



# AGENDA

## BOARD OF SUPERVISORS, COUNTY OF MONO STATE OF CALIFORNIA

Regular Meetings: First, Second, and Third Tuesday of each month. Location of meeting is specified below.  
Meeting Location: Mammoth Lakes Suite Z, 437 Old Mammoth Rd, Mammoth Lakes, CA 93546

### Regular Meeting August 17, 2021

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#### TELECONFERENCE INFORMATION

The meeting will be held in person and via teleconferencing, as authorized by Governor Newsom's Executive Order, N-29-20, dated March 17, 2020, with members of the Board attending from separate remote locations. This hybrid format recognizes that the state is moving beyond the Blueprint for a Safer Economy beginning June 15, 2021.

Members of the public may participate in person, or via the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below. If you are unable to join the Zoom Webinar of the Board meeting, you may still view the live stream of the meeting by visiting [http://monocounty.granicus.com/MediaPlayer.php?publish\\_id=759e238f-a489-40a3-ac0e-a4e4ae90735d](http://monocounty.granicus.com/MediaPlayer.php?publish_id=759e238f-a489-40a3-ac0e-a4e4ae90735d)

#### To join the meeting by computer:

Visit <https://monocounty.zoom.us/j/94081449131>

Or visit <https://www.zoom.us/>, click on "Join A Meeting" and enter the Zoom Webinar ID 940 8144 9131.

To provide public comment, press the "Raise Hand" button on your screen.

#### To join the meeting by telephone:

Dial (669) 900-6833, then enter Zoom Webinar ID 940 8144 9131.

To provide public comment, press \*9 to raise your hand and \*6 to mute/unmute.

**NOTE:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5530 or [bos@mono.ca.gov](mailto:bos@mono.ca.gov). Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517) and online. Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board and online.

**ON THE WEB** You can view the upcoming agenda at <http://monocounty.ca.gov/bos>. If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

**UNLESS OTHERWISE SPECIFIED BY TIME, ITEMS SCHEDULED FOR EITHER THE MORNING OR AFTERNOON SESSIONS WILL BE HEARD ACCORDING TO AVAILABLE TIME AND PRESENCE OF INTERESTED PERSONS. PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITEM IS HEARD.**

9:00 AM Call meeting to Order

Pledge of Allegiance

**1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

Opportunity for the public to address the Board on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.) Please refer to the Teleconference Information section to determine how to make public comment for this meeting via Zoom.

**2. RECOGNITIONS - NONE**

**3. COUNTY ADMINISTRATIVE OFFICE**

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

**4. DEPARTMENT/COMMISSION REPORTS**

Receive brief oral report on emerging issues and/or activities.

**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 - July 19, 2021**

Departments: Clerk of the Board

Approval of the Board Minutes from the Special Meeting on July 19, 2021.

**Recommended Action:** Approve the Board Minutes from the Special Meeting on July 19, 2021.

**Fiscal Impact:** None.

**B. Reappointments to Assessment Appeals Board**

Departments: Clerk of the Assessment Appeals Board

Reappointment of two regular members and one alternate member to the Mono County Assessment Appeals Board (AAB).

**Recommended Action:**

- 1) Reappoint John Migliore and Paul Oster as regular members of the Assessment Appeals Board for three-year terms effective September 6, 2021 through September 1, 2024.
- 2) Reappoint Jeff Mills as an alternate member of the Assessment Appeals Board for a three-year term effective September 6, 2021 through September 1,

2024.

**Fiscal Impact:** No impact beyond previously budget expenses for Board member stipends.

**C. Conflict Waiver - Goldfarb and Lipman Representation of Inyo Mono Advocates for Community Action (IMACA)**

Departments: County Counsel

The law firm of Goldfarb & Lipman LLP has requested that the Board waive any potential conflict of interest related to the firm's representation of Inyo Mono Advocates for Community Action (IMACA) in the preparation of agreements for placement of certain of the trailers provided by Los Angeles to IMACA in mobile home parks, and to facilitate the occupancy of those trailers by eligible individuals/families.

**Recommended Action:** Approve, and authorize the Chair to sign, proposed conflict waiver.

**Fiscal Impact:** None.

**6. CORRESPONDENCE RECEIVED**

Direction may be given to staff regarding, and/or the Board may discuss, any item of correspondence listed on the agenda.

**A. Letter from Altice USA/Suddenlink in Response to the Joint Letter Sent on July 9, 2021**

A letter from Altice USA/Suddenlink in response to the joint letter from Mono, Placer, and Nevada Counties and the Towns of Mammoth Lakes and Truckee sent on July 9, 2021.

**B. Community of Interest Public Input Meeting for Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne**

The California Citizens Redistricting Commission is launching the second Community of Interest (COI) public input meeting for Zone G (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne) on August 20, 2021.

**7. REGULAR AGENDA - MORNING**

**A. Urgency Ordinance Prohibiting Open Fires on Private Property and County Operated Campgrounds in Unincorporated Mono County**

Departments: CAO

15 minutes

(Various) - Review of need for Urgency Ordinance Prohibiting Open Fires on Private Property and County Campgrounds Within the Unincorporated Area of

Mono County.

**Recommended Action:** Consider adoption of an Urgency Resolution prohibiting open fires on private property and County-operated campgrounds within unincorporated Mono County.

**Fiscal Impact:** None noted at this time.

**B. Mountain View Fire Update and Review of Emergency Declarations**

Departments: Mountain View Fire Emergency Operations Center

10 minutes

(Justin Nalder, EOC Director) - Review of continuing need for Board of Supervisor's November 17, 2020, Declaration of Local Emergency of and Mono County Health Officer's November 19, 2020, Declaration of Local Health Emergency for the Mountain View Fire.

**Recommended Action:** Hear report from Incident Command and involved staff regarding status of Mountain View Fire response and recovery efforts.

Find that there is a need to continue the local state of emergency declared on November 17, 2020 and/or the local health emergency declared on November 19, 2020 (ratified by the Board on November 24, 2020).

**Fiscal Impact:** Continuation of the declared emergencies supports the County's eligibility for state disaster assistance while debris efforts are still underway. Debris removal costs are eligible for reimbursement only when there is an immediate threat to public health and safety.

**C. California Fire Safe Council County Coordinator Grant**

Departments: CAO, Board of Supervisors

10 minutes

(Robert C. Lawton, CAO, Supervisors Corless and Gardner) - CAO Lawton, along with Supervisors Corless and Gardner, is recommending that Mono County apply for one-time grant funding to secure a contract County Wildfire Coordinator position. Over the 18-month period, the coordinator would work with county staff and partner organizations to improve Mono County's wildfire prevention and response capacity.

**Recommended Action:** Authorize CAO to submit the California Fire Safe Council County Wildfire Coordinator grant application on behalf of Mono County.

**Fiscal Impact:** If grant is received, up to \$175,000 revenue over an 18-month period.

**D. COVID-19 (Coronavirus) Update**

Departments: CAO, Public Health

30 minutes

(Robert C. Lawton, CAO, Bryan Wheeler, Public Health Director) - Update on Countywide response and planning related to the COVID-19 pandemic.

**Recommended Action:** None, informational only.

**Fiscal Impact:** None.

**E. Agricultural Commissioner's 2020 Crop Report**

Departments: Agricultural Commissioner

20 minutes

(Nate Reade, Agricultural Commissioner) - The 2020 Inyo and Mono Counties Crop and Livestock Report and the associated presentation submitted in accordance with section 2279 of the California Food and Agricultural Code.

**Recommended Action:** None, informational only.

**Fiscal Impact:** None.

**F. Mono County Fish and Wildlife Commission Workshop**

Departments: Economic Development

45 minutes

(Jeff Simpson, Economic Development Manager) - On June 8, 2021, the Mono County Board of Supervisors approved resolution R21-42 suspending operations of the Mono County Fish and Wildlife Commission and directed Economic Development staff to return to the Board with a workshop addressing future direction for the Mono County Fish and Wildlife Commission.

**Recommended Action:** Receive staff presentation regarding history and structure of various California Fish and Wildlife Advisory Commissions including which models would be appropriate and/or provide benefit within Mono County. Provide direction to staff to permanently disband the existing Commission or to draft a resolution re-establishing an advisory entity for later consideration and possible adoption by the Board.

**Fiscal Impact:** None.

**G. Appeal of Planning Commission Decision on Use Permit 21-003/Voss for a Short-Term Rental in June Lake**

Departments: Community Development - Planning

30 minutes

(Michael Draper, Planning Analyst II) - Appeal of the Planning Commission's decision to deny Use Permit 21-003/Voss for a short-term rental permit in June Lake.

**Recommended Action:**

- 1) Conduct an appeal hearing, receive all relevant evidence and testimony in considering the appeal; and
- 2) Either affirm, affirm in part, or reverse the Planning Commission’s decision denying Use Permit 21-003/Voss, making appropriate findings by adopting the Resolution, and providing any other desired direction to staff.

**Fiscal Impact:** If the appeal is granted and the Planning Commission’s denial is overturned, the proposed project will generate an incremental increase in transient occupancy taxes.

**8. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

Opportunity for the public to address the Board on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.) Please refer to the Teleconference Information section to determine how to make public comment for this meeting via Zoom.

**9. CLOSED SESSION**

**A. Closed Session - Public Employee Evaluation**

PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Government Code section 54957. Title: County Administrative Officer.

**B. Closed Session – Existing Litigation**

Departments: County Counsel, Code Enforcement

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Paragraph (1) of subdivision (d) of Government Code section 54956.9. Name of case: *County of Mono v. Rock 'N Dirt*, Mono County Superior Court, Case No. CV200373.

**10. BOARD MEMBER REPORTS**

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

**ADJOURN**



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**Departments: Clerk of the Board**

**TIME REQUIRED**

**SUBJECT** Board Minutes - July 19, 2021

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Approval of the Board Minutes from the Special Meeting on July 19, 2021.

**RECOMMENDED ACTION:**

Approve the Board Minutes from the Special Meeting on July 19, 2021.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Queenie Barnard

**PHONE/EMAIL:** 760-932-5534 / qbarnard@mono.ca.gov

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

Click to download
<a href="#">DRAFT Minutes</a>

**History**

Time	Who	Approval
8/12/2021 9:44 AM	County Counsel	Yes
8/10/2021 1:08 PM	Finance	Yes
8/13/2021 8:24 AM	County Administrative Office	Yes



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

Meeting Location: Bridgeport Memorial Hall, 73 N. School St., Bridgeport, CA 93517

**Special Meeting  
July 19, 2021**

<b>Backup Recording</b>	<b>Portable Recorder</b>
<b>Minute Orders</b>	<b>M21-156 Not Used</b>
<b>Resolutions</b>	<b>R21-53 Not Used</b>
<b>Ordinance</b>	<b>ORD21-05 Not Used</b>

9:06 AM Meeting Called to Order by Chair Kreitz.

*Supervisors Present: Corless, Duggan, Gardner, Kreitz, and Peters.  
Supervisors Absent: None.*

Pledge of Allegiance led by Bob Bendorf.

**1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

None.

**2. AGENDA ITEMS**

**A. Strategic Planning Retreat**

Departments: Board of Supervisors

(Robert Bendorf, Facilitator) - Provide background, review leadership in governance (importance, successes, fails, characteristics), and develop specific strategies, focus areas, and priorities.

**Action:** None.

**Bob Lawton, CAO:**

- Introduction

**Note:**

**These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors**



**Bob Bendorf, Facilitator:**

- Purpose
- Youtube video (<https://www.youtube.com/watch?v=4oN5JShOs2I>)
- 3-5 words that best describe Mono County
- Today's outcomes:
  - Leadership refresh
    - § Reminders – how important it is to function as a team (whether we occasionally disagree or agree)
    - § Think a little differently
    - § Commit to tackling new challenges and revisiting existing/past
- “Great leaders are always great simplifiers, who can cut through argument, debate and doubt, to offer a solution everybody can understand.” – Colin Powell
- Realignment 1991/92 – 3 buckets
- Your outcomes
  - Clarity, expectations – staff time, limited resource. Make sure departments are moving in the direction the Board wants them to (CAO Lawton)
  - Direction (Assistant County Counsel Milovich)
  - Sustained commitment – don't forget about our priorities 6 months down the road. Remain committed to seeing it through. (Chair Kreitz)
  - Agreement on actionable priorities (Supervisor Corless)
  - Discipline – keep on task, getting it done (Supervisor Gardner)
  - Identify and agree to five priorities – narrow down priorities (Supervisor Duggan)
  - Realistic and attainable expectations (Supervisor Peters)
  - 
  - 1. Combine Supervisor Corless, Duggan, and Peters' outcomes: Identify and agree to 3-5 realistic, attainable, actionable priorities
  - 2. Combine CAO Lawton and Assistant County Counsel Milovich's outcomes: Clear directional guidance
  - 3. Sustained commitment
  - 4. Discipline

*Break: 10:43 AM*

*Reconvened: 10:54 AM*

- Leadership basics
  - Awareness
  - Practical
  - Honesty
  - Appreciate what others have to offer
  - Humility
  - Passion
  - Transparency
- Youtube video - Why good leaders make us feel safe (<https://www.youtube.com/watch?v=ImyZMtPVodo>)
  - Making employees feel safe
  - Supervisor Duggan – trusting management. Trusting someone as a person must be earned. Empowering people.
  - Challenges in the organization?
    - § Supervisor Peters: sense that there should be a greater role with a select group of senior leaders and department head.
- Good leadership traits
  - Loyalty
  - Resilient

**Note:**

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- Ability to inspire
- Invest in relationships
- Empathy
- Being able to recognize the right fit
- Be positive
- Ability to compromise
- E.I.
- Don't be risk averse
- Create a culture everyone can and wants to be a part of. It all starts with you!

*Break: 12:06 PM*

*Reconvened: 12:37 PM*

#### Why Strategic Plan?

- Serves as a framework for decision or for securing support/approval
- Provide a basis for more detailed planning
- Explain our business/organization to others in order to inform, motivate and involve
- Assist benchmarking and performance monitoring
- Stimulate change and become building block for future growth

#### Road to Strategic Planning Success?

- Must have capacity and commitment
- Skills + willingness + resources ≥ complexity
- Resources needed
  - Financial capacity
  - General knowledge about SP
  - Capability and willingness to gather and analyze data
- Evaluate options
- Recognize it is a living/breathing SP

Strategic Plan needs to be “sold”, advertised, believe

Yuba County Strategic Plan – small handheld document to be available in every department, for employees and community/public

#### Assessment

- One on One meetings with Supervisors
- One on One meetings with Department Heads
- Meetings with the County Administrator
- Review of current Strategic Plan
- Review of Operations (Surface)
- Most important step in the process (RB)

#### Reviewed current Strategic Plan 2019-2024

- What works with the current SP:
  - Allows for mission and values
  - (some) useful words
  - Too much stuff, basic format works
  - Five initiatives
  - Recognition of core services

#### Development

**Note:**

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#### Implementation

- Upon final approval of the SP by the BOS
  - Monitor and evaluate short, medium and long term outcomes
  - Market and promote
  - Day to day management through
    - § Leadership
    - § Collaboration
    - § Political support
    - § Measurement
- Ad hoc committee
- Supervisor Corless – Core Services in SP, this SP seems like extra things we do
- Supervisor Gardner – A person needs to be able to see themselves in the SP

Youtube video – Hardest Thing About Deciding Warren Buffet

<https://www.youtube.com/watch?v=EpJy4IRxVs8>

#### Community Engagement

- Supervisor Gardner interested in community engagement
- Supervisor Corless – external scan, reaching out to partners. Value in getting feedback from other partners.
- Supervisor Kreitz – none of the terms used in the SP, organizational document, checking in with community to confirm it applies

#### Vision and mission statements

- Vision and mission recommend for adjustments if necessary

#### Focus Areas

- Improve County Operations and Support the County Workforce (can they be combined?)

*Break: 2:05 PM*

*Reconvened: 2:10 PM*

Youtube video – Leadership from a Dancing Guy

<https://www.youtube.com/watch?v=hO8MwBZl-Vc>

To be a good leader, you must have followers

What are they saying?

#### General Themes

Tops among majority of those interviewed:

- Need for affordable housing / workforce housing
  - Housing is a barrier to growth
- Hindrance to getting things done = numerous CAO's
- High employee turnover (nothing to measure)
- Current SP
  - Too broad, not enough specificity, confusing, not interested in current SP, seem like "we just checked the box"
- Need to be more collaborative
- No real, sustainable recognition of employees
- Need to focus for the long-term

#### **Note:**

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Supervisors and CAO:

- Write 5-7 priorities on a piece of paper, cross out all but your top three
- List when you would like them accomplished

CAO Lawton

- Strategic planning
- ~~Policy governance~~
- ~~Employee development~~
- ~~New finance system~~
- ~~More cohesive leadership team~~
- Workforce wellbeing
- Program oriented budget process

Supervisor Kreitz

- Affordable housing
- Broadband
- Long term financial resiliency
- ~~Staff evaluations/feedback system and implementation~~

Supervisor Corless

- Emergency/disaster preparedness, prevention, mitigation, recovery
- ~~Radio system fixed~~
- ~~Housing — create and protect affordable/community housing~~
- Solid waste solution
- JEDI program
- ~~Continued investment in public lands/sustainable tourism~~
- ~~Employee wellness/development~~

Supervisor Gardner

- Meet housing needs, Improve quality of life for workforce families
- Build a recreation economy
- ~~Improve county operations~~
- Ensure public safety
- ~~Protect the environment and public lands~~

Supervisor Peters

- Affordable housing
- Diversifying economy and year round recreation, Fiscal health
- Staff recognition
- ~~Finish Civic Center~~
- ~~Jail project in Bridgeport~~
- ~~Inventory of County property~~
- ~~Sustainable fisheries countywide~~
- ~~Community Development focus on local projects that could increase tourism recreation~~

Supervisor Duggan

- Real housing solutions
  - Better management of water resources
  - Innovative clean energy solutions
- ~~Diversify economy~~
- ~~Environmental stewardship — more agency collaboration~~

**Note:**

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- 21<sup>st</sup> century conductivity and communication
- Leadership stability for staff

Similarities:

- Affordable Housing (workforce, community, meeting housing needs)
- Recreation and tourism
  - Sustainable, responsible, infrastructure
- Workforce investment
  - Process, wellbeing, development, leadership stability, recognition
- Emergency Operations System

Supervisor Corless:

- Noted that nobody mentioned Wildfire prevention as a priority, County is woefully unprepared

CAO Lawton:

- Currently going from 0 to 60, better to go from 30 to 60
- Disaster Services

Emergency Operations Services – under Sheriff

- Should not be under the Sheriff, already responsible for other things

Wrapping up

**ADJOURNED AT 3:32 PM.**

**ATTEST**

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**JENNIFER KREITZ**  
**CHAIR OF THE BOARD**

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**QUEENIE BARNARD**  
**SENIOR DEPUTY CLERK OF THE BOARD**

**Note:**

**These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors**



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**Departments: Clerk of the Assessment Appeals Board**

**TIME REQUIRED**

**PERSONS**

**SUBJECT** Reappointments to Assessment Appeals Board

**APPEARING BEFORE THE BOARD**

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Reappointment of two regular members and one alternate member to the Mono County Assessment Appeals Board (AAB).

**RECOMMENDED ACTION:**

- 1) Reappoint John Migliore and Paul Oster as regular members of the Assessment Appeals Board for three-year terms effective September 6, 2021 through September 1, 2024.
- 2) Reappoint Jeff Mills as an alternate member of the Assessment Appeals Board for a three-year term effective September 6, 2021 through September 1, 2024.

**FISCAL IMPACT:**

No impact beyond previously budget expenses for Board member stipends.

**CONTACT NAME:** Queenie Barnard

**PHONE/EMAIL:** 760-932-5534 / qbarnard@mono.ca.gov

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

<p>Click to download</p> <p> <a href="#">AAB Roster</a></p>
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**History**

Time	Who	Approval
8/12/2021 9:05 AM	County Counsel	Yes

8/10/2021 1:14 PM

Finance

Yes

8/13/2021 8:47 AM

County Administrative Office

Yes

**ASSESSMENT APPEALS BOARD, MONO COUNTY**

Ordinance 84-519

Three Year Terms

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>	<b><u>DATE OF APPOINTMENT</u></b>	<b><u>TERM EXPIRES</u></b>
John A. Migliore <i>(Regular Member)</i>	P.O.Box 714 158 Kingsley Street Suite 3A Bridgeport, CA 93517 Office: 760 932-9900 <a href="mailto:migliorelaw@yahoo.com">migliorelaw@yahoo.com</a>	07/06/2021	9/05/2021
Richard W. Liebersbach <i>(Regular Member)</i>	Liebersbach, Mohun, Carney & Reed P. O. Box 3337 Mammoth Lakes, CA 93546 Office (760) 934-4558 <a href="mailto:liebersbach@mammothlaw.com">liebersbach@mammothlaw.com</a>	09/01/2005	09/03/2023
Paul Oster <i>(Chair)</i>	P. O. Box 2618 Mammoth Lakes, CA 93546 Work: (760) 934-3026 Home: (760) 914-0562 Fax: (760) 934-1670 <a href="mailto:pauloster@earthlink.net">pauloster@earthlink.net</a> <a href="http://paul@mammothrealestateblog.com">paul@mammothrealestateblog.com</a>	11/06/2015	09/05/2021
Jeff Mills <i>(Alternate Member)</i>	P.O. Box 743 Bridgeport, CA 93517 Cell: (775) 450-5237 <a href="mailto:jlmills@mono.ca.gov">jlmills@mono.ca.gov</a> <a href="mailto:jeff@bridgeport-properties.com">jeff@bridgeport-properties.com</a>	10/04/2016	09/05/2021
Vacant <i>(Alternate Member)</i>			09/03/2023

Stacey Simon <i>Mono County Counsel</i>	P.O. Box 2415 Mammoth Lakes, CA 93546 Office: (760) 924-1704 <a href="mailto:ssimon@mono.ca.gov">ssimon@mono.ca.gov</a>
Emily Fox <i>Deputy Mono County Counsel General Counsel for Assessor</i>	Office: (760) 924-1712 <a href="mailto:efox@mono.ca.gov">efox@mono.ca.gov</a>
Anne Frievalt <i>Assistant Mono County Counsel Mono County Counsel for Board</i>	Office: (760) 924-1707 <a href="mailto:afrievalt@mono.ca.gov">afrievalt@mono.ca.gov</a>
Michael Slattery Lamb & Kawakami, LLP <i>Outside Counsel for Assessor</i>	Lamb & Kawakami, LLP 333 S. Grand Ave #4200 Los Angeles, CA 90071 <a href="mailto:msslattery@lkkfirm.com">msslattery@lkkfirm.com</a>

Updated 7/21/2021





OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** August 17, 2021

**Departments: County Counsel**

**TIME REQUIRED**

**SUBJECT** Conflict Waiver - Goldfarb and  
Lipman Representation of Inyo Mono  
Advocates for Community Action  
(IMACA)

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

### AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

The law firm of Goldfarb & Lipman LLP has requested that the Board waive any potential conflict of interest related to the firm's representation of Inyo Mono Advocates for Community Action (IMACA) in the preparation of agreements for placement of certain of the trailers provided by Los Angeles to IMACA in mobile home parks, and to facilitate the occupancy of those trailers by eligible individuals/families.

### RECOMMENDED ACTION:

Approve, and authorize the Chair to sign, proposed conflict waiver.

### FISCAL IMPACT:

None.

**CONTACT NAME:** Stacey Simon

**PHONE/EMAIL:** 7606483270 / [ssimon@mono.ca.gov](mailto:ssimon@mono.ca.gov)

### SEND COPIES TO:

### MINUTE ORDER REQUESTED:

YES  NO

### ATTACHMENTS:

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[Conflict Waiver](#)

#### History

Time	Who	Approval
8/13/2021 10:43 AM	County Counsel	Yes

8/13/2021 9:24 AM

Finance

Yes

8/13/2021 11:27 AM

County Administrative Office

Yes

August 12, 2021

via email

Mr. Larry Emerson  
Housing and Planning Director  
Inyo Mono Advocates for  
Community Action, Inc.  
137 E. South Street  
Bishop, CA 93514

Ms. Stacey Simon  
County Counsel  
Mono County Civic Center  
1290 Tavern Road  
Mammoth Lakes CA 93546

Re: Consents to Potential Conflict of Interest – Representing IMACA  
Implementation of Existing MOU

Dear Mr. Emerson and Ms. Simon:

We write this letter to disclose our representation of Inyo Mono Advocates for Community Action, Inc., and its affiliates (collectively, "IMACA"), and the County of Mono (the "County") (collectively with IMACA, the "Parties"), and to request the consents of IMACA and the County for Goldfarb & Lipman LLP to represent IMACA in connection with the negotiation, and related documentation, between IMACA and third-party mobile home park owners regarding the placement of travel-trailers to be owned by IMACA and placed within the mobile home parks (the "Project"). Previously, IMACA and the County entered into a memorandum of understanding regarding the Project, and IMACA, the County, and others, entered into an additional memorandum of understanding regarding the Project. Collectively, these existing agreements are referred to as the "MOU". Goldfarb & Lipman did not represent either IMACA or the County in connection with the MOU. Specifically, Goldfarb & Lipman will represent IMACA in connection with the implementation of the MOU by representing IMACA in the negotiation of agreements with third-party mobile home park owners, and preparation of template documents between IMACA and the park owners regarding the placement of the trailers within each park, and separate template agreements between IMACA and the households that will occupy the trailers (collectively, the "Transaction"). Goldfarb & Lipman will not be representing the County in this Transaction, and to the extent the County has any further involvement in the Transaction, County Counsel will represent the County.

