

June Lake Citizens Advisory Committee
March 7, 2017

Vacation Home Rental Subcommittee Workshop

A group of citizens met at 6 pm to continue the process of revising the June Lake Area Plan to address the growing concerns about short-term vacation rentals in June Lake. Present were Dorothy Burdette, Wendy Sugimura, Scott Burns, Ross Biederman, Ann Tozier, Jeff Ronci, Paul McFarland, Ian Fettes, Sam Mahony, and Lynn Gossard. The group discussed the Outreach Campaign and Calendar, two items on the June Lake Short-Term Rental Issue document ("June Lake Short-Term Rental work plan") sent out with the other documents for this meeting. It was felt that the Calendar meetings should include a mix of weekdays and weekend days, and mixed times. Each day would include an "open house" time to make that day available for folks who could not attend their scheduled neighborhood day. Dates being considered are May 20, 22 & 25. The Phase I Analysis might be 2 half days, 3 hours each, on June 7 (eve) and 14 (afternoon). Phase II might be June 28 in the evening. There was insufficient time to discuss the map of the potential neighborhood divisions, so it was decided everyone would email their comments to Wendy by the end of next week. Wendy will be arranging future subcommittee meetings, establishing a website, and updating us of any other items.

Regular Meeting Minutes

Jeff called the meeting to order at 7:04 pm. Committee member attendees included Rob Morgan, Jeff Ronci, Ann Tozier, Julie Brown, and Patti Heinrich. BOS Bob Gardner was also in attendance.

Agenda Items:

Public Comment:

Ann Tozier brought up the terrible condition of the Clark Tract roads, following the recent rains and snow. It ended up being a more than 3-minute discussion among the meeting attendees, and Scott Burns (county) suggested it be a future agenda item. [Note: it appears it might be a May 2017 agenda item.] One June Lake citizen brought up that he had discussed with the JL PUD about the possibility that the run-off from the Clark Tract could possibly contaminate the streams and lakes below, that perhaps should be investigated.

Membership Update (Paul McFarland): Ann Tozier and Rob Morgan have been reappointed to the CAC for 4 years (2020). The rest of the member appointments will be up for renewal in 2018. There are 3 vacancies.

Review of December minutes: Ann made a motion to approve them, and they were adopted.

Board of Supervisors Report (Bob Gardner):

Bob moved quickly through his report, so it would be best if interested citizens would refer to the agendas and minutes, as well as videos, found on the Mono County website for the BOS meetings:

<http://www.monocounty.ca.gov/bos/page/board-supervisors-meetings>

He mentioned that people interested in the June Lake Trails Committee meetings should contact Jora Fogg. He applauded Alice Suszynski on all of her hard work and excellent craftsmanship on the June Lake Community Center remodel project.

Community Center Update (Alice Suszynski): Alice stated that there is still some finish work and painting left to complete. The building needs a lot of work and constant maintenance. Money needs

to be raised for this purpose. Perhaps rental rates for the facility should be increased, or the number of event rentals to help accomplish that? She also noted that perhaps this should be a CAC agenda item to discuss how to pay for maintenance. As of the moment, \$3500 of the \$5000, provided by the county under direction of the BOS, has been spent. This includes a new bar for the room. Scott Burns said he thought the community would raise funds for this purpose. One June Lake citizen offered to help with events. She said she had contacted the county to inquire about possibly raising prices, but had not heard back, and wondered if some of that money could go back to pay for maintenance. Scott Burns said Crowley and Bridgeport created service areas to raise funds for things like that, but a creation of a service area requires a ballot vote. Another citizen brought up having more films and offering catering as a way to raise money.

Single-Family Residential Short-Term Rentals Subcommittee Report (Wendy Sugimura):

Wendy reported on the accomplishments of the subcommittee meeting, referenced at the beginning of these minutes.

ESTA June Lake Summer Shuttle (John Helm): John had shared with the June Lake CAC that the ridership on the June Lake shuttle last summer was very low. He sensed from them however, at last CAC meeting, that they felt such a shuttle takes time to establish itself, and that if there is any way ESTA can offer the shuttle again this coming summer they would like that. His thoughts since then have been to decrease the cost of the shuttle by shortening the season from July 1 to mid-August, 7 days a week. He discussed this with the ESTA board. An idea that evolved was that if the community would pay 10% of the operating cost, and/or the community could raise even more than that in order to offer a free shuttle, that it might be offered again next summer. The 10% would be about \$2100, with another \$400-500 for the fares. Patti asked if more advertising would help. John felt they had adequately done that. Bob suggested they ask the community in the next 30 days to raise the money. John agreed. He also said that it was feedback time for service needs in the community. Currently there is a 395 to Reno route, 4 days a week, which stops at the JL south junction upon request. There is also a winter shuttle morning and afternoon between Mammoth and June Mountain during the June Mountain season, primarily for June Mountain employees. YARTS will run again to Yosemite Valley, with a stop in June Lake. There is vanpool equipment available, which can accommodate up to 14 passengers, but it has an 8 passenger minimum requirement. There are also non-emergency medical trip reimbursement funds available. ESTA is planning some new trailhead recreational routes out of Bishop this summer. Rides will cost \$5, and half that cost for seniors and the disabled.

Outreach and Discussion of Legal Marijuana in Mono County (Michael Draper): Michael started with clarification that with the passage of California proposition 64, households are permitted to grow up to 6 marijuana plants and smoke it legally. In 2018 commercial permits will begin to be issued and prior to this each local municipality must determine their regulatory scheme, for commercial growing and sales. Mammoth Lakes is incorporated, so they can determine their own rules. However, June Lake is not and their rules will be determined by the countywide regulations. As a result, the county is asking each RPAC and the CAC their thoughts and feedback. Several citizens brought up that the federal law prohibits marijuana. Michael responded that was also a county concern. There ensued quite a heated discussion of the issue, with various citizens voicing their concerns and/or questions. The county clarified that if they do nothing, then it would be determined at the state level, and that Michael's job is merely to present it to the communities and bring back their ideas to the Board of Supervisors. Patti noticed that Sheriff Ingrid Braun was present and asked her to comment. Ingrid noted that at both the state level and the county level the vote was in favor of legalization, that being said, however, counties now have to decide what they will allow. The main concern for the sheriff's department is security. There are nuisance factors that need to be controlled so the county remains as safe as possible. The marijuana business is still an

all cash business because of the conflict with federal law. This can attract crime. Planning, zoning and land-use laws determine what is allowed, not the criminal laws. Scott Burns commented that there is currently a moratorium on it, within the land-use law. This agenda item was just an initial community outreach. Ann Tozier felt this should be a future agenda item (again), with better notification to the community.

Report of Planning Activities (Paul McFarland): The Lift cafe now has its permit. [It will be located in the former gas station building across from the Sierra Inn.]

Discussion of Potential Change to CAC Meeting Schedule and Agenda Consistency (Bob Gardner): Bob asked if the CAC would change the day of the week for their regular meetings. The BOS meeting is an all day meeting the same day, and it makes for a very long day for him. The CAC agreed to change the meetings to the first Wednesday of the month, starting in April. Paul noted that we have been omitting member updates.

The next JL CAC meeting was set for Wednesday, April 5 at 7 pm.

The meeting was adjourned at 8:50 pm.

Minutes taken by Ann Tozier