

MONO COUNTY PLANNING COMMISSION

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

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

Special Planning Commission Meeting

September 18, 2025 at 9:00 am

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means.

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

1. Mammoth Teleconference Location -Bridgeport CAO Conferences Room, First floor Annex 1, 74 N. School Street, Bridgeport CA.

2. Joining via Zoom

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer

Visit: <https://monocounty.zoom.us/j/89871008147>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 898 7100 8147
To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

To join the meeting by telephone

Dial (669) 900-6833, then enter Webinar ID: 898 7100 8147

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES

A. Review and adopt minutes of August 21, 2025 (pg. 1)

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

4. PUBLIC HEARINGS

- A. **No earlier than 9:00 am: Use Permit 25-006/Ferguson VHR.** Applicant proposes to permit one single-family residence located at 65 Knoll Avenue in June Lake (APN #015-074-002-000) for seasonal use as a vacation home rental. The property is 0.12 acres and designated Mixed Use (MU). The portion of the home available for rent will allow for a maximum overnight occupancy of eight guests. The project qualifies for an exemption under CEQA §15301, Existing Facilities. *Staff: Erin Bauer. (pg. 3)*

5. REPORTS

- A. Director- Deferred to October 16, 2025 meeting.
B. Commissioners

6. INFORMATIONAL/ CORRESPONDENCE

7. **ADJOURN** to the Scheduled Special Meeting on September 30, 2025, at 11:00 am.

NOTE: Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community-development/commissions-committees/planning-commission). For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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Draft Minutes

August 21, 2025 – 9:00 a.m.

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546

Visit: <https://monocounty.zoom.us/j/88919929655>

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:01 am and the Commission led the Pledge of Allegiance.

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

- No public comment.

3. MEETING MINUTES

A. Review and adopt minutes of June 25, 2025

Motion: Approve minutes as presented.

Motion Lagomarsini; Robertson second.

Roll-call vote – Ayes: Robertson, Lagomarsini, Fogg, Bush, Lizza.

Motion passes 5-0

4. PUBLIC HEARINGS

A. No earlier than 9:00 am: General Plan Amendment (GPA) 25-01 and modifications to Mono County Code (MCC) Chapter 5.65 to revise policies and regulations pertaining to short-term and transient rentals: Among other changes, the revisions consolidate the permitting process, revise owner-occupancy criteria, require third-party inspections, establish a numeric cap and waitlist in June Lake, implement a waiting period before any property owner can apply for a permit, and prohibit the transfer of permits. The Planning Commission will consider policy alternatives for controversial issues and make a recommendation to the Board of Supervisors on whether to adopt the policy package.

- Director Sugimura introduces policy package.
- Assistant Counsel Fox advises on housekeeping issues.

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DISTRICT #5
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- Egorov begins presentation at 9:20 a.m., reviewing public involvement and outreach, as well as the proposed amendments. Egorov discusses the proposed amendments intended to limit or decrease the number of existing short-term rentals, the proposed amendments intended to prevent neighborhood impacts or nuisances, the proposed amendments intended to discourage business investment in or commodification of housing, the proposed amendments intended to preserve or encourage workforce housing, the proposed amendments intended to increase the available visitor bed base without affecting the availability of community housing, the proposed amendments intended to create an equitable permitting process, and the proposed amendments related to reporting and code enforcement. Egorov reviews the environmental impact of the amendment.
- Sugimura takes podium and continues presentation at 9:44 a.m., responding to public comments.
- Opened to public comment at 10:22 a.m. Robin Shelton, Don Morton, Heidi Vetter, Kathleen Paul, and Jeff Ronci addressed the issue of placing a numeric cap on STRs.
- Closed to public comment at 10:37 a.m., Commissioners deliberate on placing a numeric cap on STRs in June Lake.
- Sugimura continues presentation at 10:47 a.m., discussing the proposal for a waiting period after sale or construction of a dwelling before a short-term rental permit can be issued.
- Chair Lizza opens the hearing to public comment at 10:57 a.m., no comments. Hearing closed to comment at 10:57 a.m. and Commissioners deliberate on the proposed waiting period.
- Sugimura discusses incentive program and consolidated permitting.
- Power outage at 11:34 a.m., followed by five-minute recess.
- Public Hearing reopens at 11:39 a.m. to continued discussion of consolidated permitting.
- Fire alarm forces evacuation at 11:55 a.m., meeting closes and public hearing is continued to October.