The specific purpose of this letter is to advise you of a potential conflict of interest of Goldfarb & Lipman due to the existing and continued relationships that Goldfarb & Lipman has separately with each of you, and the proposed representation of IMACA in the Transaction. To undertake this representation, we are required to: (1) disclose in writing our existing relationship with each of you; and (2) obtain the informed

M David Kroot  
Lynn Hutchins  
Karen M. Tiedemann  
Thomas H. Webber  
Dianne Jackson McLean  
Michelle D. Brewer  
Jennifer K. Bell  
Robert C. Mills  
Isabel L. Brown  
James T. Diamond, Jr.  
Margaret F. Jung  
Heather J. Gould  
William F. DiCamillo  
Amy DeVaudreuil  
Barbara E. Kautz  
Erica Williams Orcharton  
Rafael Yaquián  
Celia W. Lee  
Dolores Bastian Dalton  
Joshua J. Mason  
Jeffrey A. Streiffer  
Elizabeth R. Klueck  
Jhaila R. Brown  
Gabrielle B. Janssens  
Rye P. Murphy  
Benjamin Funk  
Aileen T. Nguyen  
Katie Dahlinghaus  
Nazanin Salehi  
Erin C. Lapeyrolerie  
Roberto Rodriguez-Orozco  
Minda Bautista Hickey

Los Angeles  
213 627-6336  
San Diego  
619 239-6336  
Goldfarb & Lipman LLP

written consent from each of you to such potential conflict of interest, as described in this letter. We believe that we will be able to provide competent and diligent representation to IMACA in this matter.

I. Existing Relationships.

The County is an existing client of Goldfarb & Lipman. We have and continue to represent the County in connection with the County's affordable housing activities. IMACA is a new client of Goldfarb & Lipman, and we have not previously represented IMACA in any other capacity.

II. Potential Conflict of Interest.

While we are unaware of any current conflict of interest created by our existing relationships described in Section I above, as attorneys, we are governed by specific rules relating to our representation of clients when potential conflicts of interest exist. We must disclose certain information, and obtain the informed written consents of each of you to represent IMACA in connection with the Transaction as described in this letter, in accordance with Rules 1.1, 1.4, 1.6, 1.7, 1.8.2, 1.9 and 1.10 of the Rules of Professional Conduct of the State Bar of California (the "CRPC").

Our representation of IMACA in connection with the Transaction could potentially create a conflict of interest for Goldfarb & Lipman; however, at this time, we do not believe that there is an actual conflict of interest for Goldfarb & Lipman, and we believe that we can competently represent IMACA in this Transaction and still maintain our independent judgement and duty of loyalty to each of you in unrelated matters. In addition, we do not believe that we have obtained any confidential information from the County which is material to our proposed representation of IMACA in the Transaction, or from IMACA that is material to our continued representation of the County in unrelated matters.

However, if an actual conflict should arise related to the Transaction in which: (i) the interest of the County is then adverse to the interest of IMACA, that would affect our independent judgment and our duty of loyalty to each of you in the unrelated matters; (ii) the issue of dispute in this Transaction is substantially related to the same issue in which we have represented either of you in other matters; or (iii) we have obtained any confidential information from the County that is material to our representation of IMACA, or any confidential information from IMACA that is material to our representation of the County, we would need to determine if we could continue to represent IMACA in the Transaction. In reaching our decision, we would first need to determine if we could competently continue such representation, notwithstanding the adversity, and after such determination, we would further need to obtain the informed written consent of each of you.

Inyo Mono Advocates for Community Action, Inc.  
Mono County Civic Center  
August 12, 2021  
Page 3

III. Informed Written Consent.

You should thoroughly review and consider the matters discussed in this letter, and consider seeking independent counsel before providing your consent. If, after such review, each of you consents to Goldfarb & Lipman representing IMACA in the manner outlined above, please sign and return the attached consent form (i) acknowledging that you have been advised of Goldfarb & Lipman's past and continuing relationships with each of you; (ii) acknowledging that you have been advised to Rules 1.1, 1.4, 1.6, 1.7, 1.8.2, 1.9, and 1.10 and the potential conflict of interest associated with our representation of IMACA in the Transaction; and (iii) that you nevertheless consent to our representation of IMACA in connection with the Transaction.

If you have any questions regarding this letter or our representation of each of you please call me before signing and returning the enclosed copy of this letter.

Sincerely,



WILLIAM F. DICAMILLO



HEATHER J. GOULD

**CONSENT**

Goldfarb & Lipman has explained to each of you: (i) Goldfarb & Lipman's past and continuing relationships with each of you, and (ii) CRPC Rules 1.1, 1.4, 1.6, 1.7, 1.8.2, 1.9 and 1.10 and the potential conflict of interest in relation to Goldfarb & Lipman's proposed representation of IMACA in the Transaction and the possible consequences of this conflict. Each of the undersigned nevertheless consents to representation by Goldfarb & Lipman of IMACA in the Transaction and gives approval to such representation as described in this letter.

We understand that we have the right to seek independent counsel before signing this consent or at any future time.

Dated: \_\_\_\_\_

COUNTY OF MONO, a political subdivision of the State of California

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Dated: \_\_\_\_\_

INYO MONO ADVOCATES FOR COMMUNITY ACTION, INC., a California nonprofit public benefit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**TIME REQUIRED**

**SUBJECT** Letter from Altice USA/Suddenlink in  
Response to the Joint Letter Sent on  
July 9, 2021

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

A letter from Altice USA/Suddenlink in response to the joint letter from Mono, Placer, and Nevada Counties and the Towns of Mammoth Lakes and Truckee sent on July 9, 2021.

**RECOMMENDED ACTION:**

**FISCAL IMPACT:**

**CONTACT NAME:** Queenie Barnard

**PHONE/EMAIL:** 760-932-5534 / qbarnard@mono.ca.gov

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

Click to download
<a href="#">Letter</a>
<a href="#">Letter to Suddenlink</a>

**History**

Time	Who	Approval
8/11/2021 2:03 PM	County Counsel	Yes
8/10/2021 1:09 PM	Finance	Yes
8/13/2021 8:46 AM	County Administrative Office	Yes

---

**From:** Robert Hoch <Robert.Hoch@AlticeUSA.com>

**Sent:** Monday, August 9, 2021 3:42 PM

**To:** Queenie Barnard <qbarnard@mono.ca.gov>; rweygand@placer.ca.gov; Jennifer Kreitz <jkreitz@mono.ca.gov>;  
bdofsupervisors@co.nevada.ca.us; jgriffiths@inyocounty.us; bsouser@townofmammothlakes.ca.gov;  
aklovstad@townoftruckee.com

**Cc:** Brad Ayers <Bradley.Ayers@AlticeUSA.com>; Jim Campbell <James.Campbell@AlticeUSA.com>;  
michael.pierce@cpuc.ca.gov

**Subject:** Joint Request for Further Action to Address Broadband Service Shortfalls

**[EXTERNAL EMAIL]**

Chairs Weygandt, Kreitz, Miller and Griffiths; Mayors Sauser and Klovstadt:

Please see the attached response from Altice USA (Suddenlink) regarding your letters of July 9<sup>th</sup> and 20<sup>th</sup>.

Thank you,

**Robert Hoch**  
**Senior Counsel, Government Affairs**  
**Altice USA**  
**1 Ct Square W**  
**Long Island City, NY 11101**  
**Phone: (929) 418-4872**  
[Robert.Hoch@AlticeUSA.com](mailto:Robert.Hoch@AlticeUSA.com)

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August 9, 2021

VIA ELECTRONIC MAIL

Hon. Robert M. Weygandt, Chair  
Placer County Bd. of Supervisors  
Hon. Jennifer Kreitz, Chair  
Mono County Bd. of Supervisors  
Hon. Dan Miller, Chair  
Nevada County Bd. of Supervisors  
Hon Jeff Griffiths, Chairperson  
Inyo County Bd. of Supervisors  
Hon. Bill Sauser, Mayor  
Town of Mammoth Lakes  
Hon. Anna Klovstadt, Mayor  
Town of Truckee

**Re: REQUEST FOR FURTHER ACTION TO ADDRESS SERVICE SHORTFALLS**

Dear Chairs Weygandt, Kreitz, Miller and Griffiths; Mayors Sauser and Klovstadt:

I write in response to your letters of July 9<sup>th</sup> and 20<sup>th</sup> on behalf of the above referenced local entities (the “Communities”) to Dexter Goei, Hakim Boubazine, Brad Ayers and me, memorializing your concerns regarding several issues with the provision of broadband service in your areas by Altice USA and its Suddenlink subsidiaries (collectively “Altice”) (the “Letters”). Altice takes your concerns very seriously as evidenced by our continuing discussions with you and PUC staff over the last year, as well as the affirmative steps Altice has taken to address the matters previously raised. We understand your concerns, and plan to provide a full response to the Letters shortly.<sup>1</sup> We appreciate your patience while we complete research covering multiple communities (including the later inquiry from Inyo County).

If there are any items you wish to discuss prior to our response, please feel free to contact Brad Ayers at (347) 527-3424 or by email at [Bradley.Ayers@AlticeUSA.com](mailto:Bradley.Ayers@AlticeUSA.com) at your convenience.

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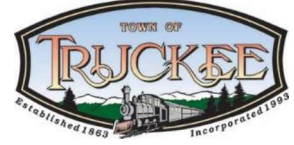
<sup>1</sup> Altice respectfully reserves all of its rights and objections with respect to the scope of the requests contained in the Letters, and our response here is not to be construed as a waiver of any rights and/or objections.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Hoch", written in a cursive style.

Robert Hoch

CC: Michel B. Pierce, Sr. Analyst, CPUC  
Jim Campbell, Vice President, Government Affairs, Altice USA  
Bradley Ayers, Senior Director, Government Affairs, Altice USA



July 9, 2021

Altice USA/Suddenlink

Attn: Dexter Goei, Chief Executive Officer, [Dexter.Goei@AlticeUSA.com](mailto:Dexter.Goei@AlticeUSA.com)

Hakim Boubazine, President of Telecommunications & Chief Operating Officer;

[Hakim.Boubazine@AlticeUSA.com](mailto:Hakim.Boubazine@AlticeUSA.com)

Brad Ayers, Senior Director of Government Affairs; [Bradley.Ayers@AlticeUSA.com](mailto:Bradley.Ayers@AlticeUSA.com)

Robert Hoch, Senior Counsel, Government Affairs; [Robert.Hoch@AlticeUSA.com](mailto:Robert.Hoch@AlticeUSA.com)

**Re: REQUEST FOR FURTHER ACTION TO ADDRESS SERVICE SHORTFALLS**

Dear Messrs. Goei, Boubazine, Ayers and Hoch:

The Counties of Mono, Placer and Nevada, and the Towns of Mammoth Lakes and Truckee, in the Sierra Nevada region of California, collectively write this letter to summarize issues related to Altice/Suddenlink's ("Suddenlink") broadband service in our region which require attention and resolution. Each of these issues has been discussed between our agencies' staff and representatives of Suddenlink over the past 4-5 years, including most recently in online meetings organized by the County of Placer and attended by representatives of the California Public Utilities Commission (CPUC) and Suddenlink.

We appreciate the time that Suddenlink representatives have spent listening to and attempting to address service and infrastructure issues, but believe that it is important to memorialize our concerns in writing, with background where possible, and to also share this information with State of California representatives responsible for regulating and legislating broadband service so that solutions can be identified and implemented. The issues we seek to have resolved can generally be broken down into two categories: customer service and infrastructure.

#### **1. CUSTOMER SERVICE ISSUES**

- **No Customer Service Standards:** Staff from all five agencies have been requesting copies of Suddenlink's customer service standards for more than four years and have not yet received them. Customer service standards are required under California's Digital Infrastructure and Video Competition Act of 2006 (DIVCA) of all franchised providers and should have been provided at the time the state franchise was issued. (Cal. Pub. Util. Code § 5900 and Cal. Gov. Code § 53055).
- **Inadequate call center – lack of knowledge over local circumstances:** Suddenlink customers in our region experience significant issues when calling the customer service center which has been centralized, rather than having local representatives. The result is long wait times

before being able to speak to a representative who typically lacks awareness of the local network environment and generally is unable to assist. Many customers complain of rude customer service technicians.

- Inadequate capacity to provide on-site service: Suddenlink reduced the number of technicians in the field and stratified teams based on knowledge or capacity. As a result, customers experience long lead-times (sometimes as long as two weeks) for issues requiring in-person support. Often when technicians do arrive, they are incapable of resolving customer issues, frequently pointing to larger or more systemic outside plant issues which require support from a different SuddenLink team (requiring another long wait).
- Failure to appear when scheduled: Customers regularly report that Suddenlink provides large time windows (sometimes up to 8 hours in length) during which their techs may arrive. Despite customers arranging their day around the need to meet a tech, often the tech will not arrive. This can happen multiple times, resulting in significant inconvenience and frustration for the customer and a longer wait time for an issue to be fixed.
- Lack of in-person Customer Service Centers: Suddenlink made the decision to close Customer Service Centers in Mammoth Lakes and Bishop which were used by individuals to receive equipment and make payments – this was particularly important for low-income customers who often do not have access to credit or online banking. Though the Bishop Customer Care Center has re-opened, the Mammoth Lakes branch remains closed requiring a 90-120-mile round-trip (depending on where the customer lives) drive to Bishop for Mono County residents.
- Rate increases: Despite all of the issues identified above, Suddenlink continues to increase rates. The company offers low rates to get new customers in the door, then raises them annually unless/until the customer complains. Despite the raised rates, little investment is being made back into the local network, technicians, or customer care creating a cascading set of issues.
- Inability to deliver on Service Level Agreement (SLA) for business customers: Business owners are encouraged or required to sign up for a commercial Suddenlink account in order to access appropriate plans and have assurances tied to a Service Level Agreement. However, Suddenlink is unable to comply with its own obligations under the SLA which, among other things, provides for same-day resolution of issues. Many businesses complain of having to wait more than a full day for issue resolution, resulting in loss of sales and other financial impacts. There is no remediation by Suddenlink for these damages.
- Proposed reduction in upload speed. The agencies have also recently become aware Altice may be considering cutting upload speeds for Suddenlink cable internet plans. We sincerely hope that this news has been mis-reported by the media. (See [https://www.cnet.com/cdn.ampproject.org/v/s/www.cnet.com/google-amp/news/altice-plans-to-cut-upload-speeds-for-its-optimum-and-suddenlink-cable-internet-plans/?amp\\_gsa=1&amp\\_js\\_v=a6&usqp=mq331AQIKAGwASCAAgM%3D#ampshare=https%3A%2F%2Fwww.cnet.com%2Fhome%2Finternet%2Faltice-plans-to-cut-upload-speeds-for-its-optimum-and-suddenlink-cable-internet-plans%2F](https://www.cnet.com/cdn.ampproject.org/v/s/www.cnet.com/google-amp/news/altice-plans-to-cut-upload-speeds-for-its-optimum-and-suddenlink-cable-internet-plans/?amp_gsa=1&amp_js_v=a6&usqp=mq331AQIKAGwASCAAgM%3D#ampshare=https%3A%2F%2Fwww.cnet.com%2Fhome%2Finternet%2Faltice-plans-to-cut-upload-speeds-for-its-optimum-and-suddenlink-cable-internet-plans%2F))

## 2. INFRASTRUCTURE ISSUES

- Failure to deal with system-wide issues: Rather than invest in the network and perform necessary work that would resolve system-wide issues for the longer term and otherwise improve the network, it is common for quick and inexpensive fixes (“band-aid solutions”) to be made. This results in the same issue recurring and requiring additional time and expense, or pushing that issue from one household or neighborhood to another, causing more issues down the line.
- Substandard repairs: Repairs are often made in a poor/sub-standard manner leaving them susceptible to future impacts and issues. Examples include the placement of temporary lines to alleviate an issue which are left in place for months or years rather than days or weeks. In places where underground lines exist, often Suddenlink technicians will simply lay new lines on top of the ground and leave them exposed resulting in various customer and environmental issues. Customers complain of the wrong modems or other customer premise equipment being deployed resulting in lack of capacity or poor performance.
- Lesser service than what the customer pays for: Although the infrastructure exists in Mono County and Mammoth Lakes for “Gigabit” Internet service (i.e. service at a speed of 1,000 megabits per second [mbps]), some customers in those areas are receiving 15-25% of what they pay for in a circuit. Most customers who purchase 400mbps circuits barely receive 100mbps, while Gigabit customers rarely see much better than 400mbps.
- Network congestion: As a result of the issues mentioned above (including Suddenlink’s unwillingness to upgrade electronics or perform necessary node splits), certain neighborhoods experience significant network congestion issues. While these issues have existed for quite some time, they have been exacerbated during the COVID-19 pandemic when more people worked from home and placed a heavier demand on the network (due to video conferencing, etc.).
- Aging infrastructure: Network electronics and copper plant are aging/degrading resulting in a higher frequency and severity of network outages, as well as service quality issues.

We would like to emphasize that our organizations have worked closely (and effectively) with Suddenlink in the past. We have endeavored to treat Suddenlink as a partner, and Mono County and the Town of Mammoth Lakes in particular have been appreciative of Suddenlink’s substantial investment to bring Gigabit service to our communities. However, our continued efforts to work with Suddenlink have been frustrated by a lack of local staff, Suddenlink’s unwillingness to commit to specific steps to improve its service or to provide a specific timetable for improvements, Suddenlink’s failure to provide basic information such as customer service standards, and the ongoing volume of complaints received from the public regarding Suddenlink’s customer service. In Mono County, these issues are so pervasive and severe that they were the subject of a 2021 Grand Jury Report.

By copy of this letter, we are urging the California Public Utilities Commission to explore using its regulatory authority to compel Suddenlink to improve its service and our State Legislators to investigate legislative fixes. For example, the CPUC could issue an order requiring Suddenlink to establish customer service standards, which is required of all state video franchisees under current law. The CPUC could also convene hearings on Suddenlink’s compliance with its state franchise, seeking testimony from

members of the public regarding their experiences with Suddenlink and conducting its own inquiry regarding compliance. Likewise, our State Assembly Members and Senators could explore legislation with specific service standards and substantial enforcement tools for use by local governments and the public generally. We hope that our State leaders will consider taking these or other steps, in order to protect customers and assure Californians' access to safe and reliable utility infrastructure and services.

Thank you in advance for your attention to these significant issues and please also look for additional materials to be sent individually by customers and agencies within our jurisdictions further outlining individual experiences.

Sincerely,



[Robert M. Weygandt \(Jul 8, 2021 15:22 PDT\)](#)

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Robert Weygandt, Chair  
Placer County Board of Supervisors



[Jennifer Kreitz \(Jul 8, 2021 16:58 PDT\)](#)

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Jennifer Kreitz, Chair  
Mono County Board of Supervisors



[Dan Miller \(Jul 9, 2021 07:03 EDT\)](#)

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Dan Miller, Chair  
Nevada County Board of Supervisors



[Bill Sauser \(Jul 9, 2021 11:16 PDT\)](#)

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Bill Sauser, Mayor  
Town of Mammoth Lakes



[Anna Klovstad \(Jul 8, 2021 22:19 CDT\)](#)

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Anna Klovstad, Mayor  
Town of Truckee

Cc: Marybel Batjer, CPUC President  
Martha Guzman Aceves, CPUC Commissioner  
Genevieve Shiroma, CPUC Commissioner  
Clifford Rechtschaffen, CPUC Commissioner  
Darcie L. Houck, CPUC Commissioner  
Governor Newsom  
State Assembly Member Frank Bigelow  
State Senator Andreas Borgeas  
State Assembly Member Megan Dahle

State Assembly Member Kevin Kiley  
State Senator Brian Dahle  
State Senator Jim Nielson  
Office of the Attorney General, State of California  
Graham Knaus, Executive Director, California State Association of Counties (CSAC)  
Patrick Blacklock, President, Rural Counties Representatives of California (RCRC)  
Matt Chase, Executive Director, National Association of Counties (NACO)  
Federal Trade Commission  
Federal Communications Commission



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**TIME REQUIRED**

**SUBJECT** Community of Interest Public Input Meeting for Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne

**PERSONS APPEARING BEFORE THE BOARD**

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

The California Citizens Redistricting Commission is launching the second Community of Interest (COI) public input meeting for Zone G (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne) on August 20, 2021.

**RECOMMENDED ACTION:**

**FISCAL IMPACT:**

**CONTACT NAME:**

**PHONE/EMAIL:** /

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

Click to download
<a href="#">Letter</a>

**History**

Time	Who	Approval
8/11/2021 1:52 PM	County Counsel	Yes
8/10/2021 1:10 PM	Finance	Yes
8/13/2021 8:26 AM	County Administrative Office	Yes



## Queenie Barnard

---

**From:** Chavez, Jose Eduardo <jose.chavezgarcia@crc.ca.gov>

**Sent:** Monday, August 9, 2021 10:00 AM

**Subject:** August 20: Community of Interest public input meeting for Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne- CA Redistricting Commission

**[EXTERNAL EMAIL]**

Good morning,

The California Citizens Redistricting Commission is launching the second Community of Interest (COI) public input meeting for Zone G (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne). Your input is vital to the success of the Commission. We need your Communities of Interest information to respect the boundaries of your communities during the redistricting process. Please see below for details and share with your network.



Greetings,

We still have time slots available to provide Communities of Interest public input at one of our upcoming meetings. [Sign up today!](#)

### **Friday, August 20, 2021 Meeting**

(Zone G- Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne )  
2:00 P.M. – 6:00 P.M. daily or upon conclusion of business

**Register Here**

[https://www.wedrawthelinesca.org/august\\_20\\_coi\\_input\\_meeting](https://www.wedrawthelinesca.org/august_20_coi_input_meeting)

[Meeting Agenda August 20, 2021 Meeting](#)

**Registration is recommended but not required to participate** in this public input meeting. You can call- in the day of the event to get in the queue to speak.

Call in number for public input: (877)853-5247

Watch live: <http://videosscc.com/CRC/>

## **DURING THE MEETING YOU WILL BE ASKED TO DESCRIBE YOUR COMMUNITY.**

While there are no clear rules on how to define a community of interest, we've identified ways for you to describe your community.

1. Begin with your county or city.
2. Mention the street names and significant locations in your neighborhood to help us identify the parameters of your community.
3. What are your shared interests?
4. What brings you together?
5. What is important to your community?
6. Are there nearby areas you want to be in a district with?
7. Nearby areas you don't want to be in a district with? Why or why not?
8. Has your community come together to advocate for important services, better schools, roads, or health centers in your neighborhood?



For community members who may not be familiar with the redistricting process, I have included our [Redistricting Basics Video](#).

Should you have any questions or concerns please do not hesitate to contact me. I look forward to working with your community.

Best regards,

**Jose Eduardo Chavez**

Field Team Lead

CA Citizens Redistricting Commission

721 Capitol Mall, Suite 260

Sacramento, CA 95814

C: 916-224-0316

[jose.chavezgarcia@crc.ca.gov](mailto:jose.chavezgarcia@crc.ca.gov)

<https://www.wedrawthelinesca.org/>

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**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**Departments: CAO**

**TIME REQUIRED** 15 minutes

**PERSONS APPEARING BEFORE THE BOARD** Various

**SUBJECT** Urgency Ordinance Prohibiting Open Fires on Private Property and County Operated Campgrounds in Unincorporated Mono County

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Review of need for Urgency Ordinance Prohibiting Open Fires on Private Property and County Campgrounds Within the Unincorporated Area of Mono County.

**RECOMMENDED ACTION:**

Consider adoption of an Urgency Resolution prohibiting open fires on private property and County-operated campgrounds within unincorporated Mono County.

**FISCAL IMPACT:**

None noted at this time.

**CONTACT NAME:** Robert C. Lawton

**PHONE/EMAIL:** (760) 932-5410 / rlawton@mono.ca.gov

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

Click to download
<a href="#">Urgency Ordinance Prohibiting Open Fires on Private Property and County Campgrounds in Unincorporated Mono County</a>

**History**

Time	Who	Approval
8/13/2021 2:40 PM	County Counsel	Yes
8/13/2021 12:43 PM	Finance	Yes

8/13/2021 2:42 PM

County Administrative Office

Yes



ORDINANCE NO. ORD21-\_\_

**AN URGENCY ORDINANCE OF THE MONO COUNTY  
BOARD OF SUPERVISORS PROHIBITING  
OPEN FIRES ON PRIVATE PROPERTY AND  
COUNTY-OPERATED CAMPGROUNDS  
WITHIN THE UNINCORPORATED AREAS OF MONO COUNTY**

**WHEREAS**, there currently exist in Mono County conditions of extreme fire danger resulting from below-average precipitation during the 2020-21 winter season; and

**WHEREAS**, recent and ongoing fires to the north and north-west of Mono County, including the Tamarack Fire and the Dixie Fire, have resulted in significant damage to life and property, burning approximately 70,000 and 515,000 acres, respectively - with the Dixie Fire being the second largest recorded in the history of California; and

**WHEREAS**, the Inyo National Forest has issued restrictions allowing campfires only in established fire pits within campgrounds and the Humboldt-Toiyabe National Forest has prohibited campfires on any Forest Service lands within the Bridgeport Ranger District, including in established fire pits; and

**WHEREAS**, in light of the extreme fire danger facing both the State as a whole, and Mono County specifically, the Mono County Board of Supervisors finds it necessary to enact restrictions on certain open fires on private lands within the County and within the County-operated campground at Lundy Lake, in order to further reduce the likelihood of human-caused fires within Mono County; and

**WHEREAS**, there is an immediate need to take action to protect the public health, safety and welfare of the citizens and natural environment of Mono County from further harm and risk due to extreme wildfire and fire hazard conditions, the lack of firefighting resources statewide and extreme dry conditions in Mono County;

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO ORDAINS** that:

**SECTION ONE:** The above recitals are adopted as findings of the Board of Supervisors.

**SECTION TWO:** Outdoor fires, including campfires, bonfires, pit fires, stick fires or any other open flame fire (but excluding propane or charcoal barbecues used for cooking) are hereby prohibited on all private lands within the unincorporated area of Mono County and within all County-operated campgrounds (i.e., Lundy Campground).

1           **SECTION THREE:** This ordinance shall become effective immediately upon its  
2 adoption as an urgency measure pursuant to Government Code sections 65858 and 25123. The  
3 Clerk of the Board of Supervisors shall post this ordinance and also publish it or a summary  
4 hereof in the manner prescribed by Government Code section 25124 no later than 15 days after  
5 the date of its adoption.

