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## Opposition to Proposed Changes in General Plan Amendment 25-01 and Mono County Code 5.65

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**From** Nicole Godoy <nicole@destinationmammoth.com>

**Date** Mon 8/18/2025 5:02 PM

**To** CDD Comments <cddcomments@mono.ca.gov>; Comm Dev <commdev@mono.ca.gov>

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**[EXTERNAL EMAIL]**

Dear Members of the Mono County Planning Commission,

I'm writing to you not just as a local real estate agent, but as someone who truly cares about the people and future of Mono County. I've been here for over 25 years and our community is at an important crossroad, and I ask you to carefully think about how the new rules for short-term rentals (in General Plan Amendment 25-01 and Mono County Code 5.65) might hurt local homeowners and the economy. We Realtors are the 1st ones on the front-lines when we meet and educate these homeowners, so I'd like to say - we're pretty well connected with these neighbors.

Most of the people I work with are not large corporations or investors. They are families (most likely from here in CA) who buy homes in Mono County because they love this place and want to visit it often. Some of them rent out their homes for short stays to help pay for things like HOA fees, insurance, and utilities. They aren't making a lot of money—just enough to keep their homes. Before making these big changes, it would be smart to ask more homeowners how they use their properties and how these changes might affect them. They are also stakeholders in the community as their property taxes pay for many of the services full-time locals get to have.

Stopping short-term rentals won't solve the problem of not having enough housing for local workers. Most second homeowners won't turn their homes into long-term rentals. Many of them still want to use the homes for themselves and their friends and family.

Many people bought homes here thinking they were allowed to rent them short-term. They were told this in documents and saw it on the county website. If the county takes away that right now, it could lead to lawsuits and make people lose trust in local leaders. Some owners have spent a lot of money fixing up their homes just so they can rent them. Changing the rules now could hurt those people and stop others from wanting to invest in Mono County.

Short-term rentals bring in a lot of money through the Transient Occupancy Tax (TOT). This money helps pay for things the county needs. In addition - there's a trickle down effect: short-term rentals help create jobs for cleaners, property managers, plumbers, electricians, and other workers. If you take away short-term rentals, some people may lose their jobs and the county could lose important money.

I don't want to just complaining about possible poor decision - but let's create solutions; Instead of taking away rental rights, let's try other ideas:

- **Ask for volunteers:** Many homes are empty most of the year. The county could ask owners if they'd consider long-term rentals and help them with things like finding renters and managing leases.
- **Support ADUs:** Help homeowners build small extra units (Accessory Dwelling Units) on their property by offering tax breaks, money, or easier permits.
- **Build in nearby areas:** Look at building more homes in places like Crowley Lake, Chalfant, or Bishop, where there is more space.

These new rules won't fix the housing problem, but they will likely cause other serious issues—like legal fights, lost jobs, and upset homeowners. I respectfully ask the Planning Commission to vote no on these proposals and instead work with the community to find fair and helpful solutions.

Thank you for taking the time to read this. I'd be happy to talk more - please feel free to give me a call.

Sincerely,  
Nicole Godoy  
760-914-4207  
Nicole@DestinationMammoth.com