

June Lake Citizens Advisory Committee

Meeting Minutes – September 6, 2016

Jeff called the meeting to order at 7:03 pm. Committee member attendees included Jeff Ronci, Ann Tozier, Patti Heinrich, and Bob Gardner. Tim Alpers was absent.

Review of August 2 minutes: Bob made a motion that the minutes be adopted, Patti seconded the motion and the vote was unanimous to adopt them.

Public Comment:

Patti Heinrich – The JL Women’s Club has noted that the wooden railing around the June Lake playground is splintering and chipped (the portion on top of the brick wall), and should be taken care of.

Jil Stark (not present) – Wants everyone to know that the JL Trails Committee will host a project regarding the Down Canyon trail (Gull Lake to Grant Lake) at the Double Eagle Resort on October 3rd at 9 am. There is no other JL Trails Committee update.

Bob Gardner on behalf of Tim Alpers – The Board of Supervisors is working on the budget. \$5,000 has been approved for the JL Community Center Improvement project for the 2016-17 year.

John Reilly – He noted that more trees are getting marked with spray paint on the Yost and Fern trails.

Dorothy Burdette – According to her, Nick Criss stated [at the last CAC meeting] that he hasn’t gotten any complaints about TROD rentals, but she filed a complaint.

Ann Tozier – It appears that there may be some disease affecting the Aspen trees between the SCE facility and Silver Lake on Highway 158. Also, of note, Caltrans approved the June Lake Pines Motel wall improvement project.

Agenda Items:

Continuation of the Review of Proposed Revisions to the TROD Process:

Scott Burns gave an overview. If we approve the proposed revisions, then step 2 is to decide upon what changes may go into the June Lake Area Plan.

Nick Criss added that Bridgeport and Antelope RPACs don’t seem to have a problem with the way it is now. Lee Vining is mostly commercial, so it is not an issue for them. There are some added sections highlighted in yellow [handout] that have not been approved. [Note that the highlighted verbiage in the handout all amounted to “if not prohibited by or consistent with the applicable Area Plan.”]

Roxanne (Clark Tract resident) wondered who prevails, the CAC or the County?

Scott responded that the June Lake Area Plan, as part of the Mono County General Plan, would prevail for the JL area. The JL CAC has been around for about 30 years, and they made their own Area Plan as a watchdog for their community.

Lynda Biederman brought up an issue regarding the TROD Chapter 26 to Nick. She noted that the signs on the rentals do not include a phone number to call, so that makes it hard to make a complaint.

Jeff Ronci – If they proceed as Scott indicates, he is supportive.

Dorothy (?) found the “turn you neighbor in” concept offensive.

Bob Gardner – Excluding certain times of year hasn’t been included in the revisions. It might be good to build in an option for a winter exclusion of TRODs, for example.

Scott – That would work for Type I, but not for Type II categories. [Type I are owner-occupied, Type II are not]

Sam (Clark Tract resident) – Can this already be done under Chapter 25?

Scott – Yes, but only for Type I.

Patti H. – Hotels are concerned how TRODs will affect their businesses. Would we be able to exclude certain tracts?

Scott – That may depend upon roads and access routes.

Patti wondered what “reasonable opposition” is?

Nick – What is the reasonable distance for direct impacts, not counting road maintenance, etc.? If they can demonstrate noise, road issues, parking, etc. would directly affect them.

Charlie Burdette – Why chip away at this; why not just vote on it?

Al Heinrich – He wants language added to the revisions that the applicable Area Plans “to be amended”, to cover the fact that they may not be amended by the time the revisions are approved. Also, we need to notify everyone we can, as they are not always around [speaking to second home owners].

Scott said the Planning Commission agrees that residents and homeowners should be notified earlier (30 days), it’s a two step process.

Ross Biederman said he has never been notified and he lives here full time. There needs to be a more effective notification process.

Ann Tozier – After step 1 they need to include all of June Lake, and secondly have a candid survey – fair to all owners.

Ross B. – Does someone who doesn’t live in the area cancel out full time homeowners’ opinions? He is worried about the fairness of surveys in general.

Patti H. recommended that we move forward, but increase the notification time from 20 to 30 days and waive the appeal fee for Type I TROD.

Bob G. seconded the motion and it was unanimously approved.

Scott handed out some survey examples.

Bob emphasized that it will be important for everyone to hear about this process.

Patti suggested we start with the most controversial tract [Clark Tract no doubt], keeping in mind the time of year and when people affected are here to attend meetings.

Skate Park Update (Jeff Ronci): No news

June Lake CAC Bylaws Revision – Patti Heinrich moved to adopt them as revised, Ann Tozier seconded, the vote was unanimous to adopt them.

Report of Planning Activities in June Lake (Scott Burns):

Julie Brown discussed a letter of support for a grant application by California Trout for a June Mountain fuels modification project. “With current drought conditions and recent forest fires in June Lake and vicinity, the community has heightened concern for the proper management of forests within the June Lake Loop, particularly on Jun Mountain.”

Next regular meeting of the CAC will be on November 1.

The meeting was adjourned at 8:31 pm.

CAC Minutes were taken and submitted by Ann Tozier.