6           **PASSED, APPROVED** and **ADOPTED** this 17th day of August, 2021, by the following  
7 vote, to wit:

8 **AYES:**

9 **NOES:**

10 **ABSENT:**

11 **ABSTAIN:**

12 \_\_\_\_\_  
13 Jennifer Kreitz, Chair  
14 Mono County Board of Supervisors

15 **ATTEST:**

16 **APPROVED AS TO FORM:**

17 \_\_\_\_\_  
18 Clerk of the Board

19 \_\_\_\_\_  
20 County Counsel



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** August 17, 2021

**Departments: Mountain View Fire Emergency Operations Center**

**TIME REQUIRED** 10 minutes

**PERSONS APPEARING BEFORE THE BOARD** Justin Nalder, EOC Director

**SUBJECT** Mountain View Fire Update and  
Review of Emergency Declarations

---

### AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Review of continuing need for Board of Supervisor's November 17, 2020, Declaration of Local Emergency of and Mono County Health Officer's November 19, 2020, Declaration of Local Health Emergency for the Mountain View Fire.

---

### RECOMMENDED ACTION:

Hear report from Incident Command and involved staff regarding status of Mountain View Fire response and recovery efforts.

Find that there is a need to continue the local state of emergency declared on November 17, 2020 and/or the local health emergency declared on November 19, 2020 (ratified by the Board on November 24, 2020).

---

### FISCAL IMPACT:

Continuation of the declared emergencies supports the County's eligibility for state disaster assistance while debris efforts are still underway. Debris removal costs are eligible for reimbursement only when there is an immediate threat to public health and safety.

---

**CONTACT NAME:** Stacey Simon

**PHONE/EMAIL:** x1704 / [ssimon@mono.ca.gov](mailto:ssimon@mono.ca.gov)

---

### SEND COPIES TO:

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### MINUTE ORDER REQUESTED:

YES  NO

---

### ATTACHMENTS:

Click to download
<input type="checkbox"/> <a href="#">Staff Report</a>
<input type="checkbox"/> <a href="#">Board Declaration of Emergency</a>
<input type="checkbox"/> <a href="#">Health Officer Declaration</a>

**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
8/12/2021 9:39 AM	County Counsel	Yes
8/10/2021 1:16 PM	Finance	Yes
8/13/2021 11:27 AM	County Administrative Office	Yes



**County Counsel**  
Stacey Simon

**OFFICE OF THE  
COUNTY COUNSEL**

**Telephone**  
760-924-1700

**Assistant County Counsels**  
Christian E. Milovich  
Anne L. Frievault

*Mono County*  
South County Offices  
P.O. BOX 2415

**Facsimile**  
760-924-1701

**Deputy County Counsel**  
Emily Fox

MAMMOTH LAKES, CALIFORNIA 93546

**Paralegal/Office Manager**  
Kevin Moss

To: Board of Supervisors  
From: Stacey Simon  
Date: August 17, 2021  
Re: Review of Emergency Declarations – Mountain View Fire

**Recommended Action**

Review need for continuing local emergency declared by the Board of Supervisors on November 17, 2020, and for continuing the local health emergency declared by the Mono County Health Officer on November 19, 2020, (ratified by the Board of Supervisors on November 24, 2020).

Determine that the need for continuing the declarations of emergency continues to exist or determine that need no longer exists and terminate one or both declarations.

**Strategic Plan Focus Areas Met**

- Economic Base     Infrastructure     Public Safety  
 Environmental Sustainability     Mono Best Place to Work

**Discussion**

On November 17, 2020, a fire broke out in the Community of Walker (the “Mountain View Fire”) in the midst of a hurricane-force wind event. More than 140 structures were destroyed, including 74 homes. On that date, by emergency action, the Board of Supervisors declared a state of local emergency under the California Emergency Services Act (CESA) (Cal. Gov’t Code § 8630). On November 19, 2020, the Governor of the State of California also proclaimed a State of Emergency under CESA, and the Mono County Health Officer declared a local health emergency under Health and Safety Code § 101080, related to the presence of hazardous and toxic materials associated with fire debris. The Board of Supervisors ratified the Health Officer’s declaration on November 24, 2020.

Under the CESA, the Board must review the need for continuing the local emergency at least once every 60 days until it terminates the emergency. Under Health and Safety Code § 101080, the Board must review the need for continuing the local health emergency at least once every 30 days. Under both provisions, the Board must terminate the local emergency at the earliest possible date that conditions warrant.

This item is on the Board's agenda for a review of the conditions necessitating the declarations of emergency as follows:

**1. Declaration of Local Health Emergency**

A local health emergency exists under § 101080 when an area is affected by release or escape of hazardous waste which is an imminent threat to the public health or imminent and proximate threat of the introduction of any contagious, infectious, or communicable disease, chemical agent, noncommunicable biologic agent, toxin, or radioactive agent.

The bulk of hazardous waste cleanup on affected properties was recently completed by CalOES, however, there remain several properties which have not been remediated. Accordingly, it is appropriate to maintain the emergency declaration. Staff will present additional information regarding the continued existence of these conditions at your meeting.

**2. Declaration of Local Emergency**

A local emergency exists under subdivision (c) of section 8558 of the CESA when conditions exist of disaster or of extreme peril to the safety of persons and property caused by fire, which are or are likely to be beyond the control of the services, personnel, equipment, and facilities of the local government and require the combined forces of other entities to combat.

The County continues to require assistance and financial support from other entities, including the State of California and, accordingly, conditions justifying the emergency declaration continue to exist. In addition, the emergency declaration assists with the transportation of replacement structures by allowing a waiver of oversize load fees by the State. Staff will present additional information regarding the continued existence of these conditions at your meeting.

Attachments:

- November 17, 2020 Board Declaration
- November 19, 2020 Health Officer Declaration
- November 24, 2020 Board Ratification of Health Officer Declaration



R20-101

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS DECLARING  
A LOCAL EMERGENCY DUE TO SEVERE WILDFIRE IN THE ANTELOPE  
VALLEY AREA CAUSED BY THE MOUNTAIN VIEW FIRE**

**WHEREAS**, today, November 17, 2020, during a severe wind event, a fast-moving fire erupted in the Antelope Valley in Northern Mono County (the “Mountain View Fire”); and

**WHEREAS**, by 4:00, the fire had destroyed structures and homes and taken at least one life; evacuations are ongoing, and animals have been let free; and

**WHEREAS**, the Board has determined that conditions of disaster and extreme peril exist which are beyond the control of the normal protective services, personnel, equipment, and facilities within the County of Mono;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Mono, State of California, does hereby declare a state of emergency as a result of the Mountain View Fire in Northern Mono County, based on the findings stated above and other information presented to it during its meeting of today’s date.

**BE IT FURTHER RESOLVED THAT** consideration for a U.S. Small Business Administration Disaster Declaration for Individual Assistance and funding through the California Disaster Assistance Act, in addition to any and all recovery assistance the State of California can provide, are requested to respond to the emergency herein described, including as necessary to respond to such eligible damages resulting from the emergency which may later be discovered.

**PASSED, APPROVED and ADOPTED** this 17th day of November 2020, by the following vote, to wit:

**AYES:** Supervisors Corless, Gardner, Kreitz, Peters, and Stump.

**NOES:** None.

**ABSENT:** None.

**ABSTAIN:** None.

Stacy Corless, Chair  
Mono County Board of Supervisors

**ATTEST:**

Queenie Barnard (Nov 18, 2020 12:25 PST)

Clerk of the Board

**APPROVED AS TO FORM:**

Stacey Simpson (Nov 18, 2020 12:40 PST)

County Counsel



# MONO COUNTY HEALTH DEPARTMENT

## LOCAL PUBLIC HEALTH ORDER

P.O. BOX 3329, MAMMOTH LAKES, CA 93546 • PHONE (760) 924-1830 • FAX (760) 924-1831

---

**EMERGENCY ORDER OF THE MONO COUNTY HEALTH OFFICER  
DECLARING A LOCAL HEALTH EMERGENCY DUE TO THE  
MOUNTAIN VIEW FIRE; LIMITING RE-ENTRY TO AFFECTED AREAS TO  
PROTECT PUBLIC HEALTH AND SAFETY; AND PROHIBITING ENDANGERMENT  
OF THE COMMUNITY THROUGH THE UNSAFE REMOVAL,  
TRANSPORT, AND DISPOSAL OF FIRE DEBRIS**

**WHEREAS**, the Mono County Board of Supervisors proclaimed a local state of emergency on November 17, 2020, and the Governor issued a Proclamation of a State of Emergency on November 19, 2020, due to conditions of extreme peril caused by the Mountain View Fire, which destroyed 96 homes and damaged various other structures, including Mono County's solid waste transfer station, in the Walker area of Mono County; and

**WHEREAS** the potential for widespread toxic exposures and threats to public health and the environment exists in the aftermath of a major wildfire disaster. Debris and ash from residential structure fires contain hazardous substances and the health effects of hazardous substances releases after a wildfire are well-documented; and

**WHEREAS**, the combustion of building materials such as siding, roofing tiles, and insulation result in dangerous ash that may contain asbestos, heavy metals, and other hazardous materials. Wells may be contaminated and require chlorination following a period of power outages. Household hazardous waste such as paint, gasoline, cleaning products, pesticides, compressed gas cylinders, and chemicals may have been stored in homes, garages, or sheds that may have burned in the fire, also producing hazardous materials; and

**WHEREAS**, exposure to hazardous substances may lead to acute and chronic health effects, and may cause long-term public health and environmental impacts. Uncontrolled hazardous materials and debris pose significant threats to public health through inhalation of dust particles and contamination of drinking water supplies. Improper handling can expose workers to toxic materials, and improper transport and disposal of fire debris can spread hazardous substances throughout the community, and

**WHEREAS**, areas affected by the fire were evacuated by Incident Command, and reentry by residents and the public for safety reasons must be regulated until such time as hazardous materials inspection and removal is conducted; and

**WHEREAS**, California Health and Safety Code section 101080 authorizes the local health officer to declare a local health emergency in areas affected by release or escape of hazardous waste which is an imminent threat to the public health or imminent and proximate threat of the introduction of any contagious, infectious, or communicable disease, chemical agent, noncommunicable biologic agent, toxin, or radioactive agent; and

**WHEREAS**, Health and Safety Code section 101040 further authorizes the Health Officer to issue orders to protect public health and safety in the context of a local emergency; and

**WHEREAS**, the Mono County Health Officer finds that the Mountain View Fire has created conditions hazardous to public health and safety in the form of contaminated debris from household hazardous waste/materials and structural debris, which poses a substantial threat to human health and the environment unless its removal and disposal is performed in a manner that protects the public health and safety.

**NOW THEREFORE**, the Mono County Health Officer **DECLARES** and **ORDERS** as follows:

1. Pursuant to California Health and Safety Code sections 101040 and 101080, a local health emergency exists in Mono County due to debris resulting from the Mountain View Fire being or containing hazardous materials and the imminent and proximate threat of release thereof, which are public health hazards and immediate threats to the public health and safety.
2. Effective immediately and continuing until it is extended, rescinded, superseded, or amended in writing by the Public Health Officer, this Order continues existing closures and prohibits re-entry into specified areas affected by the Mountain View Fire as shown in Exhibit A (“Current Evacuation Area (11/19/20)”), which is attached to this Order and incorporated by this reference, until such time as those areas can be assessed for hazards and, where necessary, remediated.
3. Upon notification by the County of Mono’s Building and Environmental Health Divisions that additional areas or premises are safe to re-enter, the Health Officer may replace Exhibit A, without otherwise modifying this Order, by posting and distributing a revised map labeled “Current Evacuation Area” with the date of such revision and a reference to this Order.
4. In coordination with local law enforcement, re-entry for the limited purpose of retrieving possessions may be allowed, provided no hazards have been identified on the property being accessed.
5. Regardless of when re-entry occurs, no cleanup activities of burned structures or other construction activities shall commence without the prior written authorization of the County

of Mono's Building and Environmental Health Divisions and in compliance with adopted cleanup standards and construction safety guidelines.

6. Pending the enactment of additional requirements to address the Mountain View Fire disaster clean up, no debris bins shall be provided to property owners for the purposes of the removal of fire debris without the authorization of the Mono County Public Health Department – Environmental Health Division.
7. Pending the enactment of additional requirements to address the Mountain View Fire disaster clean up, property owners choosing not to participate in a State Fire Debris Clearance Program, if one is established in Mono County, must register with and obtain the permission of the Mono County Public Health Department – Environmental Health Division, before beginning the removal of fire debris and conduct their private debris removal, transport, and disposal in a manner that does not endanger the community.
8. No one shall temporarily occupy or camp on private property unless and until standards for such temporary occupancy are approved by the Mono County Building and Environmental Health Divisions, (and the Board of Supervisors if required under County or State law).

**IT IS FURTHER DECLARED**, pursuant to California Health and Safety Code section 101080, that the local health emergency created and presented by the Mountain View Fire shall not remain in effect for a period in excess of seven (7) days unless it has been ratified by the Mono County Board of Supervisors and shall be reviewed by the Board of Supervisors at least every 14 days until the local health emergency is terminated.

**IT IS SO ORDERED:**

Date: November 19, 2020

*Thomas Boo, MD*

---

Dr. Tom Boo  
Mono County Public Health Officer

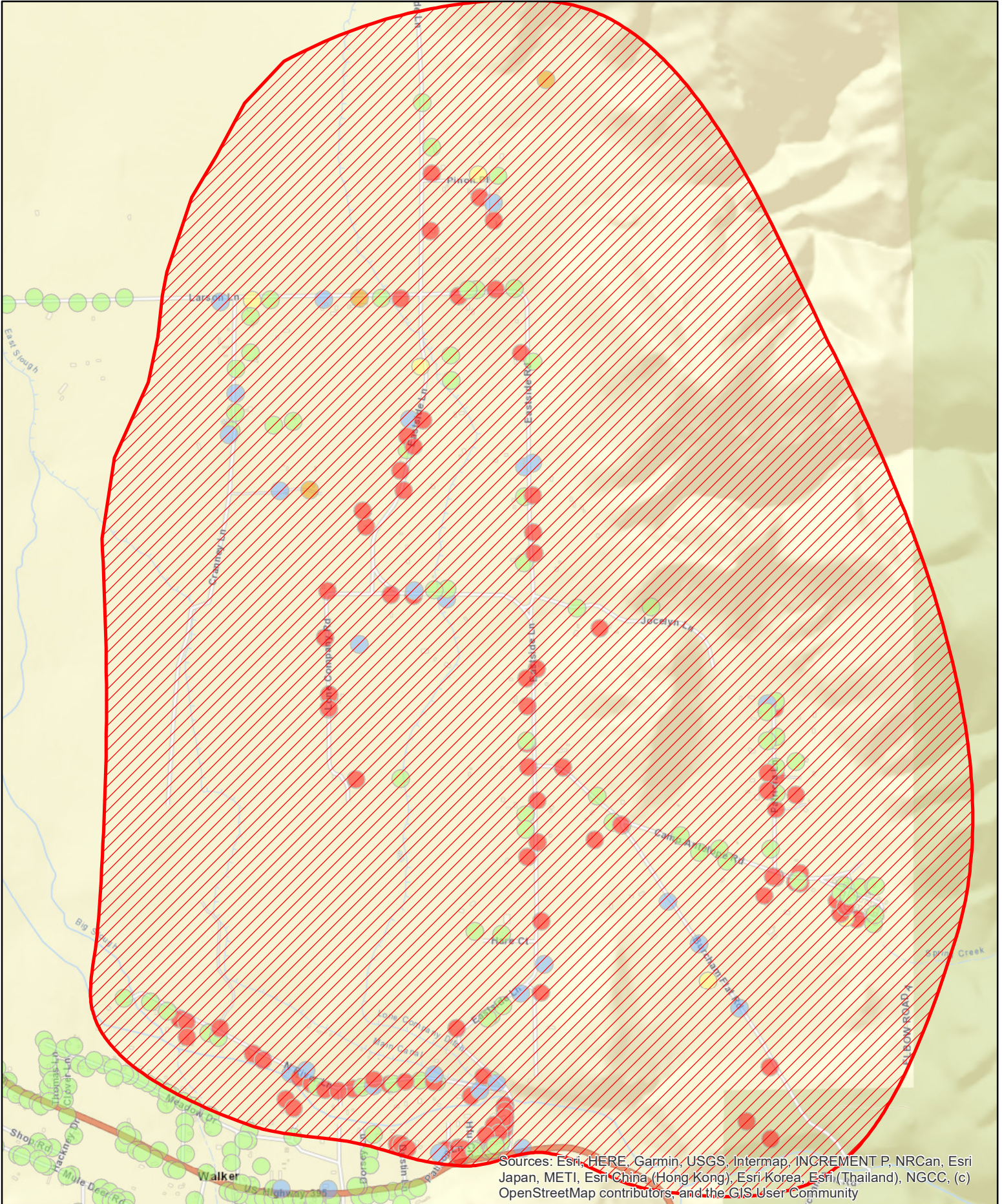
**EXHIBIT A**  
**CURRENT EVACUATION AREA (11/19/20)**



# CURRENT EVACUATION AREA

As of 11/19/2020 - 10:45a

For updates visit  
<https://on.mono.ca.gov/mountainviewfire>



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





R20-102

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS  
RATIFYING PROCLAMATION OF LOCAL HEALTH  
DUE TO THE PRESENCE OF TOXIC AND HAZARDOUS DEBRIS  
RESULTING FROM THE MOUNTAIN VIEW FIRE IN WALKER**

**WHEREAS**, the Local Health Officer did, on the 19<sup>th</sup> day of November, 2020, declare a local public health emergency in the County of Mono as a result of the Mountain View Fire, a fast-moving and devastating blaze which began on November 17, 2020, and burned more than 140 structures, including 74 homes which were completely destroyed and an additional 2 homes which were damaged, in the community of Walker, California; and

**WHEREAS**, the Health Officer declaration, which is hereby incorporated by this reference, included a restriction on re-entry into areas affected by the fire in order to protect the public from toxic and hazardous materials typically present following a fire that burns residential or commercial structures. The order also included guidance and restrictions for safe debris removal, transport and disposal; and

**WHEREAS**, the Mono County Building and Environmental Health Departments, with support, expertise and resources provided by the California Office of Emergency Services (CalOES), thereafter assessed the fire-damaged areas and a plan was made to allow residents to commence safely re-entering the area on November 22, 2020. The Health Officer therefore issued a revised order on that date allowing for controlled re-entry, but continuing the prior restrictions on debris removal, transport and disposal; and

**WHEREAS**, the continuation of these restrictions, as well as the continued assistance and resources of CalOES and others with expertise in remediating fire damage, remain necessary in order to protect public health, safety and the environment and are required for a safe and effective response to the conditions of disaster and extreme peril resulting from the Mountain View Fire, which is beyond the control of the normal protective services, personnel, equipment, and facilities within the County of Mono;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Mono, State of California, adopts the above findings and does hereby ratify the aforementioned proclamation of local health emergency and declares a continued state of local health emergency in the County which is beyond the control of the normal protective services, personnel, equipment and facilities within the County, as a result of the Mountain View Fire.

1 **BE IT FURTHER RESOLVED THAT** consideration for a U.S. Small Business  
2 Administration Disaster Declaration for Individual Assistance and funding through the California  
3 Disaster Assistance Act, in addition to any and all recovery assistance the State of California can  
4 provide, are requested to respond to the emergency herein described, including as necessary to  
5 respond to such eligible damages resulting from the emergency which may later be discovered.

6 **PASSED, APPROVED and ADOPTED** this 24th day of November, 2020, by the  
7 following vote, to wit:

8 **AYES:** Supervisors Corless, Gardner, Kreitz, Peters, and Stump.

9 **NOES:** None.

10 **ABSENT:** None.

11 **ABSTAIN:** None.

12 

13 \_\_\_\_\_  
14 Stacy Corless, Chair  
15 Mono County Board of Supervisors

16 **ATTEST:**

16 **APPROVED AS TO FORM:**

17   
18 \_\_\_\_\_  
19 Queenie Barnard (Nov 24, 2020 12:57 PST)  
20 Clerk of the Board

17   
18 \_\_\_\_\_  
19 Stacey Simon (Nov 24, 2020 13:14 PST)  
20 County Counsel



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**Departments: CAO, Board of Supervisors**

**TIME REQUIRED** 10 minutes

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

Robert C. Lawton, CAO, Supervisors  
Corless and Gardner

**SUBJECT** California Fire Safe Council County  
Coordinator Grant

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

CAO Lawton, along with Supervisors Corless and Gardner, is recommending that Mono County apply for one-time grant funding to secure a contract County Wildfire Coordinator position. Over the 18-month period, the coordinator would work with county staff and partner organizations to improve Mono County's wildfire prevention and response capacity.

**RECOMMENDED ACTION:**

Authorize CAO to submit the California Fire Safe Council County Wildfire Coordinator grant application on behalf of Mono County.

**FISCAL IMPACT:**

If grant is received, up to \$175,000 revenue over an 18-month period.

**CONTACT NAME:** Queenie Barnard

**PHONE/EMAIL:** 760-932-5534 / qbarnard@mono.ca.gov

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

<p>Click to download</p> <p> <a href="#">Staff Report</a></p>
---

**History**

Time	Who	Approval
8/13/2021 10:43 AM	County Counsel	Yes
8/13/2021 9:25 AM	Finance	Yes

8/13/2021 11:27 AM

County Administrative Office

Yes



# COUNTY OF MONO

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P.O. BOX 696, BRIDGEPORT, CALIFORNIA 93517  
(760) 932-5410 • FAX (760) 932-5411

*Robert C. Lawton*  
County Administrative Officer

*John Craig*  
Assistant County Administrative Officer

August 17, 2021

To: Board of Supervisors  
From: CAO Lawton, Supervisors Corless and Gardner  
Date: August 17<sup>th</sup>, 2021  
Re: California Fire Safe Council County Coordinator Grant

**Recommended Action:**

Authorize CAO to submit the California Fire Safe Council County Wildfire Coordinator grant application on behalf of Mono County.

**Fiscal Impact:**

If grant is received, up to \$175,000 revenue over an 18-month period.

**Discussion:**

CAO Lawton, along with Supervisors Corless and Gardner, is recommending that Mono County apply for one-time grant funding to secure a contract County Wildfire Coordinator position. Over the 18-month period, the coordinator would work with county staff and partner organizations to improve Mono County's wildfire prevention and response capacity.

CAO Lawton will oversee the grant application process and will receive assistance from Holly Alpert and Rick Kattelman of the Eastern Sierra's Regional Forest and Fire Capacity Program (RFFCP). For more information about RFFCP and regional wildfire prevention efforts, visit <https://www.eswildfirealliance.org/>

**Background:**

California Fire Safe Council (CFSC), in partnership with the California State Association of Counties (CSAC) and the Rural County Representatives of California (RCRC), is pleased to announce the 2021 County Coordinators Grant Program to assist counties with wildfire mitigation outreach and coordination. The objective of the County Coordinators Grant is to educate, encourage, and develop county-wide collaboration and coordination among various wildfire mitigation groups operating within counties containing State Responsibility Area (SRA) lands.

Up to 24 counties will receive a one-time grant of \$175,000 to cover administrative costs relevant to county-wide coordination efforts, including but not limited to the salary, support, and administrative costs for a designated County Coordinator.

**Funding Available:**

Up to 24 counties will receive a one-time grant of \$175,000.

**Eligibility:**

The grant opportunity will give priority to counties with a high percentage of Very High Fire Hazard Severity Zones, a history of damaging fires, and a higher proportion of disadvantaged and/or low-income communities. To apply, counties must be the starting point and invested in the scope and goals of the project. However, counties may choose to direct the application process and funds to the non-profit or public agency that they feel are best equipped to execute the project. Local fire mitigation groups are not eligible to apply unless their county designates them as the primary applicant and provides a letter of support. Only one application per county will be accepted. For local wildfire mitigation organizations, such as Fire Safe Councils and similar groups, the county must be the starting point to apply for the County Coordinators grant. We encourage groups to communicate closely with their county's board of supervisors to develop a shared plan and determine who is best suited to execute the County Coordinator's Project.

**Goals:**

Counties and their Coordinators will work closely with the CA Fire Safe Council's existing Regional Coordinators to:

- (I) Build a census of all active wildfire mitigation groups, contact points, collaboration efforts, and projects.
- (II) Analyze gaps in county-wide wildfire resiliency and emergency preparedness and develop recommendation to fill these needs.
- (III) Develop mechanisms to improve outreach and coordination efforts, such as group formation, funding plans, governance structures, and state/regional/local planning efforts.
- (IV) Provide a comprehensive final report summarizing the County Wildfire Outreach and Coordination Plans, key issues, success outcomes and gaps, and recommendations.

**Deliverables/Expectations:**

- (I) Participate in monthly check-in meetings with CFSC staff and quarterly meetings with state/regional/county coordinators and other interested county-wide wildfire mitigation groups.
- (II) Identify, summarize, and report on local groups, grants, and projects within each county at the onset of the grant project and the conclusion of the grant project.
- (III) Track and monitor collaborative efforts, tasks, meetings, workshops, and plans developed by the County Coordinator during the project window.
- (IV) Submit quarterly programmatic and fiscal reports. Grant Suggested Uses:
  - Hire/designate a County Coordinator to implement project
  - Office space for County Coordinator
  - Cost of outreach materials

- Technology/infrastructure needed to communicate, measure, and/or track groups and collaborative efforts
- Develop county wildfire protection plans (CWPP) or equivalent county-level planning effort
- Assist in new group formation (i.e. a county-wide Fire Safe Council)

Timeline: Applications open August 2nd, 2021 and the application deadline is September 15th, 2021 at 11:59PM PST. Grants awards will be announced in October 2021.

### **Sample Job Description**

The \_\_\_\_\_ County Coordinator will partner with representatives from \_\_\_\_\_ County, established wildfire mitigation groups within the county, and staff at the California Fire Safe Council to build a coordinated, county-wide wildfire mitigation strategy. The primary goals of the position are to educate, encourage, and develop county-wide collaboration and coordination among wildfire mitigation groups, helping to improve overall wildfire resiliency strategies and community preparedness. These goals will be accomplished by building relationships between existing wildfire mitigation groups, connecting these groups with county-level emergency management officials, collaborating on fire mitigation projects, sourcing and assisting with county-wide wildfire grant applications, and performing outreach and communication across the county.