5. ADJOURN at 11:55 a.m. to the Scheduled Meeting on October 18, 2025, at 9:00 am.

MONO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

3

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Planning Division

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September 18, 2025

To: Mono County Planning Commission

From: Erin Bauer, Planning Analyst

Re: Use Permit 25-006/Ferguson



Figure 1: 65 Knoll Avenue

Options

Project Recommendation:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes;
2. Determine that the required findings can be made as contained in the staff report;
3. Approve Use Permit 25-006; and
4. Find that the project qualifies as a Categorical Exemption under the California Environmental Quality Act §15301 and instruct staff to file a Notice of Exemption.

OR

1. Hold the public hearing, receive public testimony, and deliberate the project;
2. Provide rationale for why the findings cannot be made;
3. Deny Use Permit 25-006; and
4. Find that the California Environmental Quality Act does not apply to the project under §15270.

Project Background

The applicant seeks to permit a seasonal transient rental (rental for fewer than 30 consecutive days, from May 15-September 15 annually) of a single-family home located at 65 Knoll Avenue in June Lake (APN: 015-074-002-000), on a 0.12 acre parcel designated Mixed Use (MU).

Transient rentals on parcels with a Mixed Use LUD are typically subject to a Director Review permit. However, on April 16, 2024, the Mono County Board of Supervisors adopted Resolution R24-038 which states, in part, that “[s]hort-term rental projects are controversial, and therefore any such proposed project application that may be subject to a Director Review Permit shall be elevated to a Use Permit pursuant to General Plan Land Use Element (GP LUE) §31.010.”

This transient rental application has therefore been elevated to an application for a Use Permit. The Community Development Department is recommending that the application be approved.



Figure 2: Overhead Parcel Map

Project Setting

The 0.12-acre parcel at 65 Knoll (APN 015-074-002-000) is designated Mixed Use (MU), which provides for a range of resident- and visitor- oriented residential and commercial uses. Permittable commercial uses can include business, professional, and retail uses so long as they integrate harmoniously with the residential surroundings. Affordable housing is encouraged.

The project parcel is located in June Lake Village. In addition to serving as the commercial hub of June Lake, the Village has the most diverse mixture of housing in the community, with single- and multi-family residences, condominiums, apartments, motels, mobile homes, and lodges.

As shown in Figure 3, surrounding designations illustrate this mix. Nearby parcels are designated Multi-Family Residential—High, Commercial, Commercial Lodging, Single-Family Residential, and Mixed Use.



