



**MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA**

Regular Meetings: The First, Second, and Third Tuesday of each month. Location of meeting is specified just below.

MEETING LOCATION Mammoth Lakes Suite Z, 237 Old Mammoth Rd, Suite Z, Mammoth Lakes, CA 93546

**Regular Meeting
April 17, 2018**

9:00 AM Meeting called to order by Chair Gardner.
Supervisors Present: Corless, Gardner, Peters, and Stump.

Pledge of Allegiance led by Supervisor Peters.

The Mono County Board of Supervisors stream all of their meetings live on the internet and archives them afterward. To listen to any meetings from June 2, 2015 forward, please go to the following link: <http://www.monocounty.ca.gov/meetings>

1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Stuart Brown and Katrina Kelly, Town of Mammoth Lakes:

- Update on Youth Sports Program

Craig Meinhard (June Lake resident):

- Asked whether today's meeting would include final approval of the Short-Term Rental issue or just a discussion of letters?

2. RECOGNITIONS - NONE

3. COUNTY ADMINISTRATIVE OFFICE

CAO Report regarding Board Assignments

Receive brief oral report by County Administrative Officer (CAO) regarding work activities.

Leslie Chapman:

- Continues to meet daily with Departments about budgets.
- 5/21-5/23 are the budget workshops.
- Meeting with Governance Group re: Countywide Radio System.
- South County Facility discussions.
- LADWP Letter
 - Request for Special meeting on Thursday afternoon.
 - Letter will be to Mayor of LA, not DWP.

- Nathan Reade – he will try to listen in on phone.
- County Counsel dropped what they were doing to compose the LADWP letter and address the CEQA issue.

4. DEPARTMENT/COMMISSION REPORTS

Jason Canger:

- SB2 Update:
 - – there has been clean up legislation. Exempts state and local agencies from fee requirements when requesting liens and releases to be recorded.
 - Eliminates some ambiguities on this.
 - Expects additional clean up as time goes on.

5. CONSENT AGENDA

(All matters on the consent agenda are to be approved on one motion unless a board member requests separate action on a specific item.)

A. Board Minutes

Departments: Clerk of the Board

Approval of Board minutes for the regular meeting of March 20, 2018.

Action: Approve the Board minutes for the regular meeting of March 20, 2018.

Corless moved; Peters seconded

Vote: 4 yes; 0 no

M18-70

B. Board Minutes

Departments: Clerk of the Board

Approval of Board minutes for the special meeting of April 2, 2018.

Action: Approve the Board minutes for the special meeting of April 2, 2018.

Corless moved; Peters seconded

Vote: 4 yes; 0 no

M18-71

C. Ordinance Amending Chapter 7.92 of the Mono County Code Pertaining to the County's Smoking and Tobacco Policy

Departments: Public Health

During the April 10, 2018 meeting, the Board approved moving forward with the proposed amendments to MCC 7.92 with a placeholder for the multi-unit housing component.

Action: Adopt the Ordinance of the Mono County Board of Supervisors Amending Chapter 7.92 of the Mono County Code Pertaining to the County's Smoking and Tobacco Policy.

Peters moved; Corless: seconded

Vote: 3 yes; 0 no; 1 abstain: Stump

ORD18-03

Pulled by Supervisor Stump:

- Will abstain for reasons mentioned at previous meeting.

6. CORRESPONDENCE RECEIVED

All items listed are located in the Office of the Clerk of the Board, and are available for review. Direction may be given to staff regarding, and/or the Board may discuss, any item of correspondence listed on the agenda.

A. June Lake Transient Occupancy Rental Overlay Plan Letters

Letters regarding the June Lake Transient Overlay Plan.

Supervisor Stump:

- No comment on letter but wanted to confirm that all emails that have been sent and received will be made part of the meeting record.
- Clerk confirmed that yes, these will all be made additional documents after the meeting.

7. REGULAR AGENDA – MORNING

CAO Chapman requested item 7C be moved to afternoon due to closed session needing to be done.

A. High Sierra Tri Club Proposed Road Closure on Pinecliff Drive

Departments: County Administrative Office

(Alana Levin) - Proposed resolution authorizing the temporary closure of a portion of a county road in June Lake for the Annual June Lake Triathlon to be held on July 7, 2018.

Action: Adopt Resolution R18-21, Authorizing the temporary closure of a portion of a county road in June Lake for the annual June Lake Triathlon to be held on Saturday, July 7, 2018.

