

June Lake Citizens Advisory Committee

September 6, 2017

The meeting was called to order at 7:02 pm. Committee member attendees were Ann Tozier, Jeff Ronci, Patti Heinrich, Julie Brown and Dave Rosky. Bob Gardner was also in attendance.

Agenda Items:

Public Comment:

Joe Blommer (Caltrans) discussed a chip seal project that was to occur next week on the loop, from the South June Lake Junction to the SCE plant.

[Note: The project was canceled, and postponed until next year, due to weather.]

Review of Minutes: The August 2nd minutes were approved.

Board of Supervisors Report (Bob Gardner):

SCE is in the process of long-term solution to enhance the safety of the dams, starting with cutting 5x6 feet holes in the Agnew Dam to mitigate seismic hazards due to overfilling. This work will be completed in October. Their helicopters will still be flying out of the June Mountain parking lot next year, as they punch holes in the Rush Creek Meadow Dam (Waugh Lake), as well. In a recent town hall meeting they stated that the cost of this work would not be pushed to their customers. Moving forward, all options for the dams are on the table, including possible dam removal.

The County BOS has been working on finalizing next year's budget, and should complete the task no later than September 19th. Please refer to their website for budget proposal information. The proposed budget includes money for the June Lake Community Center, additional money for trail maintenance, and the addition of a second Code Enforcement Officer.

Chairperson/Members Reports:

Chairperson Jeff Ronci: (no comment)

Patti Heinrich: Alice Suszynski needs volunteers to help with painting the JL Community Center, just for a couple hours. If you would like to help, please get in touch with her.

Ann Tozier: Ann noted that the dirt road down to June Lake, that goes to the part of the beach where dogs are allowed, was graded and that access to the lake is good again.

Julie Brown: There is a new owner of June (and Mammoth) Mountain, and there are plans down the road to have community meetings regarding this change.

Dave Rosky: (no comment)

Recommendations on June Lake Area Plan Update: Short-Term Rental Policies (Wendy Sugimura, also in attendance Sheriff Braun, County Counsel Stacey Simon, Nick Criss and Scott Burns):

Wendy gave a lengthy presentation, with a PowerPoint and several handouts, summarizing the process that was just completed for analysis of short-term rentals in June Lake, and also of possible policies that could be added to the June Lake Area Plan.

Her PowerPoint was titled “June Lake Area Plan: Short-Term Rentals,” and reviewed the workshop process, the short-term rental industry, past Mono County policies, related concerns and impacts, as well as related opportunities, the current June Lake Area Plan Land Use policy, and possible proposed policies. She handed out the current, relevant June Lake Area Plan Land Use section, as well as several handouts related to possible STR policy changes to that plan, and information about a potential new land use designation called “Single-Family Residential-Short-Term Rental.” These documents can be found on the Mono County Calendar at:

<http://www.monocounty.ca.gov/rpac-june-lake/event/june-lake-cac-regular-meeting-51>

Much discussion followed, with a number of comments from meeting attendees:

Please include the issues of dirt roads in the policies.

Include private road liability issues in the policies.

Can't the decision by neighborhood be sooner [than next CAC meeting]; can't we eliminate the neighborhoods without issues with STR and move on? (Leonard St. resident)

Nevada St. is different, but is dirt.

There is immediate need for workforce housing. Also, presenter skipped over policy #19, which is to not allow Type II rentals at all. [*Note: Not every policy option was reviewed in the presentation, but all were on the table for discussion. Proposed policies and options were also not exhaustive.*]

There are open positions at the Heidelberg Inn that they can't fill because there is a shortage of workforce housing. There should be a vote on the STR issue.

The entire process is one-sided. It is a very personal issue, and I don't care that everyone else is doing it [STR]. I am tired of tourism taking precedence over residents' needs.

Full-time renters have more impact than short-term renters who have only 40% occupancy rates.

Due to the late hour, discussion by the CAC members of the policy options presented was delayed until their next meeting in October.

Report of Planning Activities: (tabled)

Meeting was adjourned at 9:42 pm. Next meeting will be on October 4th at 7 pm.

Minutes taken by Ann Tozier