Figure 3: Neighborhood Land Use Designations

Project Description

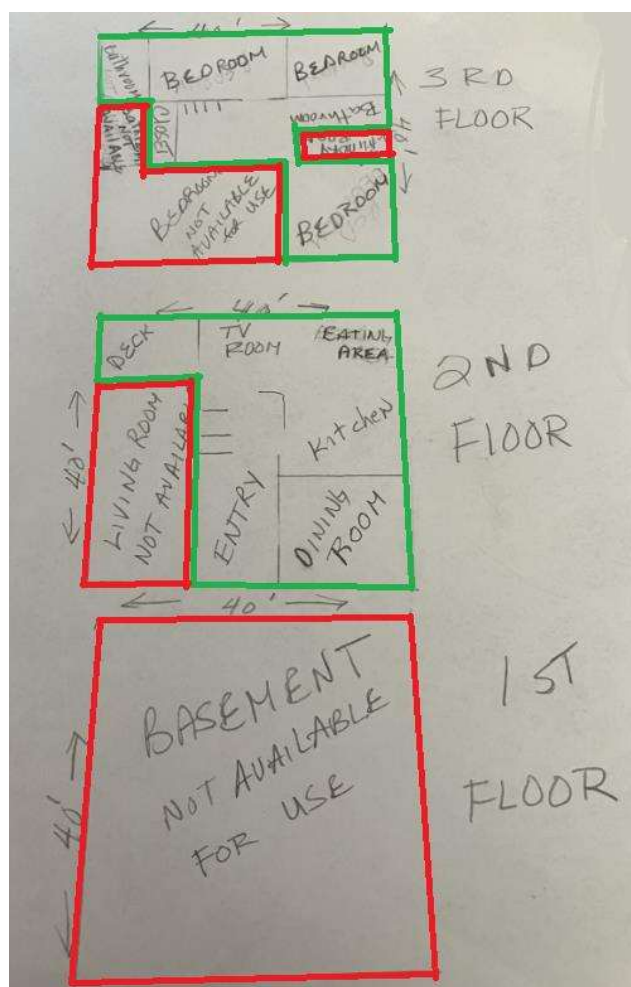


Figure 4: Interior layout

The single-family home at 65 Knoll was constructed by the applicants in 2003 and has served as their primary residence. Because the Fergusons have no plans to move, and 65 Knoll will remain their primary residence, parts of the building will be off-limits to overnight renters. Thus the 3,004-sf, 4-bedroom, 3-bath home will be reduced to an approximately 2200-sf rental area, with 3 bedrooms and 2.5 bathrooms. Visitors will also have access to a dining room, family room, and kitchen area.

Figure 4 shows a sketch of the layout, with the rooms that will be available to guests outlined in green, and the rooms that will be off-limits in red.

As determined by 26.040.C., which sets occupancy limits for transient rentals, making three bedrooms available to visitors would allow for a total of eight overnight guests.

The applicants only intend to rent their home in the summer, when they spend increasing amounts of time away from home. They plan to return to June Lake during the cooler months. A condition of use seasonally restricts the transient rental of 65 Knoll Avenue from May 15 through September 15 annually.



Figure 5: 65 Knoll, angled view

The paved parking area, seen in the angled view of Figure 5, can accommodate 4 cars.

The project is subject to all standards set forth by Chapter 26, Transient Rentals, and will also require a Vacation Home Rental Permit, business license, Transient Occupancy Tax (TOT) certificate, and Housing Mitigation Ordinance (HMO) fee payment, if approved by the Planning Commission.

Mono County General Plan Consistency

Development Standards

Land Use Designation

The parcel's Mixed Use (MU) designation provides for a range of resident and visitor oriented residential and commercial uses, including both residential and lodging uses.

Parking & Access

MCGP LUE §26.030.B.4. requires transient rentals to comply with parking requirements set forth in the General Plan.

§26.030.B.4. *The property must be certified by the Community Development Department as complying with parking requirements and any applicable land use regulations set forth in the Mono County General Plan;*

Table 06.010 sets parking requirements based on use. A detached single-family home serving as a primary residence requires two parking spaces.

Although transient rentals are not required to meet commercial lodging standards, the use is similar. Commercial lodging facilities are required by Table 06.010 to provide one space per sleeping room, plus one space for each two employees on the largest shift. A commercial lodging establishment with three sleeping rooms and no employees would be required to provide three parking spaces.

Likewise, a single-family home is not required to meet accessibility requirements for parking outlined in 06.040. However, a commercial facility would be required to provide one accessible space of 14'x20'.

Were the project parcel held to commercial standards, it could accommodate two standard and one accessible parking stall.

A condition of use requires striping the parking area, ensuring that the lot meets all parking requirements of the MCGP LUE.