#### Specific duties:

- Developing a census of all active wildfire mitigation groups, community stakeholders, contact points, collaboration efforts, and projects.
- Building a system to track these groups and efforts, including researching and implementing software and project management tools.
- Developing relationships and hosting regular communications/meetings between existing wildfire mitigation groups and county-level officials
- Analyzing gaps in county-wide wildfire resiliency and emergency preparedness and developing recommendations to fill these needs.
- Assisting with the development of County Wildfire Protection Plans and working to integrate existing community plans.
- Helping wildfire mitigation groups to coordinate and connect their existing and planned wildfire mitigation projects.
- Developing tools to assist counties in outreach and coordination efforts to support wildfire resiliency and emergency preparedness.
- Sourcing and applying for grants to benefit county-wide wildfire mitigation efforts.
- Hosting outreach and education events for fire mitigation groups and interested parties

Go to <https://cafiresafecouncil.org/grants-and-funding/2021-county-coordinators-grant-opportunity/> for more information.



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**Departments: CAO, Public Health**

**TIME REQUIRED** 30 minutes

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

Robert C. Lawton, CAO, Bryan  
Wheeler, Public Health Director

**SUBJECT** COVID-19 (Coronavirus) Update

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Update on Countywide response and planning related to the COVID-19 pandemic.

**RECOMMENDED ACTION:**

None, informational only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Robert C. Lawton

**PHONE/EMAIL:** 760-932-5415 / rlawton@mono.ca.gov

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

<p><a href="#">Click to download</a></p> <p>No Attachments Available</p>
--

**History**

Time	Who	Approval
8/12/2021 9:40 AM	County Counsel	Yes
8/10/2021 1:07 PM	Finance	Yes
8/13/2021 8:31 AM	County Administrative Office	Yes





OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** August 17, 2021

**Departments: Agricultural Commissioner**

**TIME REQUIRED** 20 minutes

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

Nate Reade, Agricultural  
Commissioner

**SUBJECT** Agricultural Commissioner's 2020  
Crop Report

### AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

The 2020 Inyo and Mono Counties Crop and Livestock Report and the associated presentation submitted in accordance with section 2279 of the California Food and Agricultural Code.

### RECOMMENDED ACTION:

None, informational only.

### FISCAL IMPACT:

None.

**CONTACT NAME:** Janice Jackson

**PHONE/EMAIL:** 760-873-7860 /

### SEND COPIES TO:

### MINUTE ORDER REQUESTED:

YES  NO

### ATTACHMENTS:

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[Staff Report](#)

[Presentation](#)

### History

Time	Who	Approval
8/11/2021 1:52 PM	County Counsel	Yes
8/10/2021 1:25 PM	Finance	Yes

8/13/2021 8:23 AM

County Administrative Office

Yes



# COUNTIES OF INYO AND MONO



AGRICULTURE • WEIGHTS & MEASURES • OWENS VALLEY MOSQUITO ABATEMENT PROGRAM • EASTERN SIERRA WEED MANAGEMENT AREA  
MAMMOTH LAKES MOSQUITO ABATEMENT DISTRICT • INYO COUNTY COMMERCIAL CANNABIS PERMIT OFFICE

**Date:** August 17, 2021  
**To:** Honorable Board of Supervisors  
**From:** Nathan D. Reade, Agricultural Commissioner  
**Subject:** 2020 Crop Report Presentation

**Recommended Action:**

None

**Fiscal Impact**

None

**Discussion**

Please accept the 2020 Inyo and Mono Counties Crop and Livestock Report and the associated presentation submitted in accordance with section 2279 of the California Food and Agricultural Code. Agriculture continues to be an integral part of Mono County's economy.

# 2020 CROP AND LIVESTOCK REPORT

COUNTIES OF INYO AND MONO AGRICULTURAL COMMISSIONER'S OFFICE



BOARD OF SUPERVISORS PRESENTATION  
MONO COUNTY



Karen Ross, Secretary  
California Department of Food and Agriculture

Val Dolcini, Director  
California Department of Pesticide Regulation

The Honorable Board of Supervisors,  
County of Inyo

The Honorable Board of Supervisors,  
County of Mono

Jeff Griffiths, Chair

Jennifer Kreitz, Chair

Rick Pucci

Jennifer Roeser

Bob Gardner

John Peters

Matt Kingsley

Dan Totheroh

Stacy Corless

Rhonda Duggan

I am pleased to present the 2020 Inyo and Mono Counties' Annual Crop and Livestock Report. This report is prepared pursuant to California Food and Agriculture Code 2279, and is a statistical compilation of agriculture production in Inyo and Mono Counties. The values contained within this report reflect gross agricultural production within the two counties, and do not represent net profit or loss.

The gross combined agricultural production values for Inyo and Mono Counties in 2020 totaled \$53,180,000, representing an decrease of 4% over 2019 production values. This is the first reduction in values since 2016.

Inyo County values specifically were down 8% at \$21,164,000, with significant losses in the field crop category due to a lower reported yield. Additionally, nursery acreage was diminished due to conversion to another crop. The livestock and livestock products category, which represents the bulk of Inyo County production, was up just 1%.

Mono County losses were lesser at 2% overall and the total production value was \$32,016,000. Mono losses were also associated with lower field crop acreage in certain categories as well as lower pricing for wine grapes. Livestock and livestock products were up about 2%. This category represents almost half of all production.

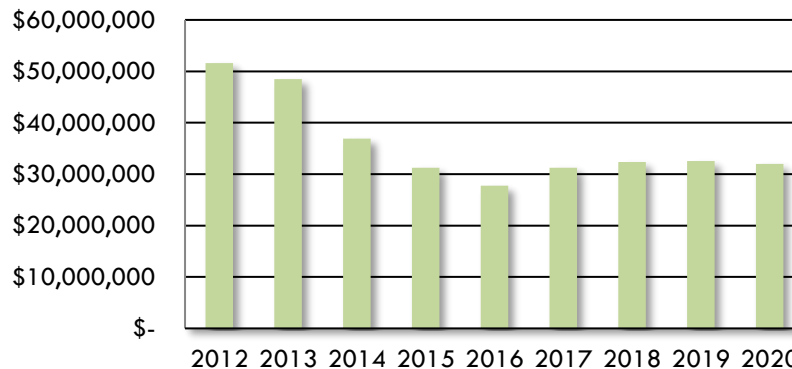
I would like to thank my staff for assisting with the creation of this report. I'd also like to thank our local agricultural industry for their input, without which this report would not be possible.

Sincerely,

Nathan D. Reade  
Agricultural Commissioner

- The two largest contributors to total value:
  - Field Crops down 5%
  - Livestock and Livestock Products up 2%

## Mono County Ag Production



## Counties of Inyo and Mono Agricultural Commissioner's Office

The mission of the Inyo and Mono Counties Agricultural Commissioner's Office is to promote and protect the agricultural industry of the counties, protect the environment, and to ensure the health and safety of all of its citizens. The department is also responsible for fostering confidence and equity in the marketplace. The following are the main program areas:

### Human Safety and Environmental Protection

The County Agricultural Commissioner's Office protects the health and safety of all Inyo/Mono residents, its agricultural industries and its environment with a series of comprehensive regulatory programs designed to prevent the introduction of exotic pests and to ensure the safe use of pesticides. The five programs that exist to achieve these goals include:

- Pest Exclusion
- Pest Detection
- Pest Eradication
- Pest Management
- Pesticide Enforcement

### Consumer Protection and Product Quality

Product quality programs are designed to ensure the production and sales of quality eggs, honey, fruits, vegetables, and nursery and seed products. Quality standards that these programs ensure include maturity, grade, size, and weight. Packaging and labeling are also examined to ensure consumer expectations are met. The six programs include:

- Fruit and Vegetable Quality Control
- Organic Food Production
- Egg Quality Control
- Certified Farmers' Markets
- Nursery Inspection
- Seed Inspection

### Special Agricultural Services

The Agriculture Department also provides other mandated services, including:

- Apiary Inspection
- Crop Statistics
- Sustainable Agriculture

### Administrative and Education Outreach

Staff participate in a wide range of special projects intended to benefit Inyo/Mono citizens such as the legislative process, public information, education outreach efforts, as well as joint multi-agency and inter-county cooperative activities. Continuing education efforts sponsored by the Agriculture Department for pesticide safety help to ensure that local license-holders maintain adequate training.



### Invasive Plant Management

This division of the Agricultural Commissioner's office consists of 15 federal, state, county, and local agencies and entities. The Eastern Sierra Weed Management Area is dedicated to the eradication and control of invasive plant species in Inyo and Mono Counties through the cooperation and coordination of participating entities. The Eastern Sierra Weed Management Area participates in public outreach and education activities to ensure that people understand the threat of non-native weeds on our environment and agriculture industry.

### Weights and Measures

A gallon of gasoline, a cord of firewood, a loaf of bread, or a pound of fruits or vegetables...any item purchased is sold by weight, measure, or count. We protect the public from purchasing goods that are short weight or measure, and we protect businesses from giving their products and profits away when they use devices that could be inaccurate. We also verify that prices are scanned correctly at the counter, petroleum products meet quality standards, and weighmasters provide their customers accurate weighing devices. The eight programs in this category include:

- Weight Verification
- Measurement Verification
- Petroleum
- Transaction Verification
- Electronic Meters
- Compressed Gas Meters
- Weighmaster
- Device Repairment Regulation

See page 15 for more information on this division.

### Mosquito Abatement

The purpose of this program is to provide the public with a consistent level of mosquito control that reduces the threat of disease transmission and the spread of large nuisance populations of mosquitoes. The Inyo/Mono Counties Agricultural Commissioner's Office administers the Owens Valley Mosquito Abatement Program and the Mammoth Lakes Mosquito Abatement District. See page 16 for more information on this division.

### Inyo County Commercial Cannabis Permitting Office

This division of our office coordinates the Commercial Cannabis Business License issuance, renewal, and oversight activities in Inyo County. Licensed activities include retail, manufacturing, distribution, testing, and cultivation. This office coordinates with the state of California Bureau of Cannabis Control as well as the CDFA CalCannabis to regulate local cannabis businesses.



# 2020

## Mono County Crop and Livestock Statistics



### Livestock & Livestock Products

	Year	Unit	Production	Value per Unit	Total		
Cattle & Calves	2020		8,840	\$1,182	\$10,447,000		
	2019	Head	8,630	\$1,181	\$10,191,000	▲ 3%	
Sheep & Lambs*	2020		15,630	\$189	\$2,954,000		
	2019	Head	16,110	\$171	\$2,755,000	▲ 7%	
Wool	2020		61,090	\$2.41	\$147,000		
	2019	Lbs	74,500	\$2.74	\$204,000	▼28%	
Miscellaneous**	2020				\$2,066,000		
	2019				\$2,198,000	▼ 6%	
<b>Total Value</b>					2020	\$15,614,000	
					2019	\$15,348,000	▲ 2%

\*Includes feeder lamb gain.

\*\*Includes beef stealer gain, goats, hogs, and poultry.

### Field Crops

	Year	Unit	Production	Value per Unit	Total		
Alfalfa Hay	2020		59,500	\$204	\$12,134,000		
	2019	Ton	59,300	\$204	\$12,089,000	▲ 1%	
Pasture, Irrigated	2020		20,500	\$74	\$1,517,000		
	2019	Acre	20,500	\$75	\$1,538,000	= 0%	
Pasture, Rangeland	2020		1,078,000	\$1.43	\$1,542,000		
	2019	Acre	1,078,000	\$1.43	\$1,542,000	= 0%	
Miscellaneous*	2020		1,868	-	\$1,062,000		
	2019	Acre	1,746	-	\$1,870,000	▼43%	
<b>Total Value</b>					2020	\$16,255,000	
					2019	\$17,039,000	▼ 5%

\*Includes garlic, grain hay, sudangrass, and other hay

\*\*Carroted

### Mono County General Information

County Seat:	Bridgeport
County Population:	14,202 (2010 census)
Land Area:	3,044 sq. miles
Population Density:	4.67 persons per sq. mile
Highest Elevation:	14,252 ft. (White Mountain)

Average Climate			
	High	Low	
Bridgeport:	81°	8°	
Hammil Valley:	98°	22°	

#### Unincorporated Areas

Benton	Juno Lake
Bridgeport	Lee Vining
Chalfant Valley	Topaz
Colaville	Tom's Place
Hammil Valley	Walker

#### Land Ownership

Federal:	84.7%
City of Los Angeles:	3.2%
State of California:	3.6%
Private:	6.5%

#### Incorporated Cities

Mammoth Lakes



### Livestock & Livestock Products

	Year	Unit	Production	Value per Unit	Total	
Cattle & Calves	2020	Head	8,840	\$1,182	\$10,447,000	▲ 3%
	2019		8,630	\$1,181	\$10,191,000	
Sheep & Lambs*	2020	Head	15,630	\$189	\$2,954,000	▲ 7%
	2019		16,110	\$171	\$2,755,000	
Wool	2020	Lbs	61,090	\$2.41	\$147,000	▼ 28%
	2019		74,500	\$2.74	\$204,000	
Miscellaneous**	2020				\$2,066,000	▼ 6%
	2019				\$2,198,000	
<b>Total Value</b>				2020	\$15,614,000	▲ 2%
				2019	\$15,348,000	

\*Includes feeder lamb gain.

\*\*Includes beef stocker gain, goats, hogs, and poultry.



### Field Crops

	Year	Unit	Production	Value per Unit	Total	
Alfalfa Hay	2020	Ton	59,500	\$204	\$12,134,000	▲ 1%
	2019		59,300	\$204	\$12,089,000	
Pasture, Irrigated	2020	Acre	20,500	\$74	\$1,517,000	= 0%
	2019		20,500	\$75	\$1,538,000	
Pasture, Rangeland	2020	Acre	1,078,000	\$1.43	\$1,542,000	= 0%
	2019		1,078,000	\$1.43	\$1,542,000	
Miscellaneous*	2020	Acre	1,868	-	\$1,062,000	▼43%
	2019		1,746	-	\$1,870,000	
<b>Total Value</b>				2020	\$16,255,000	▼ 5%
				2019	\$17,039,000	

\*Includes garlic, grain hay, sudangrass, and other hay

\*\*Corrected

### Forest Products

	Year	Total	
Timber and Firewood	2020	\$82,900	▲13%
	2019	\$73,300	
Total Value	2020	\$82,900	▲13%
	2019	\$73,300	

### Fruit & Nut Crops

	Year	Unit	Production	Value per Unit	Total	
Miscellaneous*	2020	Acres	17	-	\$44,200	▼24%
	2019		17	-	\$58,100	
Total Value	2020				\$44,200	▼24%
	2019				\$58,100	

\* Includes grapes (wine), pome fruit, and stone fruit.

### Nursery Products

	Year	Unit	Production	Value per Unit	Total	
Nursery Stock*	2020	Acre	1	-	\$20,000	= 0%
	2019		1	-	\$20,000	
Total Value	2020				\$20,000	= 0%
	2019				\$20,000	

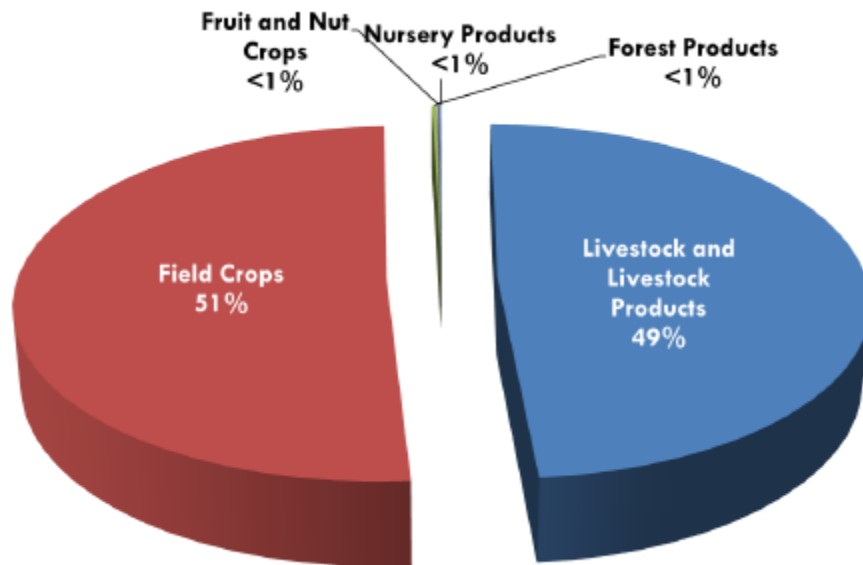
\* Includes various ornamental plants



### Mono County Totals

	Year	Total	
Livestock & Livestock Products	2020	\$15,614,000	▲ 2%
	2019	\$15,348,000	
Field Crops	2020	\$16,255,000	▼ 5%
	2019	\$17,039,000	
Forest Products	2020	\$82,900	▲ 13%
	2019	\$73,300	
Fruit & Nut Crops	2020	\$44,200	▼ 24%
	2019	\$58,100	
Nursery Products	2020	\$20,000	= 0%
	2019	\$20,000	
Total Value	2020	\$32,016,000	▼ 2%
	2019	\$32,538,000	

## Mono County Agricultural Production



Any Questions?



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**Departments: Economic Development**

**TIME REQUIRED** 45 minutes

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

Jeff Simpson, Economic Development  
Manager

**SUBJECT** Mono County Fish and Wildlife  
Commission Workshop

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

On June 8, 2021, the Mono County Board of Supervisors approved resolution R21-42 suspending operations of the Mono County Fish and Wildlife Commission and directed Economic Development staff to return to the Board with a workshop addressing future direction for the Mono County Fish and Wildlife Commission.

**RECOMMENDED ACTION:**

Receive staff presentation regarding history and structure of various California Fish and Wildlife Advisory Commissions including which models would be appropriate and/or provide benefit within Mono County. Provide direction to staff to permanently disband the existing Commission or to draft a resolution re-establishing an advisory entity for later consideration and possible adoption by the Board.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Jeff Simpson

**PHONE/EMAIL:** 760-924-4634 / jsimpson@mono.ca.gov

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

<p>Click to download</p> <p> <a href="#">Staff Report</a></p>
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**History**

Time	Who	Approval
8/12/2021 9:23 AM	County Counsel	Yes

8/10/2021 1:25 PM

Finance

Yes

8/13/2021 11:27 AM

County Administrative Office

Yes



# MONO COUNTY

## ECONOMIC DEVELOPMENT and SPECIAL PROJECTS

P.O. BOX 603, MAMMOTH LAKES, CALIFORNIA 93546  
(760) 924-4634 • (760) 924-1697 (Fax)

Alicia Vennos  
Economic Development Manager  
Avennos@mono.ca.gov  
760-924-1743

Jeff Simpson  
Economic Development Manager  
Jsimpson@mono.ca.gov  
760-924-4634

### STAFF REPORT

**SUBJECT:** Mono County Fish and Wildlife Commission Workshop

**RECOMMENDATION:** Receive staff presentation regarding history and structure of various California Fish and Wildlife Advisory Commissions including which models would be appropriate and/or provide benefit within Mono County. Provide direction to staff to premaritally disband the existing Commission or draft a resolution re-establishing an advisory body for later consideration and possible adoption by the Board.

**BACKGROUND:** On June 8, 2021, the Mono County Board of Supervisors approved resolution R21-42 suspending operations of the Mono County Fish and Wildlife Commission. Mono County Economic Development staff was directed to return to the Board with a workshop addressing future direction for the Mono County Fish and Wildlife Commission or an alternate advisory resource. Decisions regarding the expenditure of moneys within the Mono County Fish and Game Fine Fund (Fish and Game Code sections 13003 and 13100 et seq.) shall continue to be made by the Mono County Board of Supervisors pursuant to Fish and Game Code section 13103.

The staff presentation will include a review of similar governmental advisory bodies in California and discuss which models would be appropriate and/or provide benefit within Mono County. Staff will be discussing issues, guidelines, format, scope, membership qualifications and structure for a restructured Commission or alternate advisory resource that could be established by the Board.

**FISCAL IMPACT:** None.





OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** August 17, 2021

**Departments: Community Development - Planning**

**TIME REQUIRED** 30 minutes

**PERSONS** Michael Draper, Planning Analyst II

**SUBJECT** Appeal of Planning Commission  
Decision on Use Permit 21-003/Voss  
for a Short-Term Rental in June Lake

**APPEARING  
BEFORE THE  
BOARD**

### AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Appeal of the Planning Commission's decision to deny Use Permit 21-003/Voss for a short-term rental permit in June Lake.

### RECOMMENDED ACTION:

- 1) Conduct an appeal hearing, receive all relevant evidence and testimony in considering the appeal; and
- 2) Either affirm, affirm in part, or reverse the Planning Commission's decision denying Use Permit 21-003/Voss, making appropriate findings by adopting the Resolution, and providing any other desired direction to staff.

### FISCAL IMPACT:

If the appeal is granted and the Planning Commission's denial is overturned, the proposed project will generate an incremental increase in transient occupancy taxes.

**CONTACT NAME:** Michael Draper

**PHONE/EMAIL:** 760-924-1805 / mdraper@mono.ca.gov

### SEND COPIES TO:

### MINUTE ORDER REQUESTED:

YES  NO

### ATTACHMENTS:

Click to download
<input type="checkbox"/> <a href="#">staff report</a>
<input type="checkbox"/> <a href="#">1 Voss Appeal Resolution</a>
<input type="checkbox"/> <a href="#">2: Appeal Application</a>
<input type="checkbox"/> <a href="#">3: PC staff report</a>
<input type="checkbox"/> <a href="#">4. Additional Correspondence Received</a>

**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
8/12/2021 2:58 PM	County Counsel	Yes
8/10/2021 1:24 PM	Finance	Yes
8/13/2021 8:23 AM	County Administrative Office	Yes

# Mono County Community Development Department

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PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

Planning Division

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

August 17, 2021

To: Mono County Board of Supervisors

From: Michael Draper, Planning Analyst

Re: Appeal of the Planning Commission denial of Use Permit 21-003/Voss for a short-term rental in June Lake.

## RECOMMENDATION

It is recommended that Board of Supervisors take the following actions:

1. Conduct an appeals hearing, receive all relevant testimony in considering the appeal; and
2. Either affirm, affirm in part, or reverse the Planning Commission's decision denying Use Permit 21-003/Voss, making appropriate findings and providing any other desired direction to staff.

A draft resolution (Attachment 1) containing the required findings is provided should the Board affirm the Planning Commission's denial of the use permit. If the Board's intention is to grant the appeal and reverse the Planning Commission's decision, staff recommends that the Board move to tentatively grant the appeal and direct staff to return with written findings within 30 days.

## FISCAL IMPACT

If the appeal is upheld and the Planning Commission's denial is overturned, the proposed project will generate an incremental increase in transient occupancy taxes.

## APPEAL PROCESS

Mono County General Plan Land Use Element Chapter 47, Appeals, allows for an appeal of any Planning Commission decision provided that written notice is submitted within 10 calendar days following the Commission action. The Board of Supervisors may affirm, affirm in part, or reverse the Commission's determination that is the subject of appeal, provided that an appeal is not to be granted when the relief sought should be granted through a variance or amendment. Chapter 47 specifies that appeals are *de novo*, meaning the Board of Supervisors is not limited to a review of the record and may hear the matter over again (as if for the first time).

The Planning Commission determination was made on June 17, 2021, and the appeal was received June 27, 2021 (Attachment 2). Per §47.030, the hearing for the appeal must be agendaized for consideration by the Board of Supervisors within 60 days of the date the appeal was filed.

## **PROJECT DESCRIPTION**

The project is located at 212 Skyline Drive in June Lake (APN 015-060-046) on land designated Single Family Residential (SFR). Skyline Drive is included in the Leonard Avenue neighborhood for the purpose of short-term rental regulations. See the Planning Commission staff report (Attachment 3) for a location map. General Plan Action 13.M.1.h allows for owner-occupied and not owner-occupied rentals within the Leonard Avenue neighborhood subject to discretionary permit(s) for short-term rentals and June Lake Area Plan Policies.

The proposed project would allow the short-term rental (fewer than 30 consecutive days) of a three-bedroom, not-owner occupied single-family residence consistent with General Plan Chapter 25 and Mono County Code Chapter 5.65. The maximum number of persons who may occupy the rental would be eight (8) persons and the number of vehicles allowed shall not exceed the number of on-site parking spaces. The applicant indicated a total of nine parking spaces on the proposed site plan.

## **BASIS FOR APPEAL**

Following a public hearing held June 17, the Mono County Planning Commission denied Use Permit 21-003/Voss by a 5-0 vote. The staff report is included as Attachment 3. The Applicant has appealed the decision on the basis that privacy concerns at this location are no different for a short-term rental compared to a long-term rental (rental of a unit longer than 30-days). Short-term rentals provide greater restrictions on use compared to long-term rentals, and therefore the Applicant proposes that the project can be conditioned to mitigate impacts.

The Applicant has also refined the project to allow a maximum of four vehicles, to be parked on-site in a manner that does not impact access to neighboring residences with maximum occupancy not to exceed 10 persons. The initial occupancy limit of eight persons was based on information in the application stating the unit has three-bedrooms. The Applicant later provided an Appraisal Report listing the home as containing four bedrooms, and then later stated the unit has five bedrooms. Staff has not yet conducted an inspection to verify the number of bedrooms in the unit.

## **PLANNING COMMISSION ACTION**

Use Permits may be granted when all findings listed in Mono County General Plan (MCGP) Land Use Element (LUE) Chapter 32 can be made. The Commission determined that the project cannot meet all the required Use Permit findings (GP §32.010) based on the following reasons:

- A. *All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.*
  - o The property cannot meet General Plan Chapter 22, Fire Safe Regulations, because the single-lane dead-end road does not provide turnouts or adequate space for emergency vehicles. The June Lake Fire Chief provided a comment letter stating the road is very narrow and does not provide sufficient width for vehicles to pass (see comment letters in Attachment 3). There is no secondary access or evacuation route available in the case of an emergency. The terminus of

the road does not provide a fire engine adequate space to turn around, and snow management will create additional access challenges.

- The proposed parking spaces have the potential to impact current snow storage space, access to the adjacent property, and privacy of the adjacent property due to proximity to the front door.

*B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.*

- The Commission determined the private dead-end road accessing the property is not adequate to carry the quantity and kind of traffic generated by a short-term rental, resulting from the reasons stated above.

*C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.*

- The home is also existing nonconforming with respect to setback requirements, resulting in very close proximity to the adjacent house and potential privacy concerns. The adjacent neighbor has commented that the project will impact her privacy and safety due to proximity of the homes and revolving use by unknown guests.

