

**June Lake Citizens Advisory Committee (CAC)**  
**March 4, 2021 – Meeting Minutes**

1. Call to Order by CAC Chair Julie Brown at 6:01 p.m.; the Pledge of Allegiance was to a virtual flag. The meeting was held via ZOOM.

Members present: Julie Brown, Jora Fogg, Janet Hunt, Kevin Larsen, Bob Marks, David Rosky.

2. Public Comment.

Jora Fogg introduced residents who have concerns about the brightness of the recently installed LED street lights in the Village. Jora said the lights were very bright, almost blinding, and simply obnoxious. Something needs to be done—they are not consistent with the values of June Lake. Kevin Larsen seconded those views. A local resident said something needs to be done; they are even blinding at night while driving toward them. Jora observed that SCE apparently did no work or study of what they'd look like at night. Supervisor Gardner said that SCE was “aware” or the issue and “working on it,” without giving him any specifics. There's a similar situation in Mono City. Wendy Sugimura added what the County standards are for brightness and color; do these meet those standards? Supervisor Gardner said he'd get some answers and action.

3. Julie Brown asked for a consideration of the minutes of January 6, 2021. Bob moved that they be accepted; Kevin seconded. The motion carried.

4. Reports.

- a. Sporting a fashionable pony tail and Zooming in from Anza Borrego Desert State Park, Supervisor Bob Gardner first welcomed Kevin Larsen to the CAC. He then reported on (1) a February 11 “summit” meeting on dispersed camping. Given last summer's issues, the intent is to get ahead of the season to ensure a better experience for campers and the environment. Five subcommittees have been established. The next meeting is March 25, and it is open to the public. In response to questions, Supervisor Gardner indicated that additional members are welcome, and that he can be contacted for the subcommittees and their contact information (2) Covid. Cases are down, and the county is in the red tier. Vaccinations have moved to the group of people aged 50 and above, including those with underlying conditions. (3) He supports the EV Charger project. (4) From personal experience, he thinks Frontier Communications is a viable alternative to Suddenlink for those continuing to experience problems (see also Agenda item 7).

- b. CAC chair. No report.

- c. Members reports. None other than what's already on the agenda.

- d. Staff reports: Michael Draper reported (1) an upcoming meeting on March 11 with

several stakeholders on the opening of Yosemite Park and of CA 120 from the closure through the park; the meeting is open to the public. (2) For more detailed information about the opening of fishing season, please consult the update from the Economic Development Committee; (3) the June Lake Highlands specific plan revision allowing for selected rentals is moving forward; their CC&Rs probably will need to be amended before the plan goes back the Board of Supervisors; in. reply to a question, Michael said that CC&Rs are a civil matter and not reviewed or approved by the County; (4) Don Morton's new development plan has been accepted for consideration; it is now at the CEQA stage with no public hearings planned.

5. General Plan Update: Safety and Land Use Element (see attached report).

Planning Analyst Kelly Karl (Planning Division of the Community Development Department) presented proposed updates/amendments to the Safety and Land Use Element of the General Plan (see attached). After introducing and briefly summarizing the changes, Kelly asked for questions and discussion. She was asked what a "hazard area" is (e.g. an avalanche area), and whether "tiny homes" fit into the definition of "campers." Currently they are not in public campgrounds, but could be in private RV or mobile home parks if they rezoned for that. There was more discussion of whether the county was interested in making stays longer than 15 day possible to accommodate, among others, seasonal workers.

6. ACTION. Approve letter of support from the CAC to the Board of Supervisors for the June Lake EV Charging Station project (see attached). Bob Marks and Sarah Holston introduced the draft letter to be sent by Chair Julie Brown to the Board of Supervisors supporting the project to install an EV charging station in Gull Lake Park. That letter summarized the process and steps taken so far to move that project forward (see previous CAC minutes). Bob explained that one sentence regarding "fiscal agent" would have to be revised in light of conversations with a community organization. Following discussion, Kevin Larsen made a motion for a vote; Dave Rosky seconded it. Julie called the roll: six (6) yes, zero (0) no. The motion passed.

7. Suddenlink services.

Dave Rosky reported that he had talked briefly with Suddenlink VP Mike Horton who said they continued to make technical improvements in the June Lake area, and that more would be forthcoming when the snow melts. In light of continuing problems with Suddenlink internet service, local residents are switching to Frontier.

8. Discussion of Balance Rock beautification.

Deferred to the next meeting.

9. Discussion and updates on COVID-19 impacts and response.

Supervisor Gardner covered this item in his comments.