Lot Coverage

The MU designation allows for a maximum lot coverage of 60%, and the project parcel's existing lot coverage is at least 66% (including the house and existing parking area, without accounting for side or rear yards).

However, the lot is substandard. The minimum lot size for Mixed Use parcels is 10,000-sf, while APN 015-074-002-000 is only 5227-sf. The Mono County General Plan (MCGP) requires a minimum width of 60' and a minimum depth of 100' on Mixed Use parcels. APN 015-074-002-000 shares a 45' boundary with Knoll Avenue, broadening toward the rear to a width of 74'. The maximum length of the parcel is 102 feet, where it shares a boundary with 81 Knoll, and 78' on the opposite side, where it shares a boundary with 61 Knoll. These dimensions make APN 015-074-002-000 substandard in total area, and substandard on three of four sides.

02.730 of the MCGP LUE indicates that "requirements may be modified for substandard lots." Building permit 03-126, as approved in 2003, allowed for the existing layout of the residence and the Community Development Department is not recommending any changes to existing lot coverage at this time.

Setbacks

The home is set approximately 20' back from Knoll Avenue, exceeding the 10' front setback required on MU parcels. The home sits at an angle on the parcel, with opposite corners grazing the 5' side setback. An outside stairway projects three feet into the side setback, which is permissible under 04.120.G.2.

04.120.G.2. Porches. Open, uncovered porches, landing places or outside stairways may project not more than 3 feet into any required yard.

Rear setbacks, at approximately 8', exceed the 5' minimum.

Snow Storage

Single-family residences are not required to provide snow storage, and a condition of approval prohibits transient rental of the property during the winter.

Dark Sky Regulations

Existing outdoor lighting features on a property that is part of a Conditional Use Permit are required to meet the requirements of Chapter 23 – Dark Sky Regulations for the entire property, and conformity shall occur prior to the issuance of any transient rental permits.

All new outdoor lighting is required to "use full cutoff luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane and a preferred temperature of 2300K, and not to exceed 3000K."

Existing outdoor lights do not comply with the requirements of Chapter 23 and replacing them with compliant fixtures is a condition of approval for this project.

Countywide Land Use Policies

Goal 1. *Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.*

Objective 1.C. *Provide a balanced and functional mix of land uses.*

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

Countywide land use policies in the General Plan's Land Use Element emphasize the importance of finding a balance between the competing interests of residents and visitors.

Policies addressing short-term rentals focus on limiting short-term rentals in residential land use designations. The parcel under consideration is designated Mixed Use, bordered on one side by an existing short-term rental and on the other by a residence.

Policy 1.M.2. *Short-term rentals in single-family residential neighborhoods should support a model for the supplemental sharing of excess assets, rather than a full business or investment model.*

This project is consistent with the sharing model, as the applicants live in the unit during the winter and only plan to rent it during the summer when they are not present.

Policy 1.M.2. is subsidiary to Objective 1.M, which only applies to residential land use designations. The goal of 1.M. is to implement regulations that protect residential neighborhood character and quality of life. Although transient rentals in mixed-use neighborhoods are not required to support a sharing model, it provides the same benefit in all neighborhoods—less disruption to neighborhood character and quality of life.

In the revised STR regulations which will be presented to the Board of Supervisors later this year, Objective 1.M. is expanded to apply to all residential units regardless of LUD. Supporting the sharing model for a single-family residence on a Mixed Use parcel is consistent with the spirit of existing policy, as well as ongoing policy development.