Corless moved; Peters seconded

Vote: 4 yes; 0 no

R18-21

Alana Levin:

- Here again to ask for Board support for this event.
- Explained the need for road closures and how the event works.

Supervisors asked various questions about event and the potential of needing to cap the numbers of participants involved in event.

B. Proclamations designating the month of April 2018 as Sexual Assault Awareness Month and Child Abuse Prevention Month

Departments: Clerk of the Board

(Susi Bains; Wild Iris Director) - April is nationally recognized as Sexual Assault Awareness Month and Child Abuse Prevention Month. Wild Iris is asking for county-wide participation to prevent sexual violence and child abuse, and is asking the Board of Supervisors to approve official proclamations to recognize

April as Sexual Assault Awareness Month and Child Abuse Prevention Month. This is a recurring item, requested by Wild Iris every year.

Action: Approve proclamations.

Stump moved; Corless seconded

Vote: 4 yes; 0 no

M18-72

Jiselle Kenny, Wild Iris Director:

- Gave details about the awareness months for Sexual Assault.

Didi Turgeson (Social Services):

- Gave details about awareness month for Child Abuse.

Supervisor Gardner:

- Read two proclamations.

Supervisor Stump:

- Spoke about Benton Paiute reservation and social services issue. Asked various questions. Is there a voice out there?

Supervisor Peters:

- MWTC housing – is there a relationship there?

C. Goldfarb & Lipman LLP Engagement Letter

Departments: County Counsel

(Stacey Simon) - Engagement Letter with Goldfarb & Lipman LLC to provide assistance in the efforts of Mono County Behavioral Health to facilitate and assist in the development of permanent supportive and affordable housing in Mono County.

Action: Approve and authorize the Chair to sign engagement letter.

Peters moved; Corless seconded

Vote: 4 yes; 0 no

M18-74

MOVED TO AFTERNOON PER CAO CHAPMAN

Started at 4:23 p.m.

Stacey Simon, County Counsel:

- Gave some background information on the letter.

D. Agriculture Industry Economic Study Workshop

Departments: Agricultural Commissioner

(Nathan D. Reade, Agricultural Commissioner) - In 2017 the specialty consultant firm Agriculture Impact Associates was commissioned to complete an economic study that looked into several aspects of the agricultural economy of Inyo and Mono counties. The study includes an examination of the induced impacts of agriculture on the local economy and detailed strategies to address the region's economic constraints. The complete study can be viewed online at: <http://www.inyomonoagriculture.com/useful-linksformsreports.html>

Action: None.

Nathan Reade, Agricultural Commissioner:

Powerpoint (Agriculture in Inyo and Mono Counties, an Economic Profile):

- Overview:
 - 10 initial research questions
 - 5 strategies and 21 specific tactics
 - 9 priority information gaps
- What is total direct value of Agriculture?
- How has total direct value of agriculture changed over time?
- What economic ‘multiplier effects’ does agriculture create?
- What is agriculture’s total economic contribution?
- How do agriculture’s economic contributions vary by land ownership type?
- What contributions does agriculture make through local employment and taxes?
- What economic relationships exist within agriculture that straddle both counties?
- What “ecosystem services” do agricultural lands provide to society?
- How economically diverse is agriculture?
- What options exist to add economic value to local agricultural production?
- Priority Information Gaps.

Various Board Questions.

Lee Vining resident:

- Commented on bitter brush,

Stacey Simon:

- This data is important when having to evaluate legal data.

BREAK: 10:25 a.m.

RECONVENE: 10:37 a.m.

E. Social Services Department Presentation

Departments: Social Services

(Kathryn Peterson and Michelle Raust) - This item will provide an overview of the Department of Social Services functions and programs, associated progress-to-date on goals set during the 2017-18 budget process, and opportunities to further Mono County’s Strategic Priorities during the coming fiscal year. In addition, staff will provide a detailed look at the Child Welfare Services division within the department.

Action: None.

Kathy Peterson, Social Services Director:

Power Point

Social Services Programs

- **Social Services, California**
- Health
 - Health Coverage
 - Food Assistance
- Security
 - Financial Assistance
 - Workforce Services
- Safety
 - Child Welfare Services
 - Adult Services
 - In-Home Support Services
 - Senior Services

- Probate Conservatorships
- Countywide Shelter Operations
- Five locations, 30 staff
- 2018 Mono County Strategic Priorities
- FY 17-18 Goals – Progress to date
- 2018 Tactics
- Questions?