10. Community updates

- a. Women's Club. Jora Fogg said there will be St. Patrick's day drive-through dinner on March 17; dinner is free, but donations are being accepted. June Lake Cares remains very active, having just received a large donation, making it possible to help people in need. She encouraged us to reach out to those who might be in need, and assume them that all information is kept confidential. Finally, the Little Loopers fund-raising dinner is this Friday to benefit child care in Northern Mono County. It is a "high-end" meal; donations accepted.
- b. Chamber of Commerce. Janet Hunt reported that the Chamber is holding an online raffle. It has also begun discussion of the idea of establishing a TBID district on the model of Mammoth Lakes. A Fishing Summit will be held to help businesses and visitors prepare for opening of fishing season. The Visitors Center will reoped around April 1, and will have Chamber produced June Lake merchandise for sale.
- c. EV Charging Station subcommittee. Covered under agenda item 6.

11. Future agenda items: SCE streetlights; Balance Rock beautification; COVID-19; road to dog beach at June Lake in need of repair.

12. The meeting adjourned at 7:15 p.m.

**Next meeting: TBA**

*Respectfully submitted,  
Bob Marks, Secretary*

Attachments

Julie Brown, Chair  
June Lake Citizens Advisory Committee  
June Lake, CA

March 4, 2021

Mono County Board of Supervisors  
c/o Clerk of the Board  
Shannon Kendall  
PO Box 715  
Bridgeport, CA. 93517

Dear Supervisors,

As Chair of the June Lake Citizens Advisory Committee (CAC), I am writing to express the support of the CAC for the project to install an EV (electric vehicle) charging station at Gull Lake Park. I am also requesting that the project be placed on the agenda for either your March 9 or 16 meeting; this letter can serve as documentation for that agenda item.

There is no EV charger in June Lake at this time. Although EVs currently are a small percentage of all light vehicles on the road, the number will begin increasing rapidly. Not only has the State of California adopted a 2035 target to end internal combustion vehicle sales in California, General Motors too has set 2035 as the date for its transition to fully electric vehicle production and sales. Moreover, the Mono County Regional Transportation Plan has identified developing and implementing an electrical vehicle charging plan as objectives (Objectives 4.D.4 and 4.D.5). Our June Lake project will serve both an immediate need to support visitors with EVs who want to visit or stay in June Lake. But it will also “prime the pump” in getting additional visitors to June Lake, and show to the local community that EV chargers are both viable and needed in the long term.

This project has been in process for several months, and is now to the point where it can be implemented. A member of the CAC, Bob Marks, came to the CAC in December to propose the idea. There was enthusiastic support for him to proceed, and the CAC established an “EV Charging Station Subcommittee;” the CAC has been informed and consulted about the project since then. CAC member Sarah Holston joined the subcommittee upon its creation, and CAC member Dave Rosky too has been involved. The project team has been in touch with our neighbors in Lee Vining to see how they got an EV charger installed at Hess Park; they have talked with the June Lake Loop Chamber of Commerce, which expressed support (and several business owners said they would begin looking into installing chargers); they have had numerous conversations with Supervisor Bob Gardner; and they have begun arranging a fiscal agent for the project. Most importantly they have been in regular contact with Joe Blanchard, Mono County Director of Facilities. Working with Mr. Blanchard, the team has narrowed the list of potential locations to Gull Lake Park, and within the park to a site near the public restrooms, and have developed an implementation plan.

The project now is conceptualized in two phases: Phase 1 will install an EV charger near the public restrooms and be hooked up to the existing electrical service at the restrooms; hopefully this phase will be completed this summer, as detailed below. Phase 2 will start by examining the feasibility of installing solar panels on the roof of the restrooms to power both the EV charger and the restroom heaters (the latter

of which the County is now funding). That project may take 1-3 additional years to plan and implement. At this time, we are asking for your support for Phase 1 only.

The Gull Lake project follows in the path of the project at Hess Park (they truly are “pioneers!”), with one notable difference (discussed below). And like the Hess Park project, the support and investment needed from Mono County will be minimal but essential.

Phase 1 of the project is to install a public-access Electric Vehicle Charging Station (EVCS) in Gull Lake Park near the public restrooms. This will be a Level 2 EVCS that requires two 240 volt lines run on a 40 Amp circuit. This will meet the need of most EV and hybrid plug-in vehicles. The specific unit (as used in Lee Vining) is a ClipperCreek HCS-D40R “ruggedized” 32 Amp Dual Charging Station. The electricity would be provided free to the user, and initially paid for by donations, and then provided by solar panels installed on the restroom roof.

How will this project be financed?

