overlay District) implementation. The BOS wants to integrate his plan, which focuses on getting areas/neighborhoods mapped out.

**Larry Johnston** said he got connected with his concept due to Mammoth Lake's Measure Z. A lot of folks in Mammoth did not want Transient Rentals, and 70% voted in favor of Measure Z, which said that any change

in zoning needed to go to a vote. Larry feels this is cumbersome and came up with an alternate idea for the rest of Mono County.

[Note: There have been 6 Transient Rentals approved, 2 denied and 3 withdrawn, in June Lake.]

Larry continued, saying that the Transient Rental approval method sets in motion something detrimental, where neighbor gets pitted against neighbor in a never-ending process. He utilized his zoning background (since 1973) and came up with this proposal. His proposed planning process can be viewed under the packet of materials for the October 4<sup>th</sup> BOS meeting at:

[http://www.monocounty.ca.gov/sites/default/files/fileattachments/board\\_of\\_supervisors/calendar\\_event/4712/10\\_oct\\_4\\_2016.pdf](http://www.monocounty.ca.gov/sites/default/files/fileattachments/board_of_supervisors/calendar_event/4712/10_oct_4_2016.pdf)

Basically, Transient Rentals are appropriate in some places but not others. Currently they apply to all of Mono County, including mobile home parks, rural land and other inappropriate places. In addition, people who have bought in residentially zoned areas think they are protected from commercial invasion that Transient Rentals introduce. The advantage of increased revenue from Transient Rental TOT is offset by the displacement of long-term renters. Transient Rentals can bring folks into the neighborhoods that don't respect them.

Larry summarized his plan:

1. Identify neighborhoods. The basis would include, but not be limited to access, geography, roads, zoning types, snow removal, etc. This process could be performed by the Planning Department, discussed by the relevant RPAC (the June Lake CAC, for example) and then go for approval by the Planning Commission and BOS.
2. Determine which neighborhoods work, from a planning sense. Based upon this, some areas (neighborhoods) could be removed as places eligible for Transient Rental applications.
3. The areas still available for Transient Rentals could decide by vote if they wish to allow them.

This process gives the vote back to the people, but the ultimate authority is still with the BOS and Planning Commission. This should decrease the fighting among residents of neighborhoods because folks would know if their area was or was not eligible for Transient Rental applications, giving them a greater sense of security. Larry's proposal is going back to the Planning Commission to see if it can be integrated into Mono County.

Lynda Biederman hoped that the Planning Commission meeting would be public. Scott said "yes," and it would not only be discussed at the Planning Commission, but at the JL CAC, as well.

Larry emphasized that it would not be that difficult to map neighborhoods. The Tier 1 & 2 plan idea came from the Planning Commission, but it doesn't stop people from having to come to meeting after meeting, forever, to stand up for or against a Transient Rental application. On the flip side it would be simpler to get a Transient Rental approved in an area already approved for Transient Rentals. It is work up front, but then afterward it is easier and simpler.

Nick Criss stood up and gave a brief overview of some of the topics discussed at an annual Code Enforcement meeting he attended. One of the subjects was titled "Transient Rental, the Good, Bad & Ugly." The way people now want to vacation has increased home rentals, but there are many areas having issues with them, not just Mono County. They are an enforcement nightmare either way, legal or illegal.

Scott brought up that one thing that needs to be addressed is affordable housing. The county has another grant to do a Regional Housing Assessment update. He wants them to focus on June Lake. They want to know what to include in a possible survey to residents, seasonal workers, and second homeowners.

**Wendy Sugimura** spoke. She was involved with Lee Vining and the update of their Mono Basin Area Plan. She wanted to review the survey techniques used there, however she emphasized that a community needs to be able to accept the outcome of such a review process, even if they disagree with it. How is that done, was the question to the group. What has to be done to get an acceptable outcome?

*[There followed a long series of opinions voiced by individuals in the room. Rather than try to paraphrase, with probable errors, I will list some of the topics that came up, even though they were not all applicable to Wendy's essential question. (Ann)]*

- Closure is needed so June Lake residents don't continue to go round and round with the Transient Rental applications; please come to a final decision.
- Surveys are inherently biased; we would need a survey we can believe in.
- Affordable housing is needed for seasonal and fulltime workers. Workforce housing is an important consideration.
- Should fulltime residents' votes count more than second homeowners who come to June Lake sporadically – opinions were expressed that this would make sense, but how is that accomplished? (That division sets up a fundamental basis for those who might be pro or con Transient Rentals, as fulltime residents can't rent their house nightly, unless they have a granny unit.)
- People need certainty about the status of their neighborhoods.
- What is the financial impact of Transient Rentals to businesses and the community?
- The balance of homeowners and temporary workers should be considered.
- Please define and consider property owners' rights.
- Address requirements for snow removal and road maintenance.

Wendy queried how to get people involved in a process such as this. A survey is one way. Surveys aren't perfect but any method you use to get information is biased.

Ann Tozier wondered if we should define the neighborhoods first.

Wendy then asked whether voting on the policies for that neighborhood would be restricted to only residents of that neighborhood. What methods of outreach will best provide opportunity for the giving of opinions?

Bob Gardner wondered what are the most effective ways to get people to respond.

Wendy said when she worked with Mono Basin (Lee Vining) RPAC they had meetings, which provided an intimate and comfortable environment. The issues were many so there were many meetings, both mid-week and weekends. The weekend meetings were poorly attended. Information was also passed via surveys, websites and email. Cards can be sent to PO boxes. They had distributed information in Spanish in addition to English, but only had one Spanish language survey returned. Responses could be transmitted via online, email, drop-box and mail.

Larry countered that this is not a broad issue like the Mono Basin Area Plan update. How do you get to the answer quickly? There needs to be a structure to the process; this is a specific issue and needs a specific set of steps to arrive at a resolution.

The timeframe for this entire process should be to gather opinions by January and summarize the results by February. There needs to be a decision on outreach methodology and a schedule for the meetings. A possible survey company to use would be BBC Research and Consulting.

Patti Heinrich interrupted the agenda item and asked, due to the late hour, if the rest of the meeting could be tabled, and if we could adjourn. This was agreed upon.

**Report of Planning Activities in June Lake (Scott Burns):** This item was tabled.

**Next regular meeting of the CAC will be on December 6th. It was decided to start with a meeting at 5:30 pm to continue discussing the Transient Rental issue. Anyone can come to this meeting. The regular CAC meeting will follow at 7 pm, as usual.**

The meeting was adjourned at 9:30 pm. CAC Minutes were taken and submitted by Ann Tozier.