June Lake Area Plan

Area Plan policies that favor short-term rentals in the Village:

Objective 20.B. *Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.*

Objective 20.D. *Increase visitation to June Lake.*

Objective 13.I. *Maintain the June Lake Village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.*

Action 13.I.1.a. *Limit the amount of commercial square footage outside the June Lake Village.*

Area Plan policies that discourage short-term rentals in the Village:

Goal 15. *Provide residents and visitors with a level of community facilities that improves the self-sufficiency of June Lake by reducing the demand on community facilities located in outlying areas.*

Objective 15.C. *Support broad-based community development, such as community-serving commercial activities (e.g., pharmacy).*

Policy 15.C.1. *Locate community-serving commercial land uses in the June Lake Village.*

Goal 14. *Provide residents and visitors with quality housing, a wide array of housing alternatives designed to promote unique experiences, and year-round housing stock; and promote adequate affordable housing.*

Area Plan policies that favor case-by-case analysis:

Objective 13.M. *To balance the character of single-family residential neighborhoods and the tourist economy, utilize a mix of best practices, creative solutions, and regulatory mechanisms, as guided by public input and engagement, to address the complexity of short-term rentals.*

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

Objective 13.H. *Balance the development of recreational facilities with the adequate provision of public amenities, employee and visitor housing, infrastructure, and circulation facilities.*

The policies contained in the *June Lake Area Plan* acknowledge the complexity of transient rental permits in a community with limited housing and a strong reliance on tourism. Some policies favor short-term rentals, some policies discourage them (especially in areas designated for residential use), but most favor case-by-case analysis. The most pertinent objective in the area plan, 13.M., simply urges decision-makers to use their best judgment. Others, such as Objectives 13.B. and 13.H., emphasize balance.

The project is situated in the Village, the densest and most commercial of June Lake's neighborhoods. Many policies within the *June Lake Area Plan*, including Objective 13.I. and its associated policies and actions, encourage and concentrate commercial development within the Village area.

Transient rentals do have benefits for the community. The *Issues, Opportunities, and Constraints* section of the area plan cites several of them: they meet a tourism market need, propel economic growth, provide tax revenue, and assist homeowners in keeping and upgrading their properties.

This same section of the area plan also makes clear the link between attracting tourists and maintaining a stable economy for local residents:

Enhancing the Loop's economic foundation will depend on expanding and improving tourist-oriented recreational facilities and accommodations. Public and private campgrounds during the summer months operate at near-full capacity, while in the winter, overnight accommodations fall short of demand.

Synthesizing these goals and policies favors the concentration of commerce, and especially commercial activity that attracts tourists, within the Village.

However, as implied by Goal 14 above, lodging for visitors and lodging for residents are not mutually exclusive categories—they overlap in the form of short-term rentals. The majority of June Lake's rental and affordable units are located in the Village. So are more than a third of *all* short-term rentals in unincorporated Mono County.

The County has permitted 104 short-term rentals in total, of which 94 are in June Lake. More than a third of June Lake's transient rentals are located within the general area of the Village, and the concentration is densest in the blocks surrounding the project parcel, as seen in Figure 6.