On behalf of the project, Bob Marks has secured a donation from Adopt A Charger for the charging station (MSRP of \$2377), plus a cash contribution of \$1500 to cover the estimated cost of electricity used by the charger for three years. A Sense Energy Monitor (\$300) will monitor the actual electrical usage; a donor for that has been identified. Should additional funding for the electricity be needed before the solar array is installed, the project team will seek sponsorships from local businesses and civic organizations. As was the case with the Hess Park project, the county will do the electrical hook up, the siting and installation of the charger plus needed curbs and/or bollards, and the planning, striping, and signing of the area for parking. Raising funds for all other incidental expenses (e.g. for the signage explaining the use and funding of the project) will be the responsibility of the project team. An MOU with the county will specify these responsibilities and obligations.

One additional difference between this project and the one at Hess Park is that there likely will be a need for an enclosure of some kind that will protect the charger from the elements, in particular snow. Of the various models being considered, a promising one is installed in Gunnison Colorado (which has similar snow conditions as ours). The design and construction of this enclosure (which likely will cost \$1500 or so) will be covered by donations of time, money, and materials.

Finally, the project team will need to work out an MOU with county legal staff, likely on the model proposed for the Hess Park project.

On behalf of the June Lake CAC, I thank you for your time and consideration, and look forward to your support for this project.

Sincerely,



Julie Brown  
Chair, June Lake Citizens Advisory Committee

# **GENERAL PLAN AMENDMENT 21-01**

## **SAFETY ELEMENT & LAND USE ELEMENT CLEANUP**

The following is a summary of General Plan Amendment 21-01, and the proposed text is available at link below and hard copies are available by request.

<https://www.monocounty.ca.gov/planning/page/general-plan-amendment-21-01>

### **Safety Element**

- Update Flooding and Fire sections to be coordinated and consistent with the recently adopted Housing Element.
- Update Climate Change section to be coordinated and consistent with the recently adopted Mono County and the Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan.
- Update Fire Hazards section to comply with the Board of Forestry and Fire Protection's (BOF) new policy standards and requirements. Incorporate comments/edits from the BOF's formal review of the updated Mono County Safety Element (per Government Code § 65302.5(b)).

### **Land Use Element Annual Cleanup**

Technical corrections and clarifications as part of the annual cleanup of the General Plan. Notable changes include:

- Wheeler Crest Area Plan: Update the language of Action 24.A.3.f. to prohibit "all types" of short-term rentals.
- IV. Land Use Designations
  1. Add "campgrounds" and "glamping" uses to land use designations that currently allow for "Recreational-Vehicle Parks," including Commercial (C), Commercial Lodging – Medium and High (CL-M & CL-H), Mixed Use (MU), and Rural Resort (RU).
  2. Add "transient rentals (fewer than 30 consecutive days)" to the list of "Uses Permitted Subject to Director Review" under the Commercial (C) land use designation only. Per Director's Finding 17-02 which determined transient rentals were similar to and not more obnoxious than other uses permitted under the Commercial (C) designation.
  3. Add "transient rentals (fewer than 30 consecutive days)" to the list of "Uses Permitted Subject to Director Review" under the Mixed Use (MU) land use designation only. Per Director's Finding 17-01 which determined transient rentals were similar to and not more obnoxious than other uses permitted under the Mixed Use (MU) designation.
  4. Add "caretaker's units – one per district" to the list of "Permitted Uses" under the Industrial Park (IP) designation.
  5. Resource Management (RM): Move "Resource exploratory activities that involve excavation, devegetation, or other potentially significant environmental effects" currently listed under "Uses Permitted Subject to Director Review" to "Uses Permitted Subject to Use Permit."
- Chapter 1 – Introductory Provisions
  1. Add explanation of "Permissive zoning."
- Chapter 2 – Definitions
  1. Add language clarifying the existing "lot coverage" definition.
  2. Add language clarifying the existing "campground" definition.
  3. Add "caretaker's unit" & "glamping" definitions
- Chapter 4 – General
  1. Section 04.040 Uses subject to Director Review: Update text to allow for placement of a long-term temporary RV in designated "hazard areas as a primary use" subject to Director Review.

2. Section 04.340 Mobile Vendor Standards and Guidelines: Add the Mixed Use (MU) designation to the list of permitted designations.
- Other policy modifications.
  - Parcel Land Use Designation changes:
    1. APN 062-070-035 (636 Owens Gorge Road, Sunny Slopes) from Single-Family Residential 1/2 (SFR) to Public Facilities (PF);
    2. APN 024-240-014 (55030 Highway 120, Benton Hot Springs) from Mixed Designation (MD) to Specific Plan (SP); and
    3. APN 024-131-029 (36 Christie Lane, Benton) from Public Facilities (PF) to Mixed Designation (MD) (Multi-Family Residential (MFR-L) for the western half of the parcel and Public Facilities (PF) for the eastern half of the parcel).