## **DISCUSSION**

At the public hearing, multiple public comments were received that short-term rentals are not consistent with the character of this June Lake neighborhood, citing the burden of increased occupancy and visitors unfamiliar with the area, privacy, road conditions, and emergency access. In addition, General Plan Land Use Element Chapter 25, §25.015, states short-term rentals "...must exhibit no reasonable opposition from neighbors within 500 feet of the subject parcel." Further, MCGP LUE Action 1.M.3.a. provides four conditions that may result in application denial, including the following two which may apply to this proposal:

- Emergency access issues due to a single access point to/from the neighborhood (see Safety Element, Objective 5.D. and subsequent policies, and Land Use Element 04.180).
- Access to the parcel, in whole or part, includes an unimproved dirt road (e.g., surface is not paved or hardened with a treatment) and/or roads are not served by emergency vehicles.

To uphold the Planning Commission decision, the Board must find the project does not meet the required Use Permit Findings, either as stated above or with any modifications directed by the Board – see the draft Resolution in Attachment 1. Upholding the Planning Commission’s decision means the Applicant’s appeal is denied, and the use permit application for a short-term rental is denied.

If the Board’s intention is to grant the appeal and overturn the Planning Commission decision, staff recommends that the Board move to tentatively grant the appeal and direct staff to return with written findings within 30 days.

## **CEQA COMPLIANCE**

If the appeal is denied, upholding the Planning Commission's denial of the short-term rental proposal, then it is not subject to CEQA (§15270 – Projects Which Are Disapproved).

If the appeal is upheld, overturning the Planning Commission's decision, then the project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption.

Class (1) 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include but are not limited to:

- Interior or exterior alternations involving such things as interior partitions, plumbing, and electrical conveyances,
- Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences, and
- Conversion of a single-family residence into office use.

Single-family homes that are rented on a short-term basis (as an owner-occupied rental) will still be used as single-family homes in a matter that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. In addition, short-term rentals are subject to compliance with regulations governing the management of these units stipulated in Mono County Code Chapter 5.65, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an expansion of use, and is no more intensive or impactful than, for example, the continued use of the unit for residential or conversion of a single-family residence to office use.

This staff report has been reviewed by the Community Development Director.

## **ATTACHMENTS**

1. Resolution
2. Applicant's Appeal application
3. Planning Commission staff report for Use Permit 21-003/Voss



R21-\_\_

**A RESOLUTION OF THE MONO COUNTY  
BOARD OF SUPERVISORS DENYING THE APPEAL OF THE PLANNING  
COMMISSION DECISION ON JUNE 17, 2021, TO DENY USE PERMIT 21-003/VOSS  
FOR A NOT-OWNER-OCCUPIED SHORT-TERM RENTAL IN JUNE LAKE**

**WHEREAS**, General Plan Amendment 12-04 was adopted in August 2012 establishing a tool to allow for the transient rental of single-family homes within compatible residential neighborhoods that support such use to increase tourism opportunities and provide additional economic support to homeowners; and

**WHEREAS**, the Mono County General Plan Addenda 12-01 and 19-01 determined transient/short-term rental use of a single-family home was not substantially different from how the unit would be used if occupied by full-time residents or long-term renters; and

**WHEREAS**, General Plan Amendments 17-01B, 18-01, and 19-01 further refined transient and short-term rental regulations and area plan policies; and

**WHEREAS**, General Plan Amendment 19-01 was adopted in February 2019 modifying Chapter 25, Short-Term Rentals, and establishing short-term rental policies for unincorporated Mono County communities, including policy language in the June Lake Area Plan; and

**WHEREAS**, the Single-Family Residential (SFR) land use designation permits both owner-occupied and not-owner occupied short-term rentals subject to use permit, Chapter 25 and Mono County Code §5.65; and Chapter 25 permits both types of short-term rentals in SFR designations subject to use permit and area plan policies; and June Lake Area Plan Policy 13.M.1.a prohibits not owner-occupied short-term rentals throughout June Lake in residential land use designations except in specified locations, and Action 13.M.1.h permits Owner-Occupied and Not Owner-Occupied rentals in the Leonard Avenue neighborhood subject to discretionary permit(s) for short-term rentals and June Lake Area Plan policies; and

**WHEREAS**, the required discretionary permits include both a Use Permit approved by the Planning Commission and a Short-Term Rental Activity Permit approved by the Board of Supervisors; and

**WHEREAS**, on February 17, 2021, the Use Permit application submitted by the Voss family for short-term rental use at 212 Skyline Drive, June Lake, was accepted for processing; and

**WHEREAS**, on June 17, 2020, the Mono County Planning Commission held a duly noticed and advertised public hearing to hear all testimony and consider all evidence relevant to the Use Permit request, and

1           **WHEREAS**, following the public hearing, the Planning Commission disapproved and  
2 denied the proposed project, Use Permit 21-003/Voss; and

3           **WHEREAS**, on June 27, 2021, David Voss filed an appeal of the Planning  
4 Commission’s action; and

5           **WHEREAS**, having considered the appeal filed by David Voss during the hearing held  
6 on August 17, 2021, and based on the information provided by the Appellants, the public, and  
7 staff, the Board of Supervisors desires to affirm the Planning Commission’s actions and deny the  
8 issuance of Use Permit 21-003/Voss, thereby denying the appeal;

9           **NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF**  
10 **MONO AFFIRMS** the findings of the Mono County Planning Commission pursuant to Use  
11 Permit 21-003/Voss and based on the evidence before it, independently finds and determines, for  
12 the reasons set forth below and elsewhere in the record as follows:

13           **SECTION ONE:** The Board of Supervisors finds the proposed owner-occupied short-  
14 term rental use described in UP 21-003/Voss does not meet the required use permit findings  
15 including consistency with General Plan Chapter 22, Fire Safe Regulations, and the regulations  
16 specified in Mono County Land Use Element, Chapter 25, Short-Term Rentals as follows:

17           A. *All applicable provisions of the Land Use Designations and Land Development*  
18 *Regulations are complied with, and the site of the proposed use is adequate in size and*  
19 *shape to accommodate the use and to accommodate all yards, walls and fences, parking,*  
20 *loading, landscaping and other required features.*

21           ○ The property cannot meet General Plan Chapter 22, Fire Safe Regulations,  
22 because the single-lane dead-end road does not provide turnouts or adequate  
23 space for emergency vehicles. The June Lake Fire Chief provided a comment  
24 letter stating the road is very narrow and does not provide sufficient width for  
25 vehicles to pass (see comment letters in Attachment 3). There is no secondary  
26 access or evacuation route available in the case of an emergency. The terminus of  
27 the road does not provide a fire engine adequate space to turn around, and snow  
28 management will create additional access challenges.

29           ○ The proposed parking spaces have the potential to impact current snow storage  
30 space, access to the adjacent property, and privacy of the adjacent property due to  
31 proximity to the front door.

32           ○ Reasonable opposition from neighbors within 500 feet of the subject parcel has  
been received and therefore the project is inconsistent with General Plan Land  
Use Element Chapter 25 §25.015 which states short-term rentals “...must exhibit  
no reasonable opposition from neighbors within 500 feet of the subject parcel.”

          ○ General Plan Land Use Element Action 1.M.3.a. provides for two conditions as a  
basis for denial related to emergency access and road conditions which apply to  
the project:

          § *Emergency access issues due to a single access point to/from the*  
*neighborhood (see Safety Element, Objective 5.D. and subsequent*  
*policies, and Land Use Element 04.180).*





# Mono County Community Development Department

PO Box 347  
Mammoth Lakes CA, 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

## Planning Division

PO Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

### APPEAL APPLICATION

\*\*\* In order to be valid,  
appeal must be filed **within**  
**10 days of action date.**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

**APPELLANT** \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_

TELEPHONE ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL \_\_\_\_\_

**APPLICATION # BEING APPEALED** \_\_\_\_\_

**DATE OF ACTION** \_\_\_\_\_ **DATE OF APPEAL** \_\_\_\_\_

**NATURE OF APPEAL:** Describe what is being appealed. If it is a condition of approval, attach a copy of the project conditions and indicate which conditions are being appealed.

**REASON FOR APPEAL:** Describe why the decision is being appealed.

**APPLICATION SHALL INCLUDE:**

- A. Completed application form.
- B. Deposit for project processing: See Development Fee Schedule. Project Applicants are responsible costs incurred above deposit amount.

I CERTIFY UNDER PENALTY OF PERJURY THAT I am:  legal owner(s) of the subject property,  corporate officer(s) empowered to sign for the corporation or authorized legal agent, or  other interested party.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Mono County Community Development

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June 17, 2021

To: Mono County Planning Commission

From: Michael Draper, Planning Analyst

Re: Conditional Use Permit 21-003/Voss

### RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes;
2. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15301 and instruct staff to file a Notice of Exemption;
3. A. Make the required findings as contained in the project staff report and approve Use Permit 21-003 subject to Conditions of Approval: **OR**
3. B. Find that the project does not meet the required findings as contained in the project staff report and deny Use Permit 21-003.

### BACKGROUND

In late 2016, the June Lake Citizens Advisory Committee (CAC) raised various concerns regarding proposed General Plan changes to short-term rental regulations and recommended that language be revised to allow short-term rentals only if consistent with applicable area plans. This language was adopted, and June Lake initiated a process to determine where short-term rentals would and would not be allowed within the community and any additional regulations that should apply. A subcommittee was established to guide the process, which took a little over a year to complete and included over 50 hours of community meetings and 300 hours of staff time. The full compilation of workshop and policy development proceedings is 411 pages long and available at: [https://www.monocounty.ca.gov/sites/default/files/fileattachments/june\\_lake\\_citizens\\_advisory\\_committee/page/9707/str\\_wrkshp\\_prcdngs\\_as\\_of\\_02.15.18.pdf](https://www.monocounty.ca.gov/sites/default/files/fileattachments/june_lake_citizens_advisory_committee/page/9707/str_wrkshp_prcdngs_as_of_02.15.18.pdf).

In March 2017, the Board adopted amendments to Chapter 25 of the Mono County General Plan as recommended by the Planning Commission, which regulated short-term rentals in certain residential land use designations. Subsequently, the Board enacted a 45-day, then a 10.5 month, followed by a one-year moratorium on not owner-occupied short-term rentals, and directed staff to: 1) first complete a public process to revise the June Lake area plan to address specific short-term rental issues in this community; and 2) revisit area plan policy discussions with other communities on where not owner-occupied rentals should be allowed/not allowed.

In April 2018, the Board adopted a General Plan Amendment revising the June Lake area plan and short-term rental regulations, at the recommendation of the Planning Commission, to address

issues specific to June Lake. These regulations established a two-part permitting process: 1) a use permit approval by the Planning Commission under Chapter 25 of the General Plan; and 2) a Short-Term Rental Activity Permit approval by the Board of Supervisors under Mono County Code Chapter 5.65.

Mono County adopted General Plan Amendment 19-01 on February 12, 2019, prior to the moratorium ending, which identifies the types and locations of acceptable short-term rentals in the county. Mono County Code Chapter 5.65 establishes a Short-Term Rental Activity Permit governing the operation of rentals, making the approval non-transferrable if ownership changes, and requiring any new owner to apply for a new Activity Permit.

### PROJECT DESCRIPTION

The proposed project would allow the short-term rental (fewer than 30 consecutive days) of a three-bedroom single-family residence not occupied by the owner consistent with General Plan Chapter 25 and Mono County Code Chapter 5.65. The maximum number of persons who may occupy the rental would be eight (8) persons and the number of vehicles allowed shall not exceed the number of on-site parking spaces. The applicant has proposed a total of nine parking spaces.

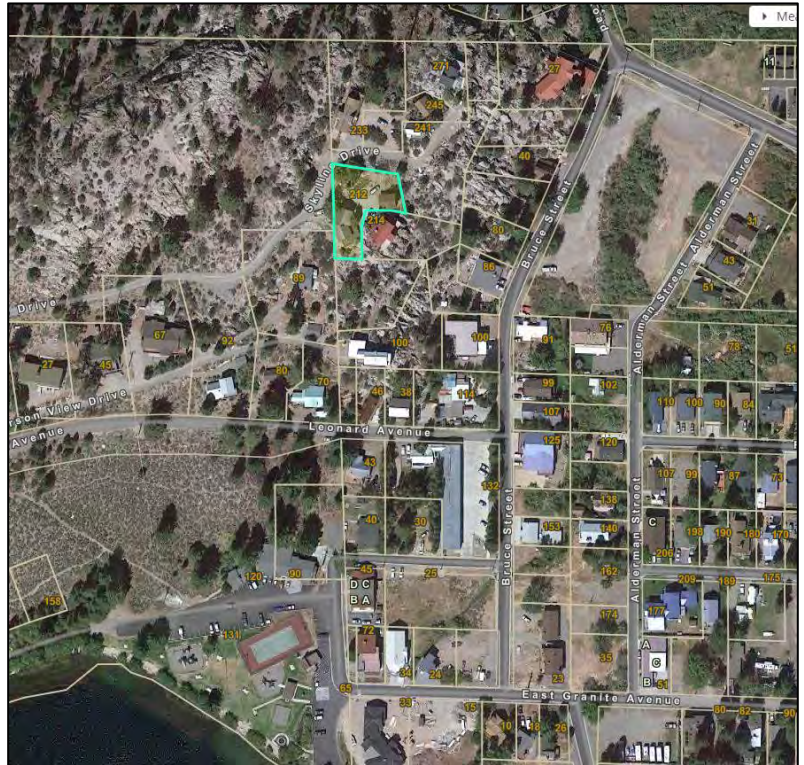
### PROJECT SETTING

The project is located at 212 Skyline Drive, June Lake (APN 015-060-046), and is adjacent to the June Lake Village. Skyline Drive is included in the Leonard Avenue neighborhood for the purpose of short-term rental regulations. General Plan Action 13.M.1.h allows for owner-occupied and not owner-occupied rentals within the Leonard Avenue neighborhood subject to discretionary permit(s) for short-term rentals and June Lake Area Plan Policies.

The property is accessed by Skyline Drive, a private single-lane dirt road, that dead ends 0.2 miles from Leonard Avenue. A Road Right-of-Way Easement was deeded by the US Forest Service in February 1950 to give the grantees' access to the parcels of land (Attachment 3). Grantors reserve into themselves, their successors and assignees the right to cross the easement at any point and for any lawful purposes.

Skyline Drive provides access to eight private properties and maintenance of the road is informally divided among property owners. Snow removal is completed as needed by a plowing company and costs are divided between homeowners at the end of each winter season.

FIGURE 1: PROJECT LOCATION: 212 Skyline Drive, June Lake



The property is 0.29 acres and has the land use designation Single-Family Residential (SFR). A single-family residence with three bedrooms, one full bathroom, and a detached two-car garage was constructed in 1978 on the site. In 1985, Parcel Map No. 34-33 (Attachment 1) was approved, adjusting the property boundaries to create a private road easement for the use and benefit of the Miller Family Trust, who owns the adjacent property at 214 Skyline Drive (APN 015-060-039).

Land east of this property is designated Resource Management and owned by the Inyo National Forest. All other surrounding properties are privately owned, designated Single Family Residential, and developed with single family residences.

FIGURE 2: LAND USE DESIGNATION MAP

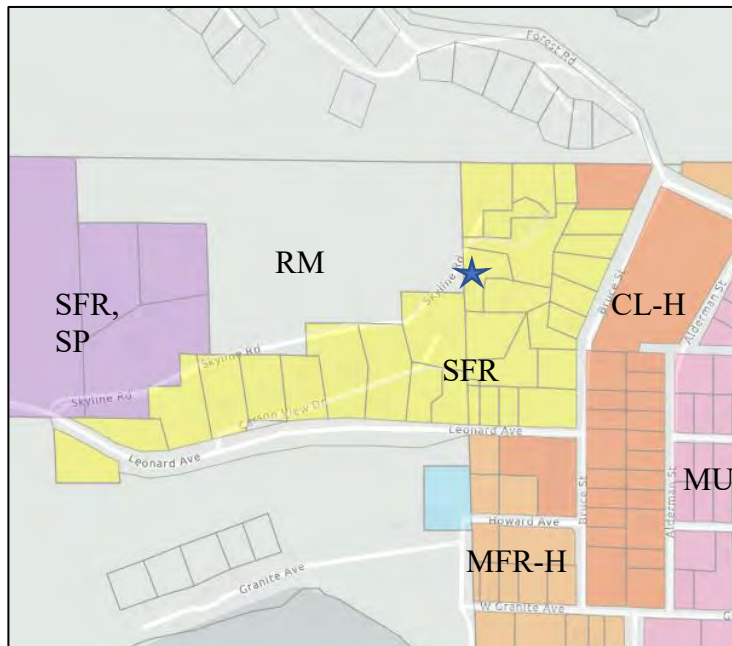


FIGURE 3: SITE PLAN



**GENERAL PLAN CONSISTENCY**

I. Land Use Designation Standards

The General Plan Land Use Designation for this property is Single-Family Residential (SFR). Per the Mono County General Plan, “the ‘SFR’ district is intended to provide for the development of single-family dwelling units in community areas. Permitted uses subject to a use permit include short-term rentals (fewer than 30 consecutive days) in compliance with Chapter 25 of the Land Development Regulations and with a valid Short-Term Rental Activity

Permit and in compliance with all operational requirements of Chapter 5.65 of the Mono County Code and any applicable area plan policies.

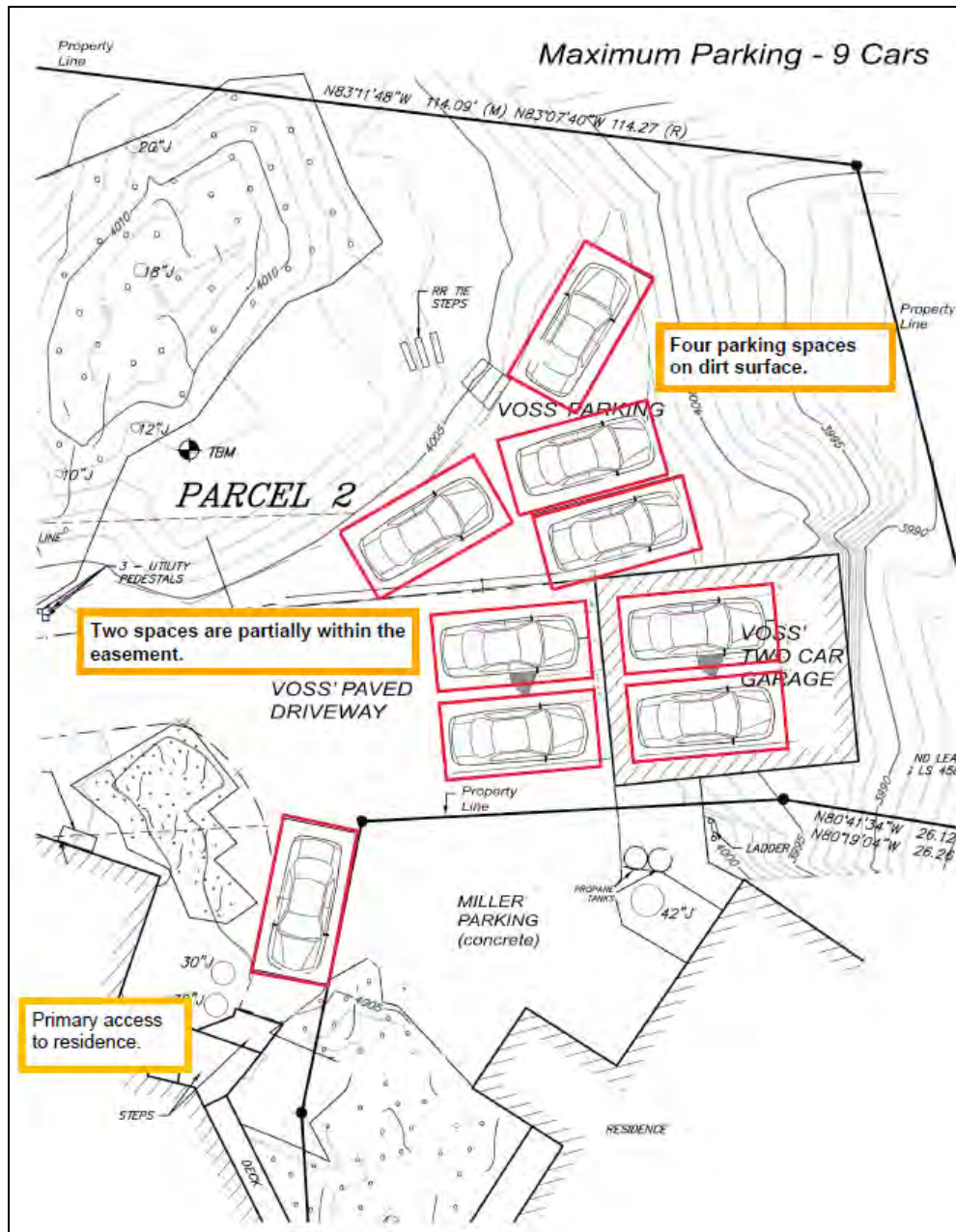
Current development standards for the SFR designation include a maximum lot coverage of 40% and minimum setbacks of 20' in the front and 10' on the rear and side-yards. The residence was constructed in 1978 and is existing non-conforming to current setback standards. The dwelling was constructed over the front property line and less than 10' from the rear property line. A portion of the house is also within the private road easement created by Parcel Map 34-33 after the house was constructed. Lot coverage (the footprint of the house, garage, and driveway) totals 3,456 square-feet, or 27.4% of the property.

## II. Parking

A single-family dwelling is required to provide a minimum of two parking spaces when constructed. The property meets the requirement by providing a detached two-car garage, accessed through the private road easement.

The General Plan does not require additional parking for the purpose of short-term rental, however all parking must be contained on-site and the number of vehicles permitted shall not exceed the number of available parking spaces. The applicant provided a diagram showing seven (7) additional 10' x 20' uncovered parking spaces on-site (see Figure 4) for a total of nine (9) available parking spaces. Two spaces are shown in front of the garage, four spaces are in a dirt area north of the driveway, and one space is in front of the primary entrance to the residence.

FIGURE 4. PROPOSED ON-SITE PARKING SPACES



Dirt parking spaces are allowed per table 06.020 of the General Plan; a single-family residential land use on a parcel less than half an acre and taking access from a dirt or gravel road may have a driveway or parking of graded dirt or gravel. However, the adjacent neighbor has commented that the area is often used for snow-storage. The applicant was asked to show alternative snow storage on site, and the applicant responded that they think this area can still be used for snow storage. Without another snow storage area indicated, the recommendation is to not allow parking in this dirt area. The two parking spaces in the driveway, outside of the garage, are within the private road easement and may not be used. The single parking space in front of the dwelling's primary access is very close to the neighbor's property, as shown in the photo below, and does not meet the dimensions required for an uncovered parking space (10' x 20'). Staff recommends conditioning this permit to a maximum of two parking spaces within the existing garage.



FIGURE 5. DIMENSIONS OF PROPOSED PARKING SPACE ADJACENT TO UNIT.

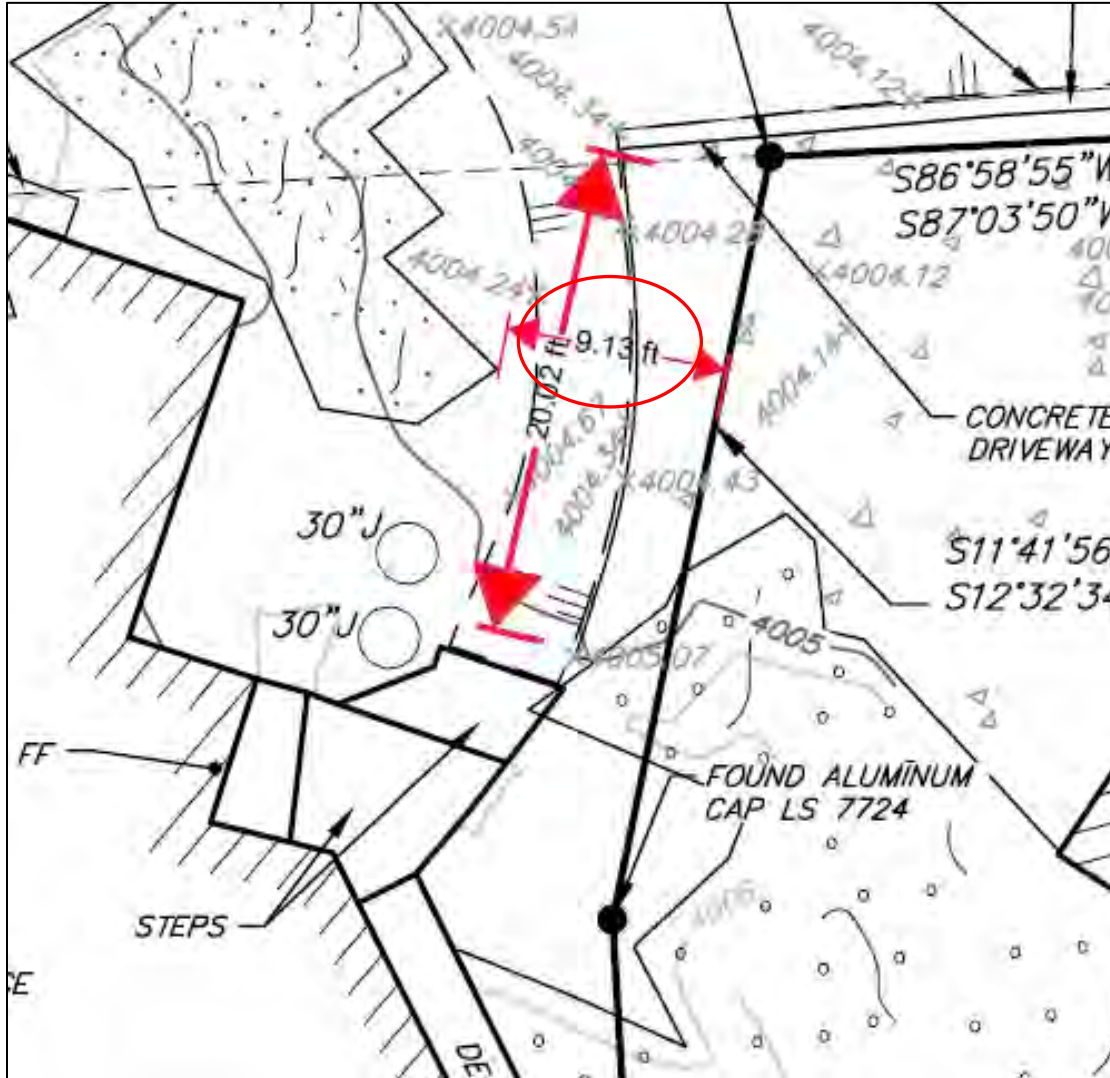


FIGURE 6. PHOTO SHOWING THE MILLER RESIDENCE (LEFT) AND APPLICANT'S PRIMARY ENTRANCE (RIGHT).