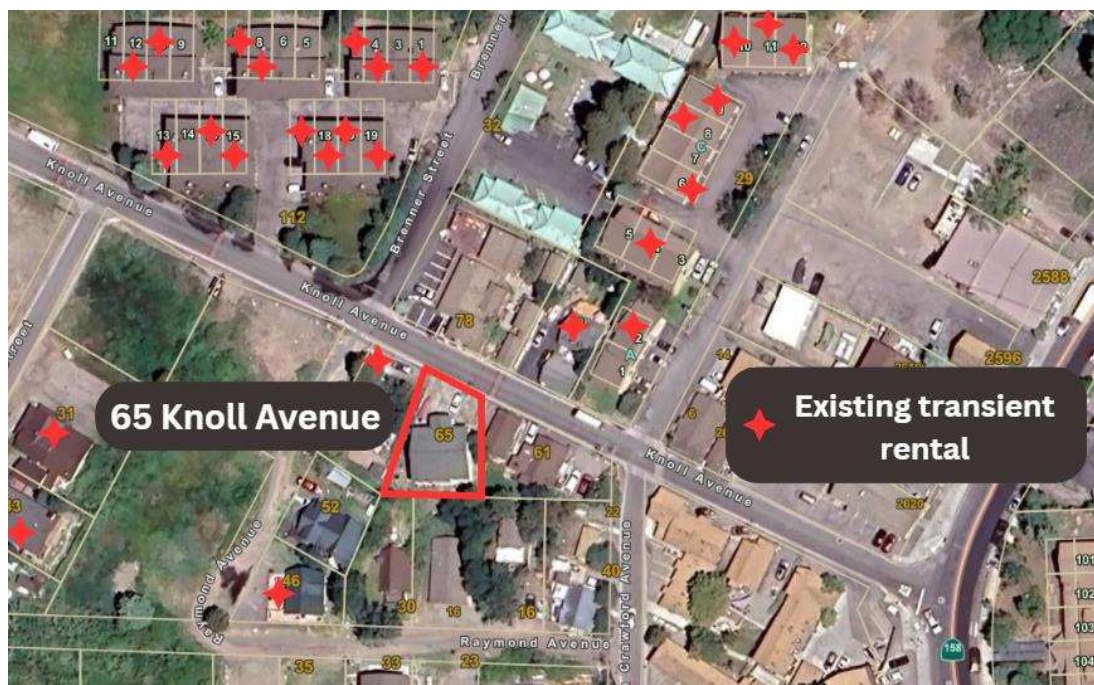


Figure 6: Nearby transient rentals

Review of Previous Decisions

Recent decisions on STR applications for parcels located in non-residential Land Use Designations are summarized below.

UP 25-004 Valletta – This application to allow transient rental of two, two-bedroom units in a fourplex designated MU in the June Lake Village was approved by the Planning Commission in June of 2025, with the condition that the transient rental of any two units in the fourplex could only be allowed so long as two units within the fourplex were offered and maintained as long-term rentals at-or-below market rate rent.

UP 25-003 Kuro LLC – This application to allow transient rental of a condominium in the Edgewater complex, a 20-unit condominium complex zoned Multi-Residential—High in the June Lake Village, was approved by the Planning Commission in June of 2025.

UP 25-002 Monteverde – This application to allow transient rental of a duplex on a parcel designated Commercial in the June Lake Village was denied by the Planning Commission in April of 2025, and appealed to the Board of Supervisors in June. The Board of Supervisors approved one unit as a nightly rental while the other unit must be maintained as a long-term rental.

UP 24-009 Poe – This application to allow transient rental of a single-family residence on a parcel designated for Commercial Lodging-Moderate in June Lake’s Down Canyon neighborhood was denied by the Planning Commission in December of 2024. Their denial was upheld on appeal to the Board of Supervisors in February 2025.

UP 24-005 Mann – This application to allow transient rental of a two-bedroom, single-family residence not occupied by the owner on a 0.18 acre parcel designated Single-Family Residential in June Lake’s Clark Tract was denied by the Planning Commission in November of 2024.

UP 24-004 Morgan – This application to allow transient rental of a single-family residence on a parcel designated Commercial in the June Lake Village was approved by the planning Commission in October of 2024.

UP 22-004 Valetta – This application to allow transient rental of two, two-bedroom units in a fourplex on a parcel designated MU in the June Lake Village was denied by the Mono County Planning Commission in June of 2022. The Planning Commission determined that the proposal would lead to a reduction in the number of residential units available to the local workforce for long-term rental, and found the proposed use inconsistent with the map and text of the Mono County General Plan. The denial was upheld on appeal to the Board of Supervisors in August of 2022.

Land Development Technical Advisory Committee (LDTAC)

The application was accepted at LDTAC on July 7, 2025.

Conditions of Approval were reviewed and recommended for approval at LDTAC on September 3, 2025.

Noticing

The project was noticed to *The Mammoth Times* on September 4, 2025.

Notices were mailed on September 4, 2025 to owners of property within 300' of the site.

Note that this project is subject to a 10-day public hearing notice, not the 30-day noticing required for projects on residential LUDs.

Public Comment

As of September 11, 2025, no public comment had been received.