Michelle Raust:

Power Point

Protecting Mono County Children:

- Defining Child Abuse
- How often reported in Mono County
- Who is responding?
- Factors contributing to Child Maltreatment in Mono County
- A balancing act
- The continuum of Child Welfare Services
- Continuum of Care Reform
- Emergency Response/Investigation
- Determine Response
- Consultation and Information Sharing Framework
- In-person Investigation/Emergency Response Services
- Conclude Investigation within 30 Days
- Outcome of Investigations – Mono County
- Juvenile Dependency Cases
- Juvenile Dependence Cases, continued Foster Care
- Measuring Outcomes in Child Welfare
- 7 Federal Data Measures
- 7 Systemic Factors
- California “Enhanced” Data Measures
- 5-Year Child and Family Services Review
- Mono County’s Social Work Team
- Collaboration is Key
- Child Abuse is Everyone’s Business
- Economics of child abuse
- Questions?

General discussion by Supervisors; they very much appreciate the services that Social Services is providing.

F. South County Facility - Options Analysis

Departments: CAO

(Tony Dublino) - Presentation and discussion regarding progress towards a solution for a safe comfortable and modest facility for citizens, customers and staff.

Action: None.

Tony Dublino, Assistant CAO:

Power Point:

- Progress Report
 - Have made significant progress
 - Went over items completed
- Overview of past consideration, mission and analysis

- Went over past discussions
- Three alternatives explored:
 - Continue leasing Sierra Center Mall
 - Purchase Sierra Center Mall (theoretical)
 - Build new South County facility
- Cash Flow Analysis Years 1-15
- Emerging Option – Mammoth Mall
 - Still need to get a financial analysis
 - Simple look at Mammoth Mall shows a much greater savings potential.
- Next Steps?
 - Not sure whether the Board wants to consider Mammoth Mall option and complete financial analysis?
- Questions?

Leslie Chapman:

- Need to go outside of County to do property management; we don't have the experience for that.
- Still need to talk about price and terms with Board.
- Parking solution has not been addressed; also don't have snow removal.

Supervisor Peters:

- Asked about crossing off some of the "cons" listed for Sierra Center Mall in light of going with Mammoth Mall.
- Cost of having property managed?
- Feels we do need a financial analysis of Mammoth Mall.
- Best Place to Work in Mono County – that's what matters. Not just about the money – it's about being fiscally responsible.

Supervisor Stump:

- Can't make a decision today.
- Money difference very important to his constituents.

Supervisor Corless:

- The dollar amount that was put out here isn't accurate; she's worried about that.
- If it's possible to get the financial information together prior to next board meeting, that would be helpful.
- Stakeholder involvement is important – our county employees. She needs to hear from them.
- She feels that the Mammoth Mall will need major renovation.
- Would like statement from the Town on how they feel about this.

Supervisor Gardner:

- Seems to be a consensus to do more analysis on the Mammoth Mall.
- How much time would be needed to do this?

8. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Stacey Simon:

- We would delay afternoon public hearing only if Bridgeport has people to speak that wish to travel to Mammoth.

9. CLOSED SESSION – 12:32 p.m.

RECONVENE – 1:20 p.m.

Nothing to report out of closed session.

A. Closed Session--Human Resources

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section

54957.6. Agency designated representative(s): Stacey Simon, Leslie Chapman, Dave Butters, Janet Dutcher, and Anne Larsen. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39--majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association (PARA), Mono County Public Safety Officers Association (PSO), and Mono County Sheriff Department's Management Association (SO Mgmt). Unrepresented employees: All.

B. Closed Session -- Exposure to Litigation

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9. Number of potential cases: One.

C. Closed Session - Real Property Negotiations, 126 Old Mammoth Rd

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Government Code section 54956.8. Property: Mammoth Mall, 126 Old Mammoth Rd., Mammoth Lakes, CA. Negotiating Parties: Mono County and Greenlaw Partners. Agency negotiators: Leslie Chapman, Stacey Simon and Tony Dublino

THE AFTERNOON SESSION WILL RECONVENE NO EARLIER THAN 1:00 P.M.

10. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

11. REGULAR AGENDA - AFTERNOON

A. General Plan Amendment 18-01

Departments: CDD

(Wendy Sugimura) - Public hearing regarding General Plan Amendment 18-01, consisting of four parts: A) Commercial cannabis, B) Short-term rentals, C) Housing policies, D) Transportation/Circulation Element.

Action: Introduce, read title, and waive further reading of proposed ordinance ORD18-__ adopting General Plan Amendment 18-01 with any desired changes, and accept the exemption under Business and Professions Code §26055(h) for commercial cannabis and the addenda to the existing General Plan EIR for short-term rental policies and regulations, housing policies, and technical amendments to the Regional Transportation Plan in the Circulation Element.