FIGURE 7. PHOTO SHOWING THE VOSS'S GARAGE AND PROPOSED DIRT PARKING SPACE (AREA ON THE LEFT).

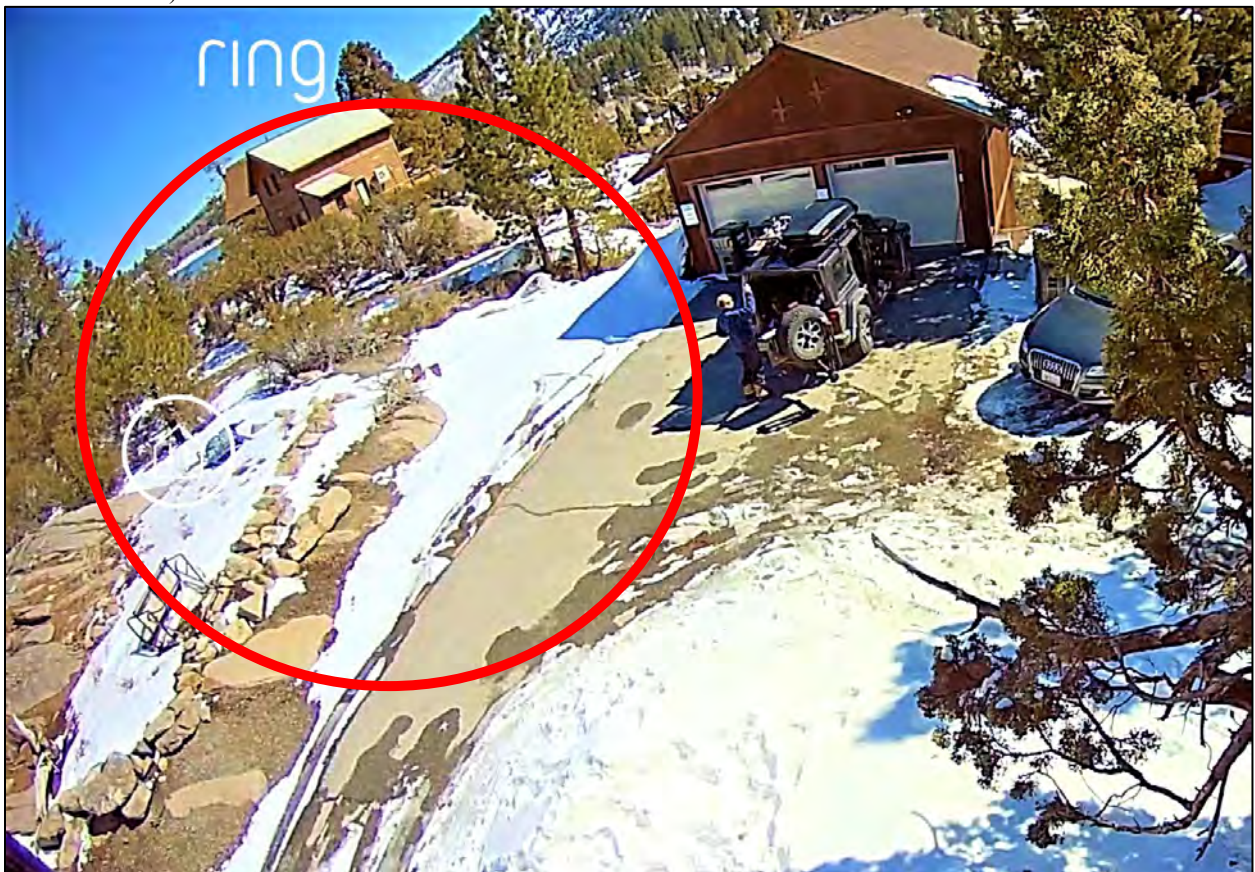


FIGURE 8. PHOTOS OF THE PROPERTIES' ACCESS AND PRIVATE ROAD EASEMENT.





### III. Fire Safety Regulations

An analysis of General Plan Chapter 22, Fire Safety Regulations, is required for Use Permit applications taking place within State Responsibility Areas. Roads must provide safe access for emergency wildland fire equipment and civilian evacuation concurrently and must provide for unobstructed traffic circulation during a wildfire emergency.

Per General Plan Chapter 22, dead-end roads serving parcels less than one acre may not exceed 800' in length. Roads are required to provide a minimum of two 10' traffic lanes, not including shoulder and striping, and lanes shall provide for two-way traffic flow to support emergency vehicles and civilian egress. Road surface is to support the weight of at least 75,000 pounds and provide an aggregate base.

Skyline Drive is a private, dead-end road, approximately 1,465' long. Eight total properties use the dead-end road for access. The road is 14' wide and the surface is of dirt, gravel and decomposed granite. The road does not contain a turnaround with a radius of 40', or hammerhead at the dead-end. Small turnouts are provided at a distance of 645' and 870', but these turnouts do not meet sizing requirements (12' wide and 30' long with a minimum 25' taper on each end). No engineering specifications have been provided to support the required weight. Based on this analysis, Skyline Drive does not meet General Plan Chapter 22 standards.

The road is an existing nonconforming access to the project site. The fire district and residents have expressed concern about providing emergency services because of the access road, and the General Plan provides for denial of a project due to safety considerations when a neighborhood lacks a secondary access point, is accessed by partially or wholly dirt roads,

and/or concerns exist over emergency vehicle access (see Land Use Element Action 1.M.3.a. below), all of which apply to this project. On the other hand, a short-term rental is considered to be no more impactful than, for example, long-term rental of the unit and likely results in fewer occupied days than a long-term rental.

#### IV. Mono County General Plan Land Use Element, Countywide Land Use Policies

Objective 1.D. Provide for the housing needs of all resident income groups, and of part-time residents and visitors.

Policy 1.E.4. Allow for the integration of small-scale commercial uses with associated residential uses, such as employee housing.

Objective 1.I. Maintain and enhance the local economy.

Objective 1.M. Regulations of short-term rentals in residential land use designations (e.g., SFR, ER, RR, or RMH, excluding MFR-M and MFR-H) are needed to protect residential neighborhood character and quality of life, as well as capture potential benefits to the extent possible.

Policy 1.M.3. In addition to reasonable opposition by the neighborhood, short-term rental applications may be denied in neighborhoods with certain safety and/or infrastructure characteristics that are not compatible with visitor use, or where conflicts with other regulations exist.

Action 1.M.3.a. Short-term rental applications may be denied where one or more of the following safety or infrastructure conditions exist:

- Emergency access issues due to a single access point to/from the neighborhood (see Safety Element, Objective 5.D. and subsequent policies, and Land Use Element 04.180).
- Access to the parcel, in whole or part, includes an unimproved dirt road (e.g., surface is not paved or hardened with a treatment) and/or roads are not served by emergency vehicles.
- The majority of parcels in a neighborhood/subdivision are substandard or small (less than 7,500 square feet), potentially resulting in greater impacts to adjacent neighbors and/or changes to residential character.
- Current water or sewer service is inadequate or unable to meet Environmental Health standards.

Policy 1.M.4. To support the tourist economy, short-term rentals are allowed in a limited form, and additional opportunities may be explored.

#### V. Mono County General Plan Land Use Element, Planning Area Land Use Policies, June Lake.

Objective 13.B. Promote well-planned and functional community development that retains June Lake's mountain-community character and tourist-oriented economy.

Objective 13.F. Protect existing and future property owners and minimize the possibility of future land ownership/use conflicts through the building and planning permit processes.

VI. Mono County General Plan Land Use Element, Issues/Opportunities/Constraints, June Lake.

17. To provide opportunity for public input, develop and identify any consensus/common ground in the best interests of the community, engage residents in conversations about the character of their neighborhoods, and seek certainty and finality regarding short-term rentals, over 50 hours of community workshops were held supported by over 300 hours of staff time from December 2016 to December 2017. Workshops included education on the existing industry/market, County regulations and identification of community character; technical considerations and issues of individual neighborhoods; concerns and negative impacts; opportunities and benefits; and potential solutions; and the input was used as the basis for the development of policies and regulations.

18. Concerns expressed about short-term rentals include disruption of the sense of neighborhood, impacts to quality of life, inappropriate behavior and lack of respect for the neighborhood by renters, lack of enforcement, poor management, reduction in workforce housing units and property values, reduction in safety, inequitable competition for traditional hotels/motels, private road ownership and liability, road conditions, inadequate ingress and egress, small lot sizes, and environmental and wildlife issues.

**LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)**

The LDTAC reviewed and approved the application for processing on February 17, 2021. The draft conditions of approval and staff report for this project were reviewed by LDTAC on June 7, 2021 and no edits or comments were made.

**PUBLIC HEARING NOTICE**

A notice was published in the April 17, 2021 edition of The Sheet, 30-days prior to the hearing. Notices were also mailed to all property owners within 500' of the project site on March 12, 2021. The public hearing was continued from the May 20, 2021, Planning Commission meeting.

**COMMENTS RECEIVED**

A total of eight comment letters were received on the project (Attachment 3). One comment letter is from the June Lake Fire Protection District, and seven letters are from surrounding property owners. All comment letters oppose the project, and the greatest concern is the access road, Skyline Drive. To summarize, the following concerns were stated:

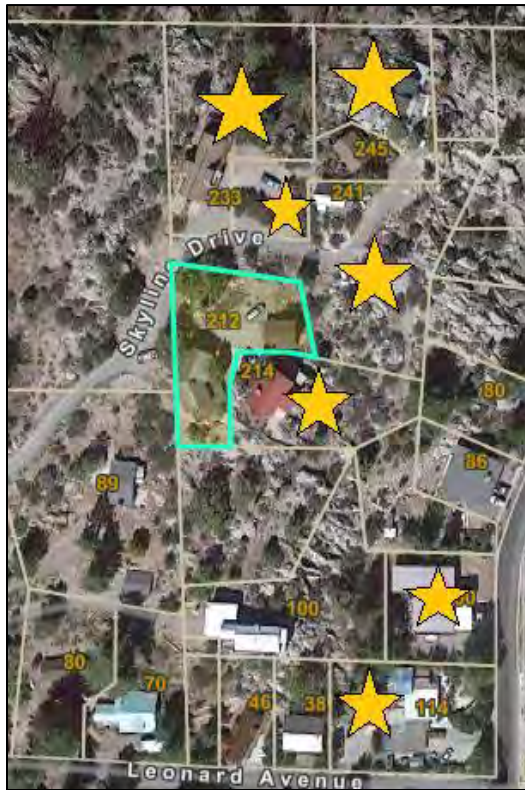
- Safety is a primary concern. Skyline Drive is a single-lane, dead-end, dirt road with blind curves and few turn-out points to allow vehicles to pass one-another. There is no secondary access to the properties. Commenters believe that short-term renters will not practice safe driving on the road or be prepared for road conditions. If vehicles are parked within Skyline Drive, emergency service will be impacted, and emergency vehicles will have difficulty functioning properly.
  - Staff response: *Skyline Drive is a private dead-end road that is existing nonconforming with respect to General Plan Chapter 22, Fire Safe Regulations and emergency access concerns have been raised by the June Lake Fire Department. However, the short-term rental use is no more impactful than a long-term rental or full-time owner occupancy, and likely results in fewer occupancy*

days. Therefore, the risk is no greater than use of the unit for outright permitted uses.

*Conditions of the permit require renters to park in the on-site spaces provided. Vehicles parked within Skyline Drive would be a violation of permit conditions. If evidence of the violation is submitted to the Code Compliance Division, this permit may be revoked.*

- The project will increase use of Skyline Drive, causing greater wear and erosion of the road surface and therefore requiring surrounding property owners to pay for maintenance more often.
  - Staff response: *The project will generate traffic similar to use of the property as a single-family residence. This area has historically been used seasonally and temporarily by second homeowners; however, that does not preclude property owners from using their property on a daily basis or renting to long-term tenants who could use the property on a daily basis.*
- During winter months, snow-removal on Skyline Drive is completed as needed and costs are split between all property owners at the end of the season. If any vehicle is obstructing snow-removal or snow-storage, all properties will be affected. Additionally, the four proposed on-site parking spaces shown in the dirt area, are in a location typically used for snow-storage. Snow-storage is limited in this area and has the potential to impact neighbors and access to surrounding properties.
  - Staff response: *Parking is required to be onsite and in designated parking areas. Any parking violation should be reported to the Code Compliance Division for enforcement and may result in revocation of this permit. Staff's recommendation is to restrict parking to the two on-site garage spaces to limit conflicts with accessing properties and snow removal.*
- Commenters are concerned for the safety and privacy for the adjacent neighbor, Barbara Miller. The interior of Ms. Miller's home and exterior deck are visible from within the potential short-term rental. Commenters believe renters will likely park within the property's private easement, impacting access to Ms. Miller's home.
  - Staff response: *The recommendation is to not allow parking within the easement; violations would result in code enforcement action up to permit revocation. Privacy is certainly a consideration. While the privacy concerns remain the same regardless of whether the homeowners or long-term renters are occupying the unit, short-term rentals do introduce an element of unknown and rotating guests. Property management is required to be available 24-hours a day, seven days a week to address concerns.*
- Enforcement of short-term rental conditions are difficult, and commenters do not believe the County will address concerns in a timely matter.
  - Staff response: *The vast majority of complaints result from unpermitted short-term rentals. Permitted short-term rentals result in very few violations and complaints, but any that are submitted are followed up on immediately by Code Enforcement staff. Failure to comply with permit conditions may result in notices of violations, administrative citations, and permit revocation.*

FIGURE 9. LOCATION OF PROPERTY OWNERS WHO SUBMITTED COMMENT LETTERS.



### **CEQA COMPLIANCE**

The project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption. Class 1 (15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include but are not limited to:

- Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- Conversion of a single-family residence to office use.

Single-family homes that are rented on a short-term basis will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. In addition, short-term rentals are subject to compliance with regulations governing the management of these units stipulated in Mono County Code Chapter 5.65, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an expansion of use, and is no more intensive or impactful than, for example, conversion of a single-family residence to office use.

### **USE PERMIT FINDINGS**

In accordance with Mono County General Plan, Chapter 32, Processing-Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:



1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*

- a) The site is adequate to accommodate a short-term rental for up to eight persons and staff recommends a maximum of two vehicles allowed to be parked within the garage due to site constraints. The single-family dwelling is existing nonconforming to current front and rear-yard setback standards. Two parking spaces are provided within the existing detached garage. Short-term rentals are operated in a manner similar to residential occupancy.

**OR**

- b) Due to the existing nonconforming nature of the structure on the site, the lack of setback between uses on the adjacent property makes this location unsuitable for short-term rental uses due to inability to preserve the privacy of both units.

2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*

- a) The parcel is accessed by Skyline Drive, a private, single-lane, dirt road that dead-ends 0.2 miles from Leonard Avenue. The kind of traffic generated by the proposed use is similar to that of the existing residential uses or a long-term rental. The road is managed informally by the homeowners as needed, and costs are divided equally between owners. Each winter season, the homeowners contract for snow removal with a local company that will remove snow greater than 2-5” as-needed. Skyline Drive is existing nonconforming with respect to General Plan LUE Chapter 22, Fire Safe Regulations, and therefore a will serve letter from the June Lake Fire Protection District is a condition of approval for the project.

**OR**

- b) General Plan Land Use Element Action 1.M.3.a. indicates a project may be denied due to insufficient emergency access resulting from lack of secondary access, and if access includes an unimproved dirt road and/or the roads are not served by emergency vehicles. Skyline Drive is existing nonconforming with respect to General Plan Chapter 22, Fire Safe Regulations, and the Fire Chief has stated that the road is very narrow with few turnouts available to pass traffic. No secondary access to or evacuation route is available in the case of an emergency. The terminus does not provide for a fire engine to turn around, and snow management in the winter will create additional access challenges. Furthermore, the JL Fire Chief has stated that if onsite parking is limited and guests park along Skyline Drive (which would be a violation of recommended permit conditions), emergency vehicles would be further hindered.

Another commenter has noted that the project will increase the use of Skyline Drive, increasing erosion and damage to the road. While a short-term rental use is no more impactful than full-time occupancy, whether by a homeowner or long-term rental, and therefore additional traffic is not generated, the surrounding homeowners are responsible for maintenance of the road and are essentially burdened with those costs

which benefits this property owner's rental use. This issue is a civil matter between the other homeowners and the applicant to agree to an equitable cost sharing for road maintenance. Further, public comment pointed out that visitors may not be knowledgeable of the narrow roads in the area, resulting in unsafe conditions.

Therefore, this finding cannot be made for the proposed project.

3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:*

- a) The proposed use is not expected to cause significant environmental impacts. No modifications are proposed to the site which contains a single-family residence and detached garage. The property has a Single-Family Residential designation and the use of it as a short-term rental is permissible via a Use Permit. As a short-term rental, the land use will be consistent with that of a single-family residence.
- b) The applicant shall comply with all June Lake Fire District and June Lake PUD requirements. Both agencies received notices for the project and a will serve letter from the June Lake Fire District is a condition of approval.

**OR**

- c) The project poses impact to adjacent property owners because of the proximity to the immediate neighbor, road conditions, and access. Due to existing nonconforming setbacks, adequate setbacks between uses is not maintained for safety and privacy. Due to the existing nonconforming access road, adequate emergency services and public access is not provided to the property and may cause public safety issues. Therefore, this finding cannot be made for this project.

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*

- a) The Single-Family Residential land use designation allows the use of a property as a short-term rental consistent with Chapter 25 and area plan policies.
- b) The project is located within the Leonard Avenue neighborhood, a neighborhood where not owner-occupied short-term rentals may be permitted.
- c) The project is located within the June Lake Planning Area. The June Lake Area Plan encourages providing a wide range of commercial uses and services for residents and tourists. The project encourages a well-rounded economy by providing visitor accommodations and patronage to the June Lake businesses.

This staff report has been reviewed by the Community Development Director.

## **ATTACHMENTS**

Attachment 1: Parcel Map 34-33

Attachment 2: Site Plan

Attachment 3: USFS Easement for Skyline Drive.

Attachment 4: Public Comment letters

# MONO COUNTY

## Planning Division

### NOTICE OF DECISION & USE PERMIT

**USE PERMIT:** CUP 21-003

**APPLICANT:** Nancy and David Voss

**ASSESSOR PARCEL NUMBER:** 015-060-046-000

**PROJECT TITLE:** Not Owner-occupied Short-term Rental

**PROJECT LOCATION:** 212 Skyline Drive, June Lake

#### CONDITIONS OF APPROVAL

See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHeld AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

**DATE OF DECISION/USE PERMIT APPROVAL:** June 17, 2021

**EFFECTIVE DATE USE PERMIT:** June 27, 2021

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

#### MONO COUNTY PLANNING COMMISSION

**DATED:** June 17, 2020

cc: X Applicant  
X Public Works  
X Building  
X Compliance

**CONDITIONS OF APPROVAL**  
**Conditional Use Permit 21-003/Voss**

1. Occupancy shall not exceed eight renters and two vehicles total.
2. Two parking spaces within the detached garage shall be available to short-term rental guests.
3. Vehicle parking shall occur only on the property and as designated in the existing garage. Off-site and on-street parking are prohibited. Vehicle(s) shall not obstruct the flow of traffic on or access to the turnaround on Skyline Drive.
4. The existing private road easement for the use and benefit of the Miller Family Trust shall not be inhibited. The access way to 214 Skyline Drive shall remain open. No cars shall be parked within the easement at any time.
5. The applicants must receive a Will-Serve letter from the June Lake Fire Protection District prior to beginning operation.
6. During winter months, vehicles shall not be parked within any areas used for snow-storage.
7. All short-term rental customers must sleep within the dwelling; customers are not allowed to reside in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
8. The project shall comply with provisions of the Mono County General Plan (including Chapter 25, Short-Term Rentals), Mono County Code (including but not limited to 10.16.060(A)), and project description and conditions.
9. The project shall comply with all provisions of Mono County Code Chapter 5.65, Short-Term Rental Activity in Residential Land Use Designations and obtain the STR Activity permit, TOT certificate, and business license prior to commencing operation.
10. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Mono County Building Division, Public Works, and Environmental Health requirements, and any California state health orders.
11. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.

# PARCEL MAP NO. 34-33

IN THE COUNTY OF MONO,  
STATE OF CALIFORNIA

BEING A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL 3 OF PARCEL MAP 34-24 AS RECORDED IN VOLUME 2 OF PARCEL MAPS AT PAGE 76, AND PARCEL 1 OF MAP RECORDED IN VOLUME 6, PAGE 39 OF MAPS; AND A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL 1 OF PARCEL MAP 34-24 AND PARCEL 4 OF MAP RECORDED IN VOLUME 6, PAGE 94 OF MAPS; LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, T. 2. S., R. 26 E., M. D.B. & M.

We the undersigned, being all parties having any record title ownership in the real property being subdivided, do hereby consent to the preparation and recordation of this Parcel Map.

As owner, parcel 2,3,4:

James Wilson  
James W. Cross

Nina F. Cross  
Nina F. Cross

As owner, parcel 1:

Carl L. Schaniel  
Carl L. Schaniel

Willa M. Schaniel  
Willa M. Schaniel

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JAMES CROSS ON 6-14-83. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

dated: July 14, 1983

David A. Lavery  
David A. Lavery Ls 4587



State of California S.S.  
County of Mono

On this the 29<sup>th</sup> day of January, 1984, before me, the undersigned Notary Public, in and for said County and State, personally appeared James W. Cross and Nina F. Cross, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same. Witness my hand and official seal.

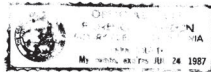
My commission expires Nov 20 1984  
Marianne M. Gauthier  
Notary Public

State of California S.S.  
County of Mono

On this the 26<sup>th</sup> day of September, 1984, before me, the undersigned Notary Public, in and for said County and State, personally appeared Carl L. Schaniel and Willa M. Schaniel, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

Witness my hand and official seal

My commission expires July 25 1987  
Abner M. Legler  
Notary Public



I hereby certify that this Parcel Map is in accord with the approved or conditionally approved Tentative Map and that it is hereby approved by the Mono County Planning Commission

date: 1-10-85  
Daniel R. Dawson  
Chairman  
Mono County Planning Commission

This map conforms with the requirements of the Subdivision Map Act and local Ordinance.

Richard J. Melim  
County Surveyor

date: 1-14-85  
by: Richard Bonidman  
Deputy County Surveyor

I hereby certify that according to the records on file in this office that there are no liens against this subdivision or any part thereof, for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$ 0 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Claude N. Olsen  
Tax Collector

by: Betty Wilmet  
Deputy Mono County Tax Collector

date: 12-12-84

Filed this 14<sup>th</sup> day of Jan., 1985 at 2:30 PM, in Book 3 of Parcel Maps at Pages 37, 37A at the request of James Cross.

Instrument No. 5111 Renn Nolan  
County Recorder  
Fee: \$7.50

by: John M. Pehel  
Deputy County Recorder

THE SIGNATURES OF SOUTHERN CALIFORNIA EDISON COMPANY AND CONTINENTAL TELEPHONE COMPANY OWNERS OF EASEMENTS AS DISCLOSED BY DEED RECORDED IN BOOK 226 PAGE 520, AND BOOK 226 PAGE 528 OF OFFICIAL RECORDS OF MONO COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66430 SUBSECTION C-1 OF THE SUBDIVISION MAP ACT.

# PARCEL MAP NO. 34-33

IN THE COUNTY OF MONO,  
STATE OF CALIFORNIA

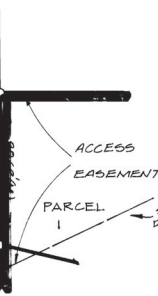
BEING A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL 3 OF PARCEL MAP 34-24 AS RECORDED IN VOLUME 2 OF PARCEL MAPS AT PAGE 76 AND PARCEL 1 OF MAP RECORDED IN VOLUME 6, PAGE 39 OF MAPS, AND A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL 1 OF PARCEL MAP 34-24 AND PARCEL 4 OF MAP RECORDED IN VOLUME 6, PAGE 94 OF MAPS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, T. 2 S., R. 26 E., M.D.B. & M.

**LEGEND**

- EXTERIOR BOUNDARY
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND LEAD & TACK TAGGED "L5458T" PER P.M.B. 2/76-1
- INDICATES SET 2" I.P. TAGGED "L5458T"
- INDICATES SET LEAD & TACK TAGGED "L5458T"
- - - APPROX. 6" UNDERGROUND UTILITY ESMT. PER 226/528 O.R.
- - - APPROX. 6" UNDERGROUND UTILITY ESMT. PER 226/526 O.R.
- (R) RECORD INFORMATION PER P.M.B. 2/76 UNLESS OTHERWISE NOTED
- (P) PROPORTIONED MEASUREMENT FROM RECORD INFORMATION
- - - OLD PARCEL LINES TO BE VACATED UPON RECORDATION OF THIS MAP

THE NORTH LINE OF PARCEL 4, M.B. 6/94, WAS REESTABLISHED BY HOLDING RECORD ANGLES FROM THE N.E. AND N.W. CORNERS. DISTANCES IN EAST-WEST DIRECTION WERE THEN PROPORTIONED IN ACCORDANCE WITH THE RECORD DISTANCES.

FOUND 1/2" BOLT SET IN ROCK PER M.B. 2/40 & 6/94



PRIVATE ROAD EASEMENT

N 89° 53' 00" E 52.89' (R)  
N 88° 40' 47" E 69.00' (R)  
N 89° 09' 01" E 69.40' (R)  
N 83° 07' 40" W 114.21' (M)  
N 88° 06' 47" E 166.13' (R)  
N 88° 06' 34" E 55.87' (M.F.R.)

