

June Lake Citizens Advisory Committee

Meeting Minutes – July 7, 2015

Patti Heinrich called the meeting to order at 7:04 pm. Committee member attendees included Ann Tozier, Jil Stark, Patti Heinrich, Bob Gardner and Rob Morgan.

Tim Alpers was also present.

Review of June 2, 2015 minutes: Jil moved to adopt, Bob seconded the motion, and the motion to adopt the minutes was approved by unanimous vote.

Public Comment:

Joe Blommer (CalTrans) updated us on the Mono Lake Rock Fall Project. Stage one has been in progress for 2 months. They will finish installing rock net anchors this week, and place the mesh next week. They are planning to finish stage one by end of July, ten days ahead of schedule. In mid to late October they will removed the signal all together. The July 4th holiday weekend was monitored for the potential impact of heavier traffic. Cal Trans had a contingency plan to use flaggers if the signal was not handling the increased traffic, but they were not needed.

Agenda Items:

Supervisor Tim Alpers' report: Regarding the bobcat trapping issue, the California Fish and Game Commission received two new appointees, who according to Tim are not in support of the trapping. At their next meeting on August 5th the commission will decide which, of two, proposed trapping options to adopt.

There are concerns in the county about fire and fire access. Tim and Paul McCahon took a look at the conditions in the Peterson Tract, noting escape routes. The LTC (Local Transportation Commission) has budgeted money for finding access/egress routes.

Sheriff's Briefing (Sheriff Ingrid Braun): There have been some "happenings" in June Lake. There was an incident involving a letter delivered to a woman that contained a powdery substance. Inside was a message "I hope you are wearing rubber gloves." The substance was taken to an FBI lab and was determined to be baking soda. There was a second instance of "socializing" east of June Lake that turned into a fight. A gun was garnished and someone was arrested.

The Sheriff's department is also preparing for emergency response. Residents can read about how to sign up for code red notifications on the Sheriff's website. Go to Mono County -> Departments -> Sheriff-Coroner. Look for the "CodeRed Emergency Alert

System." There is a mobile app you can download. They have learned their emergency responsiveness could be improved, and are changing the way they communicate from "Code 10" and "Code 11" to plain-speak so that the general public can understand better what is being communicated during emergencies.

June Lake Streets Project (Garrett Higerd): The concrete laid down requires cure time, so there have been lots of street closures. Paving will start next week. North Shore to June Lake Beach has been repaved, and is complete except for the striping.

Pat Hoefer asked about the Clark Tract roads, but they are not being included due to their legal status. That tract has failed in past attempts to enlist the residents to establish a way to maintain those streets. An "assessment district" would be what the Clark Tract needs to set up. Ann Tozier

asked about the rest of North Shore, but if any work can be done there it will only be determined after the initial project is completed. However, the county is performing crack sealing. The county would like to do more maintenance projects, going forward, to avoid ending up with large projects like they currently have in the village area. They are installing new water trap boxes to improve the quality of run off water. The boxes reduce contamination from the road.

June Lake Trails Update (Jil Stark): Saturday and Sunday (July 18-19) is chipper weekend in June Lake, from 10-4 each day. Trails Day was a week ago. 53 staff and volunteers were there. The JL Women's Club provided breakfast, and the Double Eagle Resort provided lunch. Work was done on the Reversed Peak Trail, JL triathlon run section of the Reversed Peak Trail, and the Gull Lake Trail. New signs were installed for the Reversed Peak Trail. These are the only system trails we have due to bureaucracy, according to Jil, noting that \$1 million is being spent on the Rush Creek trail this summer. Next Trails Day is June 25th, 2016. [Next trails meeting is August 4th at the Double Eagle Resort, at 9 am.] The JL Trails Committee has been looking into Cal Trans grant money for trails. Representatives will meet with Scott Burns and Forest Becket (Cal Trans) regarding this possibility.

The illegally constructed, large trail that ran behind the cabins in the June Lake USFS tract has been removed. Whoever built it may be subject to a fine and even jail time. The USFS enlisted the Friends of the Inyo to "sweep" the trail, to return the area back to what it was prior to the trail construction.

There is a 2003 June Lake Trails Plan, and the trails committee will be looking into updating it. Jil wants there to be an open CAC agenda item about a Down Canyon Trail, and wants to engage the Peterson Tract residents, some of whom have been against a trail near their homes. Perhaps this could be an agenda item for the September CAC meeting?

Transient Rental Overlay District (TROD) Informational Workshop (Courtney Weiche, Scott Burns, Nick Criss): The purpose of this agenda item is to discuss the regulations and process of acquiring a TROD, not to discuss specific proposals.