Peters moved; Corless seconded

Vote: 4 yes; 0 no

M18-73

Supervisor Gardner:

- Asked if there was anyone in Bridgeport that wished to travel to Mammoth for the hearing; there was no one.

Public Hearing Open: 1:22 p.m.

Wendy Sugimura, Interim Community Development Director:

- Gave overview of plan amendment, explaining there are four parts to it.
- Asked Board to refer to Staff Report sections when making changes/edits.

Commercial Cannabis discussion:

- This is about land use designations, setbacks, visuals, etc.
- Gave information about when people could apply for use permits.

Michael Draper:

Commercial Cannabis Power Point:

- Land Use Designations
- Chapter 4 issues
- Chapter 13 changes

Board discussion and questions; mostly in agreement with Planning Commission's recommendations.

Public Comment:

Matthew Schwartz
Eric Edgerton
Sally Rosen
Robert Calvert
Kevin Dortch
John DeCoster

Stacey Simon:

- Addressed question about how fees would be paid.

SHORT TERM RENTAL SECTION:

Wendy Sugimura:

Power Point (Short-Term Rentals):

- Summary of GPA Amendments
- Summary of Rental Types
- Countywide Policy Additions
- June Lake Area Plan Additions.
- Land Use Designations/Chapter 2
- Chapter 25: Short-Term Rentals Summary
- Chapter 26 – Transient Rentals Summary
- Mono County code Chapter 5.65
- Type II Rental Options
- Board could approve part of it and not address type II issue today.

Board Member discussion – all supportive of Planning Commission's recommendation and also about addressing the illegal market of renting in a responsible way.

PUBLIC COMMENT:

Greg Meinhart
Dorothy Burdette

TYPE II RENTAL DISCUSSION:

Wendy Sugimura:

- Type II's should be changed to Type III's pursuant to Planning Commission

Supervisor Stump:

- Agrees with Planning Commission – worried about Moratorium, he's opposed to absentee homeowner rentals.
- We should get rid of Type II, change to Type III but keep moratorium right now, bring back later?

Supervisor Corless

- Supports PC's recommendations, we need a consistent process.

Supervisor Peters:

- Consistency needed.

General Board Discussion followed.

Stacey Simon:

- She doesn't think the moratorium would continue with the Planning Commission's recommendations; would be an urgency issue to address District 2.
- Could go with Type III's just in June Lake for now to preserve Type II's and moratorium.

PUBLIC COMMENT:

Gary

Dorothy Burdette

BREAK: 3:40 p.m.

RECONVENE: 3:51 p.m.

HOUSING DISCUSSION:

Wendy Sugimura:

- Gave some background
- Asked that Supervisor Stump's policies be added, gave suggested numbers for the GPA.

Supervisor Stump:

- Wishes to propose two additional policies – read proposed new policies into record.
- Wanted to make sure bike lanes are included.

CIRCULATION ELEMENT:

Wendy Sugimura:

- This is part of regional transportation program approval for funding projects; LTC already approved, this is for consistency.
- Garrett Higerd: gave more particulars on this.

Public Comment:

David

Board Discussion:

- Supportive of Cannabis and Short-Term Rentals with moratorium caveat, housing with two policies and nothing added to circulation element.

Public Hearing Closed: 4:10 p.m.

B. 2018 SB 1 Road Project List and Proposition 69

Departments: Public Works - Engineering Division

(Garrett Higerd) - An annual SB 1 project list must be adopted to receive SB 1 revenues. Proposition 69 would add protections for taxpayers by preventing the State Legislature from diverting or raiding any new transportation revenues for

non-transportation improvement purposes.

Action: 1. Approve Resolution R18-22, Adopting a list of projects for 2018-19 funded by SB 1: The Road Repair and Accountability Act. 2. Approve Resolution R18-23, Supporting Proposition 69 and opposing SB 1 repeal.

Corless moved; Peters seconded

Vote: 4 yes; 0 no

R18-22; R18-23

Garrett Higerd, Engineer:

- Gave overview of item.

General Board discussion and questions.

12. BOARD MEMBER REPORTS

The Board may, if time permits, take Board Reports at any time during the meeting and not at a specific time.

Supervisor Corless:

- California Legislature Resolution in honor of Supervisor Larry Johnston—forwarded to board members (to be posted as additional information).
- Public lands steering committee call: PILT working group formation, WIR, call for leadership positions on committees, would like to apply for vice-chair of public lands.