PARCEL 5 M.B. 6/94

PARCEL 4  
N 88° 40' 25" E 116.45' (R 6/94)  
N 88° 08' 37" E 117.25' (P)  
N 88° 06' 47" E 75.51' (R)  
N 88° 06' 34" E 55.87' (M.F.R.)

PARCEL 1  
0.581 ac  
N 88° 06' 47" E 75.51' (R)

PARCEL 2  
0.295 ac  
N 88° 06' 47" E 166.13' (R)  
N 88° 06' 34" E 55.87' (M.F.R.)

PARCEL 1 P.M. 34-24

PARCEL 2  
P.M. 34-24

PARCEL 3  
0.352 ac

PARCEL 1

PARCEL 1

PARCEL 4  
0.370 ac

FD. 3/4" I.P. TAGGED "RCE 1046T" PER M.B. 6/39

N 3° 18' 40" W 16.24' (M.F.R.)  
FD. 2" I.P. "L5458T" PER P.M.B. 2/76

S 69° 58' 00" W 75.80' (M.F.R.)  
N 2° 09' 00" W 16.13' (M.F.R.)

FOUND LEAD & TACK "RCE 1046T" PER M.B. 6/39

FD. 3/4" I.P. "RCE 1046T" PER M.B. 6/39. FD. LEAD & TACK "RCE 1046T" NO REF. 2.15' EAST

FOUND LEAD & TACK "RCE 1046T" IN LIEU OF 62" NAIL PER M.B. 4/81 & 6/94

**BASIS OF BEARINGS**

THE BEARING OF N 88° 51' 48" E ALONG THE NORTH LINE OF PARCEL 3 OF P.M. 34-24 AS SHOWN ON MAP RECORDED IN P.M.B. 2 PAGE 76 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.





When Recorded Mail to  
Inyo National Forest  
2957 Birch Street  
Bishop, Calif. 93514

3771

RECORDED AT REQUEST OF  
John J. McCarthy, Jr., et al  
AT 45 MIN. PAST 12 P.M.  
VOL 123 OFFICIAL RECORD, PG 164  
MAY 24 1971

INYO COUNTY, CALIFORNIA

*Quinn M. Walker*

COUNTY RECORDER COMPARED  
INDEXED

ROAD RIGHT-OF-WAY EASEMENT DEED

Fee \$3.60

We, ENID R. YANDELL, a widow, of Bishop, California; JOHN J. MC CARTHY, JR., and CYNTHIA J. MC CARTHY, husband and wife, of Bishop, California; ANDY M. OLDFIELD and DOROTHY M. OLDFIELD, husband and wife, of June Lake, California; and CLAUDE O. RIDD and MARIAN S. RIDD, husband and wife, of Wasco, California, in consideration of one dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby duly acknowledged, grant unto:

Edward M. Kuhlins &  
Hazel A. Kuhlins

Albert C. Chalmers, Jr. &  
Marie J. Chalmers

John K. Totton &  
Agnas M. Totton

Carl L. Scheniel,  
Vilja M. Scheniel, &  
Helen C. Bond

Seymour O. Schienger &  
Sara M. Schienger

George B. Shingle, Jr., &  
Elizabeth J. Shingle

Standard Pressed Steel Company

and their assigns an easement for an existing road over the parcel of land in the County of Inyo, State of California, described as follows:

T.2 S., R.26 E., M.D.M.  
Section 14, Lot 5. (Formerly called W/4 of Lot 1)

The said easement hereby granted is for the reconstruction, maintenance and full, free and quiet use and enjoyment of the existing road as it is presently located and in place over and across the above-described premises according to the following general courses and distances:

Beginning at a point in the center of the existing road on the edge of Leonard Street, County Road No. S3166 in Lot 5, Section 14, T.2 S., R.26 E., M.D.M., said point lying S 21°E, 656 feet more or less, from the NW corner of said Section 14, thence in an easterly direction to a point in the center of the road on the east line of said Lot 5, said point lying S 31°W, 677 feet, more or less, from the NW corner of said Section 14.

The width of said easement shall be 14 feet, 7 feet on each side of the center line, or more if necessary to accommodate cuts and fills. The boundary lines



of said easement shall be prolonged or shortened to begin and end on and conform to, the Grantor's property lines.

The purpose of this easement and road is to give access to the Grantees' parcels of land in the NE¼NW¼, of Section 14, T.2 S., R.26 E., M.D.M. as shown on that certain Bureau of Land Management Plat of the Dependent Resurvey and Subdivision of said Section 14, approved on February 28, 1950. Said Grantees' parcels tied to the respective owners are as listed below:

<u>NAME</u>	<u>Parcel Description</u>
Edward M. Kuhlins & Mazel R. Kuhlins	Assessor's Parcel No. 15-060-05, Tax Code Area 54-04 as said parcel is now shown in the above described NE¼NW¼, of said Section 14, T.2 S., R.26 E., M.D.M.
John K. Totten & Agnes M. Totten	Parcel 2 as shown in Map Book 6, page 39, Recorded March 1, 1969 Mono County Records.
George B. Shingle, Jr., & Elizabeth J. Shingle	Parcel 1, M.B. 6, page 39, 3/1/69.
Albert C. Chalmers, Jr., & Marie J. Chalmers	Parcel 6, as shown in Map Book 6, page 94, Recorded August 26, 1970 Mono County Records.
Carl L. Scheniel, Willa M. Scheniel, & Helen C. Sand	Parcel 4, M.B. 6, page 94, 8/26/70.
Seymour G. Schlangar & Sara M. Schlangar	Parcel 5, M.B. 6, page 94, 8/26/70.
Standard Pressed Steel Company	Parcel 3, M.B. 6, page 94, 8/26/70.

Grantors reserve unto themselves, their successors and assigns the right to cross and recross the easement at any point and for any purpose in such a manner as will not materially interfere with Grantees' use of the road and the right to use the existing road for all proper and lawful purposes to serve Grantor's property.

Grantors reserve unto themselves, their successors and assigns the right to relocate the easement and reconstruct thereon the road which gives satisfactory access to the Grantees' parcels described above and to a standard equal to or better than the existing road, PROVIDED, however, upon completion of said relocation and reconstruction, the easement presently herein conveyed shall cease and determine, and shall merge with the title to the surrounding land, and become vested in the then owners of the land.

IN WITNESS WHEREOF, We, Enid R. Yandell, John J. McCarthy, Jr., Cynthia J.

# **Attachment 4**

## **Public Comments received for Use Permit 21-003/Voss.**

Compiled at 10:00 am on Wednesday, June 10, 2021.

## Michael Draper

---

**From:** Dan Bartlett <h2ologg@gmail.com>  
**Sent:** Monday, March 1, 2021 1:30 PM  
**To:** Michael Draper  
**Cc:** barbara miller  
**Subject:** Fwd: 212 SKYLINE ROAD JUNE LAKE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### [EXTERNAL EMAIL]

Hi Mike,

I'm forwarding our email/conversation addressed to Nancy and David Voss voicing our concerns about short-term rental of 212 Skyline Rd, June Lake 93529. Please add this to any neighborhood opposition while planning/decision on the proposed rental.

Side note: I'm curious as to how Skyline Road, an unimproved dirt road with forest service permits, can be considered as part of the "rental district of Leonard Ave" an improved road under public care (see originator's email).

Thank you for your consideration.

Dan and Lou Bartlett

----- Forwarded message -----

From: **Dan Bartlett** <[h2ologg@gmail.com](mailto:h2ologg@gmail.com)>  
Date: Fri, Feb 26, 2021 at 11:42 PM  
Subject: Re: 212 SKYLINE ROAD JUNE LAKE  
To: Nancy Voss <[nancylvoss@gmail.com](mailto:nancylvoss@gmail.com)>  
Cc: E.Kajiwara <[efkajiwara@gmail.com](mailto:efkajiwara@gmail.com)>, <[schaniel@gmail.com](mailto:schaniel@gmail.com)>, Thomas Schaniel <[tschaniel@gmail.com](mailto:tschaniel@gmail.com)>, [bbmiller1010@gmail.com](mailto:bbmiller1010@gmail.com) <[bbmiller1010@gmail.com](mailto:bbmiller1010@gmail.com)>, JOHN DEHOLLANDER <[jadbiker@aol.com](mailto:jadbiker@aol.com)>, Dave Voss <[david@vsblp.com](mailto:david@vsblp.com)>

Hello Nancy and Dave,

My wife Lou and I are the "Newcomers" on the block and will most likely be the least affected by having daily "Renters" stay at your place. Although we appreciate you notifying us of your intentions, plans and progress you've made for short term rental of 212 Skyline Rd, we are expressing to you that we don't like the prospects of increased traffic along Skyline Road as the result of your venture.

Lou and I have resided up the road since the beginning of the COVID 19 breakout. As teachers, we have relocated our vocation from the classroom to the cabin and we have seen June Lake change over the seasons. What a heavenly place. What we've also seen over the past year, is the steady deterioration of Skyline Rd. As residents, we all can appreciate the fragility of our only access road. We take care of how we drive on "our" road. As shareholders we are mindful of our vehicular speed and avoid driving where it would worsen its deterioration. I believe short term renters would not be cognizant nor as concerned, hastening the need for repair in addition to the increased wear and tear of more frequent road use.

Additionally, I have safety concerns with oncoming traffic along Skyline Road. As neighbors, we drive cautiously, with anticipation of the blind turns and with awareness of the limited passing spots that are needed in case someone approaches. With a regular influx of short term renters, traffic along Skyline will certainly increase, thereby increasing potential conflicts along one unimproved single lane dirt road. Not something any of us would like to see.

From what you've stated, money is what's driving your decision on this. Very sorry to hear this. The beauty of June Lake is so captivating, it's something I think we can all agree that we love to share this beauty with our family and friends. I hope that our family never has to share these experiences for financial reasons.

Thank you for allowing us to voice our immediate concerns about your proposed motion on renting out your place to short term renters.

Sincerely,

Dan and Lou Bartlett

On Fri, Feb 26, 2021 at 11:41 AM Nancy Voss <[nancyvoss@gmail.com](mailto:nancyvoss@gmail.com)> wrote:

Good afternoon everyone,

My name is Nancy Voss (wife of Dave Voss) . I am reaching out today to let you all know Dave and I have decided to begin the process to make our home available for occasional short term rental use , all of our homes exist in the designated approved short term rental district ( Leonard Ave.) and are eligible to apply . The actual process began almost a year ago with Mono County to be certain we were complying and certifying our property for safety and compliance purposes.

To date , our application has been accepted and processed by the Mono County advisory committee and proceeds to the planning commission in April, 2021 for approval ( the county will notify neighbors 30 days prior ), then forwarded to Mono County Board of Supervisors for final approval for a use permit. After that date , we are eligible to apply for a vacation home permit. Although we are still a few months away from completing the process, we wanted to let our neighbors in the immediate area be aware and also to be able to address and or alleviate any expressed concerns.

We have hired June Lake Accommodations to provide 24 hour management and supervision of the occupants. They may also be contacted for concerns or issues .

Lydia March - Rental Supervisor  
(760) 672-6948 cell(760) 648-1919. main office  
[Lydia@junelakeaccommodations.com](mailto:Lydia@junelakeaccommodations.com)

Most importantly , Dave and I love our June lake home and are mindful to maintain the peace we all sense when we are in June Lake . We are merely seeking the permit to offset our expenses of occasional rental of our home.

Please feel free to contact us directly via email or cell  
Nancy 310 923 2735 Dave 310 413 3355

Thank you

Have a nice day

Nancy and David Voss

## Michael Draper

---

**From:** JOHN DEHOLLANDER <jadbiker@aol.com>  
**Sent:** Thursday, March 4, 2021 12:04 PM  
**To:** Michael Draper  
**Subject:** Fwd: Leonard Ave Area

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### [EXTERNAL EMAIL]

Hello Mr. Draper,

Regarding Erik Kajiwara's message that was recently forwarded to you, my wife Teresa and I (John De Hollander) share the concerns that Eric mentions in his message. We have owned our cabin which is located at the very end of Skyline Drive since July of 1997. It is a vacation home used by just my wife and I. We aren't in June Lake as often as our other vacationing neighbors but we do relish our visits to enjoy the peace and serenity of June Lake. Regarding the rental of the Voss cabin, we are most concerned about our neighbor Barbara Miller, who is a full time resident. Her home is located adjacent to the Voss cabin. We think the approval of this rental proposal would greatly affect Barbara Miller's privacy. It is one thing to know your neighbors as occasional vacation visitors but quite another to have strangers staying in such close proximity on a more regular basis.

Thank you in advance for allowing us to voice our concerns on this matter.

Respectfully,  
John and Teresa De Hollander  
714-686-2781 (Cell)

Sent from my iPhone

Begin forwarded message:

**From:** "E.Kajiwara" <efkajiwara@gmail.com>  
**Date:** March 1, 2021 at 3:46:11 PM PST  
**To:** Barbara Miller <bbmiller1010@gmail.com>, Dan Bartlett <h2ologg@gmail.com>, John and Teresa De Hollander <jadbiker@aol.com>, Thomas Schaniel <tschaniel@gmail.com>  
**Subject:** Fwd: Leonard Ave Area

I emailed Wendy Sugimura about my concerns about the Voss' intentions of zoning their cabin for a short term rental. Not sure if it's a done deal or not but sounds like the decision will be made in April. - Eric

----- Forwarded message -----

From: **Wendy Sugimura** <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)>  
Date: Mon, Mar 1, 2021 at 9:12 AM  
Subject: RE: Leonard Ave Area  
To: E.Kajiwara <[efkajiwara@gmail.com](mailto:efkajiwara@gmail.com)>  
CC: Michael Draper <[mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov)>

Mr. Kajiwara,

Thank you for your comments. I've cc'd Michael Draper, the staff planner on this project, into the conversation as well. We will pass you comments on to the Planning Commission for consideration, and a response to the issues you raise will be included in the staff report for the Planning Commission meeting.

Thanks,

*Wendy Sugimura*

Community Development Director

760.924.1814

---

**From:** E.Kajiwara <[efkajiwara@gmail.com](mailto:efkajiwara@gmail.com)>  
**Sent:** Sunday, February 28, 2021 6:29 AM  
**To:** Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)>  
**Subject:** Leonard Ave Area

**[EXTERNAL EMAIL]**

Wendy Sugimura,

My name is Eric Kajiwara and I am the owner of a Single Family Cabin (245 Skyline Road) in the Leonard Ave Area. Our neighbors, Nancy and Dave Voss, are planning on zoning their cabin as a short term rental property. The Voss' are one of 6 families that live at the end of Skyline Road. Other than being neighbors, five of us are good friends. I really don't know the Voss' that well. Most of us use our cabins as vacation homes, except Barbara Miller who is a full time resident. I see the Voss' cabin being a rental as someone having a business out of their home in a residential area bringing with it increased traffic, parking, noise, and yes crime. Specific to our area where our cabins are located, there are other added concerns. Parking will be a problem. The parking is limited on the top of the mountain as you can see from the property survey map. I can see gridlock if the Voss' renters have more than one vehicle. The single lane dirt road up to our cabins is fragile and the increased traffic will deteriorate it more rapidly requiring more maintenance costs. Snow removal during the winter may increase since Marzano if on an on call basis. Like us, most of the time our cabin is unoccupied, except for Barbara. We don't have a lot of valuables in the cabin but we do have some tvs and artwork therefore we are concerned about break-ins. Barbara is a single lady living by herself and is vulnerable. So we ask that you stop the action to make the Voss' cabin zoned for short term rental. Thanks - Eric Kajiwara

## Michael Draper

---

**From:** J Baldwin <capt3410@gmail.com>  
**Sent:** Tuesday, April 20, 2021 2:07 PM  
**To:** Michael Draper  
**Cc:** Debbie Feiner  
**Subject:** 212 Skyline Dr...

[EXTERNAL EMAIL]

Hey Michael,

Nice talking with you this afternoon. Regarding our conversation about 212 Skyline Dr request for nightly/short term rentals.

I have a couple of concerns regarding their request to allow nightly rentals in this area...

1. Skyline Dr is not a County maintained road. The residents on Skyline Dr maintain this road for their purposes. Snow removal, erosion control, repairs etc...are all subject to the residences timing and need. It is very narrow and with the added traffic would be difficult to pass on. There are only a couple of "turnouts" or places to pass on this road. It is also a dead end road that would dead end at 245 & 271 Skyline Rd properties with little room to turn around. In an emergency scenario, with extra traffic and vehicles, would be a challenge for emergency services to function in.

2. The property at 212 Skyline Dr is an "L" shape with a permanent resident in the back of this "L", at 214 Skyline Dr. Parking becomes a concern. In winter months with the extra vehicles in this area would most definitely hinder firefighting/EMS efforts with these two properties. My concern would be with the limited parking in the driveway, guests would start to park down below the property on Skyline Dr and further hinder access of emergency vehicles and even residents.

3. In a wild land urban interface type scenario, evacuations become a concern. With the road being narrow and it being a dead end road, evacuations would be difficult and timely.

From the Fire District's view, this is not a good area for nightly/short term rentals. If you have any questions, please contact me.

Thank you,  
Juli Baldwin  
June Lake Fire Protection District  
Chief  
Capt3410@gmail.com  
760-914-1836

Sent from my iPad

## Michael Draper

---

**From:** E.Kajiwara <efkajiwara@gmail.com>  
**Sent:** Thursday, March 4, 2021 2:48 PM  
**To:** Michael Draper  
**Cc:** Dan Bartlett; Thomas Schaniel; Steve Schaniel; John and Teresa De Hollander; Barbara Miller  
**Subject:** 212 Skyline Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### [EXTERNAL EMAIL]

Michael Draper,

I believe that you have our comments that were forwarded to you by Wendy Sugimira. I would like to resend them with some additional comments.

-----

My name is Eric Kajiwara. I and my wife, Jo, are the owners of a Single-Family Cabin (245 Skyline Road) in the Leonard Ave Area. Our neighbors, Nancy and Dave Voss, are planning on zoning their cabin as a short-term rental property. The Voss' are one of 6 families that live at the end of Skyline Road. Other than being neighbors, five of us and their families are good friends. I really don't know the Voss' that well. Most of us use our cabins as vacation homes, except Barbara Miller who is a full-time resident. I see the Voss' cabin being a rental as someone having a business out of their home in a residential area bringing with it increased traffic, parking, noise, access and egress problems and yes crime. Specific to our area where our cabins are located, these are our concerns.

Parking will be a problem. The parking is limited on the top of the mountain as you can see from the property survey map. I can see gridlock if the Voss' renters have more than one vehicle, especially between the Voss' and Miller's cabins.

The single lane dirt road up to our cabins is fragile and the increased traffic will deteriorate it more rapidly requiring more maintenance costs. Snow removal during the winter may increase since Marzano is on an on-call basis. Furthermore, access and egress to and from the mountain top can be problematic in the case of emergency vehicles and for the residents due to the increased number of vehicles occupying the limited parking areas.

Like us, most of the time our cabins are unoccupied, except for Barbara. We don't have a lot of valuables in the cabin but we do have some TVs and artwork therefore we are concerned about break-ins. Barbara Miller is a single lady living by herself and is vulnerable to theft or worse. I don't have data on estimated response times for law enforcement if called but it could be some time before help can arrive.

Thank you for giving us the chance to comment on this proposed action. Therefore, for the reasons stated, we ask that you stop the action to make the Voss' cabin zoned for short term rental.

Thanks - Eric and Jo Kajiwara



**From:** [Kevin Larsen](#)  
**To:** [CDD Comments](#); [Melissa Pitts](#)  
**Subject:** Comment on 212 Skyline Drive Permit 21-003/Voss  
**Date:** Thursday, April 8, 2021 2:44:44 PM

---

**[EXTERNAL EMAIL]**

Hello Mono County Community Development Team,

We would like to voice our disapproval of the request to rent 212 Skyline as a short term rental. We reside directly below the house in question and so would be directly affected by any discourteous guests that might stay.

We have found some of the hotel guests and visitors to June Lake are not courteous or thoughtful of others. We have no interest in dealing with short term renters that have no interest in being "good neighbors".

There are some neighborhoods that are interested in doing short term rentals and have voted in favor of having them. I don't believe ours was one that was in favor.

With no one on site there will be no one to deal with discourteous individuals and therefore we prefer to not have a short term rental above our house on the hill.

Thank you for your consideration,  
Kevin Larsen  
100 Bruce St. June Lake, CA 93529

Barbara Miller  
214 Skyline Drive  
June Lake, CA 93529

March 15, 2021

Dear Mr. Draper,

I am writing this letter in response to the communication I received from Dave and Nancy Voss on Friday, February 26th, informing me of their desire to use their secondary residence as a short-term rental. I am fairly certain the Voss' have been renting/sharing their home already. From recent experiences, I am very concerned about having a short-term rental next door. Following are the reasons as to why I am opposed to this application being granted.

- The road that accesses my house, the Voss Residence, as well as four other private cabins, Skyline Drive, is not a county-maintained road. It is a dirt road with a Forest Service Lease agreement and fee. It is a narrow, one-way road with one pull-out area for passing and there are multiple blind turns. Any obstruction or disabled vehicle makes our road impassible. As a result, snow removal has been a challenge at times. We contract with Marzano and Sons for snow removal, and they do the best they can. I have multiple concerns with short-term rental traffic on Skyline Drive. Increased traffic on the road from people unfamiliar with the road and conditions may present dangerous situations. Owners know to drive slowly and to anticipate a car coming. In addition, increased traffic on the road will further deteriorate the integrity and safety of the road.
- The Voss Residence and my home were built very close to one another over 40 years ago. Both properties share access and parking. The driveway and yard are shared. I am concerned with short-term renters not parking appropriately or considerately in our shared areas. On multiple occasions my parking gets blocked, often causing me to have to knock on the Voss' front door to get people to move their vehicle/vehicles so I can access my home. One example of this occurred last month. I came home to discover multiple cars parked in the yard. One vehicle was parked in a way that I could not drive up the driveway nor access my parking area. I was forced to park at the bottom of the driveway, walk up the driveway and knock on the door of the Voss Residence. The people staying there were polite but asked me where I was staying. This question was off-putting to me. I immediately felt anxious about a stranger asking where I was staying.
- Winter presents many more challenges for parking in our shared yard. The space in the yard becomes far more limited during the winter to accommodate snow storage. The driveway is very steep and very tricky to maneuver, especially when it gets icy. Marzano and Sons needs vehicles to be moved out so the plow can properly clean the yard of snow. My late husband, BZ, used to snow blow the yard so the vehicles could be moved around and out for the plow. I am not physically able to operate the snow blower and continue this practice. If cars are not moved during snow removal, parking in our yard is a nightmare. I am concerned short-term renters will only exacerbate this situation.

- A nightly rental next to my home will greatly impact my privacy. My front door is approximately 10 feet from the path that gives front access to the Voss Residence. Anyone exiting and entering their house has a direct line of sight into my home. The idea of a continuous repetition of strangers being that close to my home is very concerning. I do not believe the proximity of our homes, shared driveway and yard are compatible to short-term rentals.
- I am a 70-year-old widow of six years now, I live alone and the anxiety of having frequent strangers coming and going is very disturbing to me. I have had multiple occasions of strangers knocking on my door late at night asking for help with the Voss' home. One example of this occurred this fall. Late one evening, a man opened my outer door and entered my entry way. He knocked on my inner door, begging for a vacuum because the Voss' carpet was covered in glass and they didn't know what to do. This was an extremely upsetting experience. I am scared that these types of experiences will become more frequent if the Voss' are granted a short-term rental. Neither Dave nor Nancy have approached me about making their secondary home a rental property. The February email was the first communication about their intentions. I am saddened and dismayed in the way that this has taken place.
- My understanding, until the Voss' letter mentioned the Leonard Avenue District, was that Skyline Drive was not zoned for short-term rentals. I was aware that there have been a few illegally rented properties on Leonard Avenue, that eventually went through some sort of process and were granted permits. I am a homeowner at this location for 35 years, and have never been made aware of any changes to zoning or public process I could have participated in. I believe Skyline Drive is an inherently different situation than the rest of Leonard Avenue for many of the reasons I have already expressed and should not be lumped with Leonard Avenue via a process that does not seem to have involved input from the homeowners on Skyline Drive.

I love June Lake and I love Mono County. It has been my home for almost 40 years. I spend every day here, and I plan to for the foreseeable future. I love the quiet tranquility of Skyline Drive. Having a short-term rental next door will disrupt this quality of life and my sense of security. Thank you for taking the time to listen to my concerns. I graciously ask that you would consider these personal experiences in your review and deny the short-term rental request.

Sincerely,

Barbara Miller

The Schaniel Family Trust  
241 Skyline Drive  
June Lake, CA 93529

April 26, 2021

Michael Draper, Mono County Planning Analyst II  
Wendy Sugimura, Mono County Community Development Director  
Jora Fogg, Mono County Planning Commissioner, District 3  
Bob Gardner, Mono County Supervisor, District 3  
Mono County Planning Commission and Mono County Board of Supervisors  
P.O. Box 347  
Mammoth Lakes, CA 93546

**Subject:** Application for a short-term rental permit at 212 Skyline Drive, June Lake, California  
by David and Nancy Voss

Mr. Draper, Ms. Sugimura, Ms. Fogg, Mr. Gardner, Planning Commissioners, Supervisors:

My name is Tom Schaniel, and I am a member of and represent the Schaniel Family Trust, which owns the cabin at 241 Skyline Drive. After careful consideration, I'm writing this letter in opposition of the approval of the subject permit application.

First let me give you a little background for my family and myself. In 1970, my parents, Carl and Willa Schaniel, purchased the cabin that overlooks June Lake Village long before the private road now named Skyline Drive even had a name. That cabin is still owned by my family, and ownership interest in the Trust that owns the cabin is divided equally among the six children of Carl and Willa.