CEQA Compliance

Note: In accordance with §15270, projects which a public agency rejects or disapproves are statutorily exempt from CEQA.

If approved, the proposed project is consistent with a Class 1 Categorical Exemption under §15301 of the California Environmental Quality Act (CEQA). Class 1 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 existing or former use. 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.

The transient rental unit will be used in a manner not substantially different from occupancy by full-time residents, whether owners or long-term renters. In addition, transient rentals must comply with Chapter 26 of the MCGP LUE, which addresses aesthetics, noise, parking, utilities, and other concerns.

The shift from long-term to short-term use of the residence does not change or expand the residential activities occurring on the property, which includes sleeping and eating. Thus, the continued residential use on a short-term basis is not more intensive than the conversion of a single-family residence to office use.

Additionally, because the project does not propose any new structures or amenities that would alter current residential activities, it is unlikely that the project will result in significant impacts to the Village neighborhood.

The project is subject to Chapter 5.65 of the MCC which specifies health and safety standards and other requirements such as quiet hours and owner or property manager response time (e.g., owner or property manager must be able to respond within a reasonable timeframe, preferably within an hour). The requirements set forth by Chapter 5.65 are intended to minimize potential impacts to the neighborhood as a result of short-term, residential use.

Use Permit Findings

Use permits may be granted by the Planning Commission only when all of the following findings can be made in the affirmative:

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.

The “MU” designation is intended to provide for a wide range of resident- and visitor- oriented residential and commercial uses. Business, professional, and retail uses, in addition to housing, are appropriate in Mixed Use designations, which provide a transition between intensive commercial uses and residential uses. Not all Mixed Use areas need to contain residential uses, but uses should be compatible with residential districts.

Conditions of use ensure that, excepting the parcel’s non-compliant lot coverage, all residential design requirements would be met before a transient rental permit is issued.

This finding can be made.

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.

A fully occupied residence generates traffic, and seasonally transitioning a home into a transient rental unit will not generate additional traffic.

Knoll Avenue is a County-maintained road. The site meets the residential parking requirement for two parking spaces, all vehicles will be required to park on-site as a condition of use, and no off-street parking will be allowed.

Because the transient rental is restricted seasonally to May 15 through September 15, the permit has no impact on snow storage.

This finding can be made.

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.

- a. Conditions of use seasonally restrict the transient rental, limiting impact to neighborhood character and quality of life.

- b. The property is designated for Mixed Use, and the proposed use is consistent with its designation.
- c. The proposed use is not expected to cause significant environmental impacts.
- e. The applicant shall comply with requirements established in Mono County General Plan Chapter 26, Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODs. The standards and requirements minimize fire hazards, noise, traffic, parking conflicts, and disturbance to the peace and quiet.
- f. The use permit process provides decision makers and the public the opportunity to balance competing priorities.

This finding can be made.

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

- a. The Mixed Use designation allows the use of a property as a transient rental, consistent with Chapter 26 of the MCGP and area plan policies, subject to a Director Review (later elevated to a Use Permit via R24-038). The designation also permits lodging, subject to a Director Review.
- b. The project is consistent with the following June Lake Area Policies:
 - **Objective 13.I.** *Maintain the June Lake Village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.*
 - **Objective 20.B.** *Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.*
 - **Objective 20.D.** *Increase visitation to June Lake.*
- c. The project is consistent with the following June Lake Area Issues/Opportunities/Constraints
 - *Enhancing the Loop's economic foundation will depend on expanding and improving tourist-oriented recreational facilities and accommodations. Public and private campgrounds during the summer months operate at near-full capacity, while in the winter, overnight accommodations fall short of demand.*
 - *Opportunities expressed about short-term rentals include meeting a tourism market need, economic development for June Lake, tax revenue for the County, assisting homeowners in keeping and upgrading their properties, the potential for reduced impact compared to long-term rentals, accountability and enforcement through regulation, protecting property rights, and educating, socializing with, and serving as ambassadors to visitors.*

This finding can be made.