Supervisor Gardner:

- Attended the Mono Basin RPAC on April 11. Several topics were covered, including CALTRANS plans for construction on Rt. 395 through Lee Vining. Planning will begin with work over the next three to five years.

Supervisor Peters:

- 10th BP RPAC
- 10th NMCC
- 11th Rural Caucus Call
- **Graham Knauss – New Executive Director replacing Matt Cate – Exec Dir CSAC**
After a nationwide search, the California Association of Counties (CSAC) selected one of its own key staff members to serve as its new Executive Director. Graham Knauss, who has been serving as CSAC's Deputy Executive Director of Operations and Member Services for the past three years, has been named the Association's 11th Executive Director in its 123-year history. He assumed the new role effective Wednesday, April 11.
- **California Rural Economic Development Summit—January 10, 2018**
In January, CALED held a special California Rural Economic Development Summit that was facilitated in partnership with the Rural County Representatives of California (RCRC). The purpose of the summit was to engage in a dialogue with attendees on priorities to grow rural economies. This was also an intimate opportunity for participants to meet and hear from Kim Dolbow Vann, newly-appointed California State Director for United States Department of Agriculture Rural Development.
- Over 55 economic development practitioners and stakeholders from across California were hosted ranging from Imperial County to Siskiyou County and Monterey County to Mono County. Participants closed the event by prioritizing the top three areas where they felt intervention could make the most difference.
- **Top Three Rural Economic Development Challenges & Opportunities:**
 - Priority 1: Challenge: Lack of critical mass, small voice for rural economic development:
 - Negative or lack of relationship with State

MEETING MINUTES

April 17, 2018

Page 12 of 13

- Not being heard by legislators
- Solutions: 1) Build coalition of cities, counties for cohesive voice at state 2) Form urban partnerships through education and two-way exchange between parties
- Priority 2: Challenge: Lack of Infrastructure:
- Commercial Speed Broadband
- Funding/Resources
- Capacity to apply for funding
- No one source with resources & technical assistance information
- Solutions: 1) Achieve economies of scale through regional partnerships and/or "dig once" policies; 2) Layered financing tools; 3) Provide technical assistance to communities on how to finance these projects.
- Priority 3: Challenge: Lack of housing:
- Funding/Resources
- Regulations burdensome for small projects
- No one source with resources & technical assistance information
- Impacts on workforce
- Solutions: 1) Identify & share ways to reduce costs; 2) Identify regulations impeding development of small-unit projects - can we address, get exemptions, assistance? 3) Share model practices of projects financed & built in rural areas
- The group also identified that it is necessary to create a place (online or otherwise) where rural economic development resources, tools, technical assistance contacts, and model practices can be housed and updated.
- Based on this feedback, CALED is working with members and partners to identify ways to support economic development in California's rural communities.
- Rural Exchange (at CALED Annual Conference)—March 15, 2018 (listed jurisdictions and State and Federal Groups Present).

Supervisor Stump:

- 4-11: Worked on a constituent housing issue that illustrated the problems encountered by some of those trying to create workforce housing. This case involves a vacant lot in Chalfant on which an individual wishes to place a modular home. In order to do this the proponent needs:
 - Well permit and septic permit from Environmental Health – County
 - Grading permit from Public Works – County
 - Building Permit from Community Development – County
 - An encroachment permit from Cal Trans (HWY 6)
 - Design accommodation of the FEMA floodplain designation
- Three of the above are County with fees tied to each. If Mono really wants workforce housing, we need to look at our own processes. This ties in with today's housing discussion.
- 4-12: Attended the Owens Valley Groundwater Authority meeting. Thank you to Wendy Sugimura and Jason Canger. That Board is moving ahead with its development. Grant receipt for plan preparation has been confirmed by the State. In the near future there will be an agenda item for Mono County to withdraw as a Groundwater Sustainability Agency so that the Joint Powers Authority can assume that designation on behalf of the entire Basin. Bishop City, Inyo County and Tri Valley Water Commission will need to take the same action. After the soon to be elected Mono Supervisors are seated it would be a good idea for a workshop to educate the new Mono Board on the requirements the County has undertaken for the foreseeable future by being part of this Joint Powers Authority.

ADJOURNED at 4:37 p.m.

ATTEST

**BOB GARDNER
CHAIR OF THE BOARD**

**SHANNON KENDALL
CLERK OF THE BOARD OF SUPERVISORS**