Scott started by giving a little historical perspective. He said that transient rentals, rentals of less than 30 days, have been an issue for both June Lake and Mammoth. At a BOS meeting in October 2009 there was a discussion of an ordinance to enforce illegal rentals. Should they be allowed, should they be subject to review, or should there be an overlay district? The item was tabled until a few years later when it was resurrected and went through the public process. People seemed ok with the TROD that came out of that process. Two "chapters" were developed, Chapter 25, which addresses the process of acquiring a TROD, and Chapter 26, which addresses its regulations and enforcement. Late in 2012 the TROD process went into effect. [Apparently almost all of the existing TRODs are in June Lake. TROD addresses rentals for less than 30 days in residential districts.]

Courtney discussed the process. Short-term vacation rentals are becoming more and more desirable, as seen in the increase of websites like VRBO, Homeaway and AirBNB. The primary intent of the TROD is based upon having blocks of parcels in one area that would like to be included in one TROD. Part of the challenge is getting word out to adjacent property owners.

The first step is for the interested homeowner to apply for the TROD, which involves meeting with the county to review the project proposal. The second step is to apply for a vacation rental permit. [A handout was provided.] Sometimes approaching adjacent owners gets lots of opposition and the process stops there. It is not necessary to send out letters querying adjacent parcel owners if the application already involves three parcels. Once the boundaries are established, then the project goes to the Planning Commission. Notifications of the application are sent to the adjacent property owners within 10 days of the meeting. The commission meeting is a public meeting, and results in a recommendation to the Board of Supervisors to approve, or not to approve the TROD application. It goes to the BOS because it is like a zoning change, and they have the final say. All documents and

letters are provided to them, to assist them in making their decision. If approved, the TROD is subject to Chapter 26.

Nick Criss (TROD enforcement officer) spoke about Chapter 26. Chapter 26 includes safety regulations, like most homes have. Nick handed out the Vacation Home Rental Permit for meeting attendees to see. Chapter 26 also addresses internal and external informational signage requirements. Signage must include emergency contact information, occupancy limits, parking information and regulation, handling of trash, etc. Former fines for violations were \$100/day. Rental income usually far exceeded this amount so fining of Violators has been ineffective. Now the fine is \$1,000 for the first violation. With good cause, a TROD license can be suspended immediately. There have not been complaints of existing TROD rentals. There are challenges in catching illegal rentals. Nick said he checks for them on the vacation rental websites about twice a week. He has seen a decrease in the number in June Lake advertised online from 7 to 2. Rentals occur mostly on the weekend, and Nick does not work weekends, which is also an impediment.

Scott clarified that mixed-use districts already allow short-term rentals; the TROD is for residential districts. Al Heinrich chimed in that he felt Vicki Bauer misled residents during the TROD ordinance development process, by indicating that this would not affect certain residential areas [such as Clark Tract]. Scott said it is hard to change the notification area for a pending TROD application, as the process for this needs to be consistent.

Ross Biederman brought up that the Clark Tract gets expanded notification due to their "private" street situation. There is discretion in increasing the notification area. Complaints about illegal rentals should be in writing. Ross wondered if an area could be permanently excluded from TRODs. Scott responded that this might be able to happen if it were put into the June Lake Area Plan. Rob Morgan asked about using a CC&R. Scott said we could make a specific plan addressing the issue. Bob Gardner made a point that it is important to differentiate between a behavioral problem with illegal rentals, and not wanting rentals at all. Ian Fettes had a question what is the difference between long and short-term rentals. Courtney addressed his question by saying there is nothing we can do to change the legality of having long-term rentals. It comes down to two sides philosophically, the rights of owners and the rights of neighbors. Clark Tract owner Lynn Doran brought up the roads in the tract, again, highlighting how hard it is to get support for maintaining them. She said it was like pulling teeth to get owners in the tract to donate \$200 each toward road work a couple of years ago.

Patti Heinrich, CAC chair, "called curtains" on the somewhat heated discussion. She also asked if we could delay further discussion of the June Lake Area Plan to the August CAC meeting, as it was getting late. Courtney briefly touched on the changes that were made and said they would be emailed out to the CAC members (summary, page 7 #8, page 10 #35, page 11 and page 15).

Report of Development Activities (Courtney Weiche): Ohanas 395's application for a longer-term business permit is going before the Planning Commission. The Mono County General Plan is wrapping up. There is a new single family home being built in the Highlands. The June Lake Pines wants to improve a retaining wall.

Next regular meeting of the CAC will be on August 4th:

Possible agenda items are hearing from the June Lake PUD and June Lake trails discussions in August, and California Fish and Game discussion of bears [how about bobcats and fish?] for September.

The meeting was adjourned at 9:13 pm

CAC Minutes were taken and drafted by Ann Tozier