I am the member of the family that lives closest to the cabin, living in Bishop, California, while other siblings reside around the country. In general, the points made in this letter are mine, but have been reviewed by all members of my family. Because of my background I am probably the most amenable of my family to the possibility of short-term rentals. I would describe the views of my other siblings as generally cautious and possibly even opposed to short-term rentals, at least at the top of Skyline Drive. My background that makes me sympathetic to short-term rentals is that from 2016 to 2019 I was employed at Inyo County as a planner, and was highly involved in the development of Inyo County's short-term rental policy, as well as overseeing its implementation after its approval, and being the lead planner on over a dozen short-term rental applications. I know that many of the arguments against short-term rentals can be NIMBY (Not In My Back Yard) in nature and not rooted in fact and ignoring the tools the County has, through a Conditional Permit process, to craft a permit that holds permit holders accountable, and generally has the opportunity to create a win-win situation. If an applicant is following a policy that was developed with reasonable community input, including outreach to affected stakeholders, and accepted through a public process, and is willing to agree to and enforce conditions that will mitigate the potential impacts of the permitted use, then the permit should be

approved. I believe, however, that in this case, the residents of the top of Skyline Drive were not properly engaged in the policymaking activities that resulted in the inclusion of these properties in the Leonard Avenue District of the community of June Lake, or in the allowance of short-term rentals in the Leonard Avenue District. I also believe that there are some situations that are unique to the property at 212 Skyline Drive that are inline with concerns raised during the Mono County Short-Term Rental policy development about access on private drives and roads. Lastly, implementation and enforcement of conditions that I believe will be minimal requirements for the approval of, and successful operation of this short-term rental, appear to be between very difficult and impossible to implement year round for this residence.

First, addressing the policy that allows for short-term rentals at Skyline Drive. Being a resident of the Eastern Sierra, I am aware that Mono County has found the development of a short-term rental policy to be very difficult, with certain communities being fully in opposition, while others have been at least open to carefully regulated short-term rental permits. The community of June Lake is a microcosm of those issues at the county level, with neighborhoods both for and against short-term rentals. The most recent policy development effort that currently allows for short-term rentals occurred mostly in 2017 and 2018. I have reviewed the staff reports, and Planning Commission and Board of Supervisors meeting minutes for the deliberations on short-term rentals, especially in the June Lake Community. In the end, the ordinance appears to allow for short-term rentals in three neighborhoods within June Lake, and one of those only partially. The Leonard Avenue “neighborhood” appears to consist of 35 properties. At the top of Skyline Drive are six occupied properties, which represents 17% of the properties in the Leonard Avenue District. Of these six properties, five are second homes and one is occupied full time by Barbara Miller (214 Skyline Drive). None of the five property owners (the applicants excluded, and their knowledge at the time this ordinance was being considered is not known) at the top of Skyline Drive had any knowledge of the inclusion of their property in a district that primarily consisted of properties directly off of Leonard Avenue. None of the 6 siblings in my family had any knowledge of this Leonard Avenue Planning District. And none of these property holders (or members of my family) had in any way been informed about the most recent efforts by the County to allow for short-term rentals in June Lake, especially in the Leonard Avenue Planning District.

Several documents and presentations before the Planning Commission describe the Leonard Avenue Planning District as having some unique characteristics including:

- Skyline Drive and Carson View Drive are private roads
- Private roads have maintenance, snow removal and other general impacts to be considered
- Emergency access to properties can be limited by single access point and limited ingress/egress
- High percentage of second homeowners

Based upon these issues already observed by the Mono County Planning Department, the limited number of properties in the Leonard Avenue District, and the reality that second homeowners are far less likely to see advertisement for outreach meetings in local newspapers,

notices on the Planning Department's webpage and flyers at the local library, it seems that the County should have considered a direct mailing campaign to property holders in districts that were being considered for adding short-term rentals, especially those that are on private drives, an impact that the County identified repeatedly as being one of the issues of most concern during the development of short-term rental policy for June Lake. Based on the lack of adequate outreach to some of the stakeholders identified by the County as the most likely to be impacted and have concerns, it is my opinion that the current short-term rental policy governing June Lake, and specifically the end of Skyline Drive, did not have reasonable and sufficient community input which was a direct result of inadequate and ineffective community outreach, particularly when the stakeholders were identified by the County as being primarily second homeowners. Had the outreach effort reached any one of the five property owners besides the applicants, it is highly likely that all the property owners at the end of Skyline Drive would have been made aware of the planning effort, as the owners are in fairly regular communication about the road, snow removal and other concerns about our little neighborhood.

In addition to these concerns about the process that allowed for short-term rentals in the community of June Lake, the Leonard Avenue District and the properties at the end of Skyline Drive, I have a few concerns about the enforceability of the Conditions of Approval that will be required for this particular short-term residence to be in compliance with Mono County Code. One area of obvious concern is the private drive that accesses the property seeking the short-term rental permit. All six occupied properties at the top of Skyline Drive utilize the over 1,000 foot long private road known as Skyline Drive. This private road is mostly single lane (there are a few wide areas that serve as pull-outs, if vehicles are not too large). A further issue is that there is a private driveway off of the Skyline Drive that accesses the Miller residence (214 Skyline Drive) as well as the Voss residence (the property seeking the short-term rental permit at 212 Skyline Drive). The six properties at the top of Skyline Drive have an informal road association for maintenance and snow removal. If private drives are a concern, as they seem to be based on analysis by the Mono County Planning Department staff during short-term rental policy development, this particular property has some of the most severe issues with a long, single lane private drive and another shared private accessway. This driveway situation provides a single point of ingress and egress that is quite long. Should ingress and egress be cut-off, this would affect not only the Voss residence, but at a minimum also the Miller residence, and possibly all six occupied properties. The County should also consider inclusion of provisions for approval by the private road association as a means of accounting for the added impacts a short-term rental permit will impose in comparison to the current usage and division of costs by the members of the road association.

Additionally, the Voss' will be required, by Mono County Ordinance, to have all of their parking (four spaces required), on their property. The parking for the Miller and Voss residence is a common area (partially on both properties) that, as mentioned earlier, is accessible by a private drive off of Skyline Drive. The private parking area is a mixture of pavement and dirt and what parking belongs to each residence is not obvious. To keep visitors from parking in the areas used and owned by Barbara Miller, signage will probably be required, as the differentiation in parking areas is not immediately discernible to guests. This signage, if required, will take away from the residential character of the Voss and Miller residences. Additionally, in the winter, the

parking area becomes restricted as snow accumulates and is moved around to maintain access and parking. The parking shown on the Voss' site plan seems unlikely to be adequately maintained in a heavy winter, forcing cars to park in areas that belong to the Miller residence or elsewhere. What has typically happened is that overflow parking for both of these residences has occurred before the private driveway off of Skyline Drive that accesses the Miller and Voss residences. This overflow parking area is on U.S. Forest Service land and not on the Voss property, and therefore is not in compliance with the parking requirements of the Mono County Short-Term Rental Ordinance. This past winter, a group of people arrived at the Voss residence while my family was staying at the Schaniel family cabin. It appeared that this group must have been guests of some sort as they did not seem familiar with the parking situation. The driveway off of Skyline Drive that accesses the Voss and Miller residences is moderately steep. With snow on the ground it takes an able four-wheel drive or all-wheel drive vehicle to make the ascent up this driveway. While walking our dogs, we witnessed the guests in one of their vehicles, a sports-utility vehicle that apparently did not have four-wheel drive, attempt and fail to ascend the private driveway, only to slip back down into Skyline Drive. We did not see the resolution of this situation at the time, but later noted that the vehicle was parked in the area to the side of the driveway, that, as mentioned earlier, is on U.S. Forest Service land. It does not seem likely that a short-term rental can require guests to come in a four-wheel drive vehicle, but that is what would be required to park on the Voss property when there is fresh snow on the ground.

In conclusion, the Schaniel family wishes to express that the subject permit application be denied by the Mono County Planning Commission and/or the Mono County Board of Supervisors because the public process that preceded the adoption of the current ordinance allowing for short-term rentals in June Lake did not obtain (or attempt to obtain) adequate input from directly affected stakeholders. Further Mono County should consider revisiting its short-term rental policy to include and reflect a broader range of stakeholder input. Also, because the approval of this short-term rental permit as it is currently written has impacts on a private road and the road association that have not fully been addressed and mitigated. Lastly because of the existing parking conditions at the Voss and Miller residences, any permit conditions imposed to mitigate adverse impacts will most likely be unenforceable, particularly during the winter months.

Thank you for your time and consideration.

Tom Schaniel  
The Schaniel Family Trust

cc: Dan and Lou Bartlett; John and Teresa De Hollander; Eric and Jo Kajiwara; Barbara Miller; David and Nancy Voss

To: Michael Draper, Planning Analyst  
c/o Secretary of the Planning Commission  
P.O. box 347, Mammoth Lakes, CA 93546

From: Russell R. and Kandace R. Veenker  
114 Bruce St., June Lake CA 93529

Re: Conditional Use Permit 21-003/ Voss  
APN 015-060-046

Dear Planning Commission;

We are writing to express our concerns and thus opposition to the granting of a Conditional Use Permit 21-003/Voss, APN 015-060-046.

We have three areas of overlapping concern pertaining to the request:

- First is the issue of traffic flow and thus increased public safety to gain entrance to Skyline Dr., where APN 015-060-046 is located. Highway 158 is admittedly the busiest travel route in the June Loop. The next busiest traffic route is the Knoll Avenue to Bruce St. to Leonard Avenue traffic route. Along this travel corridor is access to the Lakeshores of June and Gull Lakes, the June Lake Community Center and Public Park, various businesses, and the many private residences that reside on those Streets. By 2018, the current vehicular traffic load had turned the above routes into a raceway. Those of us living on the above route began to experience “near” traffic collisions with the speeding vehicles driving on Bruce St., including several “near” misses of cars colliding with the children residing on Bruce St. The traffic flow on the narrow roads became a MAJOR public safety issue and we pressed the County Road Department to install seasonal speed bumps in 2019-2020--which, has slowed down about 90% of the vehicular traffic. Now, with regard to the requested Conditional Use Permit 21-003 APN 015-060-046: Access to Skyline Dr. is along the Knoll/Bruce/Leonard travel corridor. Approving this Conditional Use Permit will only increase vehicular traffic, and thus present an increase to public safety for all those residents and businesses living/operating on said corridor. Therefore we oppose the issuing of the Conditional Use Permit.
- Second, Skyline Dr. is not an engineered, paved, dedicated County roadway. It is a dirt road the US Forest Service has graciously provided the private property owners’ right-to-pass in order to access their cabins. Consequently, the property owners at the end of Skyline Dr. maintain the road and, since it is a Dead End road, there are few that use the road. If the Conditional Use Permit 21-003/Voss were granted, the vehicle traffic would increase substantially on Skyline Dr. There would be multiple vehicles driving in/out multiple times per day, not-to-mention the maid service vehicles as well. Then there is the erosion factor upon a dirt road; and the potential drainage issues for the property owners whose cabins sit down slope drainage from Skyline Dr. Who is responsible for any mudslides/flooding issues because of overuse of Skyline Dr.? We protest the issuing of any Conditional Use Permit for any of the property owners at the end of Skyline Dr. until all issues pertaining to road maintenance and drainage are addressed and resolved by all parties involved.



- The parking issue. 21-003/Voss have requested four parking spaces and occupancy of eight persons. That vehicle parking request makes things very tight for all the property owners at the end of Skyline Dr. Currently there are a few residences on Leonard St who have Conditional Use Permit status. It has been our observation pertaining to the Knoll/Bruce/Leonard route above that many times there will be five to six vehicles in driveways and parked on the side of streets, and "stacking" of persons beyond what is permitted in the Owners Conditional Use Permit. Also there are the various off-road vehicles and trailers (Jeeps, Razors, dirt bikes, and quads) that occasionally take up space on the side of our narrow streets as well. Who monitors the occupancy and vehicle parking to ascertain the conditions of the Permit are not being violated? Who enforces the conditions of the Permit? We are opposed to any new Conditional Use Permits by the County along Skyline Dr. until these questions are answered and policies are in place to penalize the violators (renters? property owners?). All existing property owners must sign off on any agreements made to address and resolve these issues.

Sincerely,

Handwritten signatures of Russell R Veenker and Kandace R Veenker. The signature on the left is 'Russell R Veenker' and the signature on the right is 'Kandace R Veenker'.

Russell R Veenker  
114 Bruce St., June Lake, 93529

Kandace R Veenker

## Queenie Barnard

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**From:** Dan Bartlett <[h2ologg@gmail.com](mailto:h2ologg@gmail.com)>

**Sent:** Sunday, August 1, 2021 9:53 AM

**To:** Jennifer Kreitz <[jkreitz@mono.ca.gov](mailto:jkreitz@mono.ca.gov)>; Rhonda Duggan <[rduggan@mono.ca.gov](mailto:rduggan@mono.ca.gov)>; Bob Gardner <[bgardner@mono.ca.gov](mailto:bgardner@mono.ca.gov)>; John Peters <[jpeters@mono.ca.gov](mailto:jpeters@mono.ca.gov)>; Stacy Corless <[scorless@mono.ca.gov](mailto:scorless@mono.ca.gov)>

**Cc:** Michael Draper <[mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov)>; Shannon Kendall <[skendall@mono.ca.gov](mailto:skendall@mono.ca.gov)>; barbara miller <[bbmiller1010@gmail.com](mailto:bbmiller1010@gmail.com)>; Thomas Schaniel <[tschaniel@gmail.com](mailto:tschaniel@gmail.com)>; E.Kajiwara <[efkajiwara@gmail.com](mailto:efkajiwara@gmail.com)>; John De Hollander <[jadbiker@aol.com](mailto:jadbiker@aol.com)>; [schaniel@gmail.com](mailto:schaniel@gmail.com)

**Subject:** We Support the Mono County Planning Commission's Unanimous Decision to Deny the Use of 212 Skyline Rd for Short-Term Rental made on Thursday June 17, 2021!

### [EXTERNAL EMAIL]

Dear Mono County Supervisors,

Please see the attached letter as it expresses our family's thoughts and position in regards to the subject matter.

Feel free to contact us if you have any questions or concerns.

Thank you,  
Dan and Lou Bartlett  
271 Skyline Rd  
June Lake Ca 93529



Virus-free. [www.avast.com](http://www.avast.com)

From: Dan and Lourdes Bartlett  
271 Skyline Rd  
June Lake, Ca 93529

August 1, 2021

Subject: We Support the Mono County Planning Commission's Unanimous Decision to Deny the Use of 212 Skyline Rd for Short-Term Rental made on Thursday June 17, 2021!

To:

Jennifer Kreitz, Mono County Board of Supervisors, District 1, Chair  
Rhonda Duggan, Mono County Board of Supervisors, District 2, Chair Pro-Tem  
Bob Gardner, Mono County Board of Supervisors, District 3, Vice Chair  
John Peters, Mono County Board of Supervisors, District 4  
Stacy Corless, , Mono County Board of Supervisors, District 5

Dear Mono County Supervisors,

We understand that David and Nancy Voss are appealing the decision of denial for renting out their cabin, with short-term tenants. We are saddened to hear this.

After watching (Zoom) the lengthy public hearing for Use Permit 21-003, we were both quite pleased to hear the decision to refuse the permit. We previously expressed our concern directly to the Voss's, via email, expressing our concern with neighborhood safety, access, maintenance and privacy if they proceeded with their application. That message was included within Michael Draper's (Mono County Planning Analyst & commission findings presenter) presentation on subject date .

During the hearing, the planning commission elaborated and paralleled much of what our family and our neighbor's have been concerned about, living with a potential influx of frequent visitors. A few of our thoughts about the commission's findings:

Our household noted the June Lake Fire department chief's findings of inaccessibility for large scale fire fighting equipment, along Skyline Rd. The chief also stated the potential safety issue of having only a single entrance / exit to our homes. Forest fires, frequently started by lightning or through carelessness, are ever present on many of our minds, highlighting this neighborhood deficiency is very unsettling!

Parking was found to be problematic and noted as a potential major inconvenience for the Voss's nearest neighbor, Barbara Miller. We envision Barbara stressing everytime a new tenant arrives, protecting her narrow easement that no homeowner should have to concern.

Skyline Road maintenance will be continued and costed by the residents. Any increase in road maintenance cost, caused by increased road use is levied upon all of us, unless an agreement can be reached. A statement, during the meeting by David Voss, mentioned that there shouldn't be an increase by Skyline Rd. traffic upon approval of said agreement. We do not agree with this prediction!

A top down view map of the Leonard tract parcels was presented with every neighbor along the top of Skyline Road (all cabins neighboring the Voss's) in opposition to the Voss's proposal. This map is deceptive to the uninformed viewer. This map appears to show a close proximity to all the cabins presented. Where in fact,

Skyline Road rides rooftop high or higher to any of the cabins along Leonard Avenue. Anyone traveling along Skyline Rd. could note the lack of similarities of the two neighborhoods. Somehow the Skyline Road (a private road) neighborhood was incorporated into the Leonard Tract-Avenue (a public road) rental agreement. Our family believes that the Skyline Road neighborhood should be separated from the Leonard Avenue tract due to the many discontinuities between the two. Therefore we feel, NO precedence of short-term tenancy should be granted along Skyline road.

Among all the addressed deficiencies we've mentioned here, perhaps the most profound and impactful (brought to our family's attention in the meeting) is the potential overall effect on the health and welfare of our only year-round neighbor, Barbara Miller. Barbara loses her privacy. Access to her front door will be brought with fret as she meets the uncertainties of the unfamiliar face, time and time again. Add to the unfamiliar face an uncertain motive. One's loving home transforms itself into a nightmare. Barbara, someone who is loved and respected in the Mono County community deserves support from her community to see... the unfairness of the original proposal.

When the Planning Commission finished hearing the public comments and reviewing their findings, a proposal was made by the committee to deny the proposal and a unanimous affirmative vote was made by all decision makers present. We feel this vote was made in fairness. We would not be in agreement if a new decision is made to overturn the original, and a short-term rental Use Permit for 212 Skyline Road is newly approved.

With everything that our family has stated above, overturning the denied decision would be unneighborly and objectionable. We support the initial determination.

Thank you for your due diligence and understanding of our position on this matter.

Respectfully,  
Dan and Lourdes Bartlett

## Queenie Barnard

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**From:** E.Kajiwara <[efkajiwara@gmail.com](mailto:efkajiwara@gmail.com)>

**Sent:** Friday, August 6, 2021 9:52 AM

**To:** Jennifer Kreitz <[jkreitz@mono.ca.gov](mailto:jkreitz@mono.ca.gov)>; Rhonda Duggan <[rduggan@mono.ca.gov](mailto:rduggan@mono.ca.gov)>; Bob Gardner <[bgardner@mono.ca.gov](mailto:bgardner@mono.ca.gov)>; John Peters <[jpeters@mono.ca.gov](mailto:jpeters@mono.ca.gov)>; Stacy Corless <[scorless@mono.ca.gov](mailto:scorless@mono.ca.gov)>

**Cc:** Michael Draper <[mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov)>; Barbara Miller <[bbmiller1010@gmail.com](mailto:bbmiller1010@gmail.com)>; Thomas Schaniel <[tschaniel@gmail.com](mailto:tschaniel@gmail.com)>; John and Teresa De Hollander <[jadbiker@aol.com](mailto:jadbiker@aol.com)>; Dan Bartlett <[h2ologg@gmail.com](mailto:h2ologg@gmail.com)>

**Subject:**

**[EXTERNAL EMAIL]**

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We also support the Mono County Planning Commission's Unanimous Decision to Deny the Use of 212 Skyline Rd for Short-Term Rental made on Thursday June 17, 2021.

Jo and I own the cabin at 245 Skyline Rd on the end of the road. We feel that our cabin, along with the other cabins at the end of Skyline Rd are unique in that we are isolated from the rest of the June Lake community and should not have been included as part of the "Rental District of Leonard Ave".

Hopefully Mr Draper will have forwarded our emails with our comments and concerns that we submitted earlier so I won't restate our objections to the Voss' proposal. My main concerns are for full time resident Barbara Miller's safety and emergency vehicle access.

Thank you for your consideration,

Eric and Jo Kajiwara

## Queenie Barnard

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**From:** JOHN DEHOLLANDER <[jadbiker@aol.com](mailto:jadbiker@aol.com)>

**Sent:** Friday, August 6, 2021 11:51 AM

**To:** E.Kajiwara <[efkajiwara@gmail.com](mailto:efkajiwara@gmail.com)>

**Cc:** Jennifer Kreitz <[jkreitz@mono.ca.gov](mailto:jkreitz@mono.ca.gov)>; Rhonda Duggan <[rduggan@mono.ca.gov](mailto:rduggan@mono.ca.gov)>; Bob Gardner <[bgardner@mono.ca.gov](mailto:bgardner@mono.ca.gov)>; John Peters <[jpeters@mono.ca.gov](mailto:jpeters@mono.ca.gov)>; Stacy Corless <[scorless@mono.ca.gov](mailto:scorless@mono.ca.gov)>; Michael Draper <[mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov)>; Barbara Miller <[bbmiller1010@gmail.com](mailto:bbmiller1010@gmail.com)>; Thomas Schaniel <[tschaniel@gmail.com](mailto:tschaniel@gmail.com)>; Dan Bartlett <[h2ologg@gmail.com](mailto:h2ologg@gmail.com)>

**Subject:** Re:

### [EXTERNAL EMAIL]

My wife Teresa and I also own a cabin on Skyline Drive.

The Bartlett's and Kajiwara's comments have pretty much captured all of our concerns and objections to the proposed short-term rental of the Voss cabin. We have young grandchildren that play in the area and walk Skyline Drive with their parents. More traffic from visitors not familiar with the road poses additional risks to our families. We are also concerned about the potential for large gatherings even though not allowed by a rental agreement that can and do happen regardless of what a potential renter may sign up to. The previous unanimous decision by the board to deny the short-term rental of the Voss cabin should hold in our opinion.

Respectfully,  
John and Teresa De Hollander

Sent from my iPhone

On Aug 6, 2021, at 9:52 AM, E.Kajiwara <[efkajiwara@gmail.com](mailto:efkajiwara@gmail.com)> wrote:

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We also support the Mono County Planning Commission's Unanimous Decision to Deny the Use of 212 Skyline Rd for Short-Term Rental made on Thursday June 17, 2021.

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Hopefully Mr Draper will have forwarded our emails with our comments and concerns that we submitted earlier so I won't restate our objections to the Voss' proposal. My main concerns are for full time resident Barbara Miller's safety and emergency vehicle access.

Thank you for your consideration,

Eric and Jo Kajiwara

## Queenie Barnard

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-----Original Message-----

From: Russell Veenker <pastorcare4me@gmail.com>

Sent: Sunday, August 8, 2021 1:40 PM

To: Michael Draper <mdraper@mono.ca.gov>

Subject: Denial of Voss application

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[EXTERNAL EMAIL]

Mr. Draper; Would you please attach the below letter regarding the Voss Nightly Rental Application to the Mono County Supervisors. Thank you very much. R&K Veenker

Dear Mono County Supervisors;

We are writing to encourage you to support the decision of the Planning Commission in the Denial of the Voss Application for using their Cabin for nightly rentals.

Given the location of the Voss Cabin, the emergency access issues and too close proximity to the Miller residence—a privacy issue—it simply is not located in a suitable neighborhood for nightly rental.

Thank you for your time reading this. We are available by phone (760-648-7060) should you wish to contact us.

Respectfully Yours,

Russ and Kandy Veenker

114 Bruce St. (Located directly below the Miller and Voss Properties) June Lake, CA 93529

Sent from my iPad

August 8, 2021

From: Barbara Miller  
214 Skyline Drive  
June Lake, CA 93529

Subject: I Support the Mono County Planning Commission's Unanimous Decision on June 17, 2021 to Deny a Conditional Use Permit for 212 Skyline Drive

To: Mono County Board of Supervisors: Jennifer Kreitz, Rhonda Duggan, Bob Gardner, John Peters, Stacy Corless

Dear Mono County Board of Supervisors,

I am writing to you in response to the Voss Appeal of the Mono County Planning Commission decision to deny Conditional Use Permit 21-003 Voss.

I respectfully ask that the Board of Supervisors uphold the Planning Commission's 5-0 decision of their meeting on June 17, 2021 to deny this Use Permit and subsequent Short-Term Rental application. The Planning Commission was presented with almost 40 pages of documents addressing the issues and concerns with this Conditional Use Permit. To my knowledge, every neighbor wrote a letter in opposition to the granting of this permit. The June Lake Fire Department Chief also wrote a response in opposition, emphasizing the safety concerns we all have regarding Skyline Drive.

I have provided Mr. Draper with photos to show how close the properties are and the significant issues with parking and winter snow removal. The two properties have a recorded easement for access and parking so I won't be blocked in and emergency vehicles will have access to our homes. Short-term renters will add to the already difficult management of sharing a parking area and driveway. I am also very concerned with both the safety and privacy of my home with the addition of short-term renters. Please see my original statement for a detailed explanation of my various concerns.

I respectfully ask that you uphold the Planning Commission's unanimous decision to deny this Short-Term Rental request. Thank you for your time and consideration of this matter. Please contact me if you have any questions.

Sincerely,

Barbara Miller  
(760) 914-2123  
Bbmiller1010@gmail.com





**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

## **REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**TIME REQUIRED**

**SUBJECT** Closed Session - Public Employee  
Evaluation

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

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### **AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Government Code section 54957. Title: County Administrative Officer.

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### **RECOMMENDED ACTION:**

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### **FISCAL IMPACT:**

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### **CONTACT NAME:**

**PHONE/EMAIL:** /

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### **SEND COPIES TO:**

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### **MINUTE ORDER REQUESTED:**

YES  NO

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### **ATTACHMENTS:**

[Click to download](#)

No Attachments Available

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History

Time

Who

Approval



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**REGULAR AGENDA REQUEST**

Print

**MEETING DATE** August 17, 2021

**Departments: County Counsel, Code Enforcement**

**TIME REQUIRED**

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

**SUBJECT** Closed Session – Existing Litigation

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Paragraph (1) of subdivision (d) of Government Code section 54956.9. Name of case: *County of Mono v. Rock 'N Dirt*, Mono County Superior Court, Case No. CV200373.

**RECOMMENDED ACTION:**

**FISCAL IMPACT:**

**CONTACT NAME:**

**PHONE/EMAIL:** / afrievalt@mono.ca.gov

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

[Click to download](#)  
No Attachments Available

**History**

Time	Who	Approval
8/12/2021 1:28 PM	County Counsel	Yes
8/12/2021 2:44 PM	Finance	Yes
8/13/2021 8:24 AM	County Administrative Office	Yes