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

Attachments

1. Notice for September 4, 2025 edition of *The Mammoth Times*.
2. Notice to neighboring property owners

MONO COUNTY

Planning Commission

NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 25-006

APPLICANT: Richard Ferguson

ASSESSOR PARCEL NUMBER: 015-074-002-000

PROJECT TITLE: UP 25-006 Ferguson

PROJECT LOCATION: 65 Knoll Avenue, June Lake, CA

On **DATE** a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Section 32.010 of the Mono County General Plan, were made by the Mono County Planning Commission **[Insert Planning Commission Decision Here]**. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 25-006 subject to the following conditions, at the conclusion of the appeal period.

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.

Notice is hereby given pursuant to Code of Civil Procedure Section 1094.6 that the time within which to bring an action challenging the County's decision is 90 days from the date the decision becomes final. If no appeal is made to the Board of Supervisors, the Planning Commission decision shall become final on the expiration of the time to bring an appeal (10 days). Notice is also hereby given that the failure to exhaust administrative remedies by filing an appeal to the Board of Supervisors may bar any action challenging the Planning Commission's decision.

DATE OF DECISION/USE PERMIT APPROVAL: **DATE**

EFFECTIVE DATE USE PERMIT: **DATE**

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:

DATE

cc:

X Applicant
X Public Works
X Building
X Compliance

CONDITIONS OF APPROVAL

Use Permit 25-006/Ferguson VHR

1. Transient rentals are allowed from May 15 through September 15, and prohibited from September 16 through May 14.
2. All outdoor lighting fixtures must be upgraded to comply with Chapter 23 of the Land Use Element of the Mono County General Plan before a transient rental permit will be issued.
3. All paved parking spaces shall be striped in accordance with the approved parking layouts shown in Figure 06.010 of the MCGP LUE before a transient rental permit can be issued.
4. Prior to conducting business, the property owner(s) shall receive a Vacation Home Rental Permit and comply with Mono County General Plan Chapter 26 "Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODS," a Mono County Transient Occupancy Tax Certificate, and a Mono County business license. Payment of any applicable Housing Mitigation Ordinance fees is also required prior to conducting any transient rental business at the project site.
5. Future development shall meet all requirements of Mono County including, but not limited to, the General Plan, Mono County Code, and project conditions and site plan.
6. All transient rental customers must sleep within the dwelling; customers are prohibited from sleeping in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
7. Project is required to comply with any requirements of the June Lake Fire Protection District.
8. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
9. Transient rentals shall be limited to a maximum of eight guests.
10. A maximum of four vehicles are allowed to park on the property during transient rental. At no time shall the number of vehicles present exceed the number of parking spaces. Off-site parking is prohibited.
11. Payment of County fees is required before the Use Permit is valid.
12. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
13. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:

- a. There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit.
 - b. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.
 - c. No extension is granted as provided in Section 32.070.
14. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.
15. Revocation: The Planning Commission may revoke the rights granted by a use permit, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least ten days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

Astronomy Watch

Sept 4, 2025

Sunrise: 6:59 AM

Sunset: 6:54 PM

All times are PDT and for a uniform horizon of 5½°

The Moon

Full 3rd Qtr New

Sept 7 Sept 14 Sept 21

Moonrise: 6:29 PM

Moonset: 2:08 AM

Planets

Before sunrise:

Venus: v bright low E

Saturn: low WSW

Jupiter: bright E

After sunset:

Mars: dim v low W

Active Meteor Showers

The next major shower will be the Orionids which peak on Oct 21.

There are objects in the nighttime sky which look like round fuzzy balls when seen through a small telescope. These objects are tightly packed collections of stars in our Milky Way Galaxy called globular clusters. Globular clusters can contain up to millions of the oldest stars in our Milky Way Galaxy. The stars in a globular cluster are gravitationally bound to each other, kind of like a tiny galaxy. They orbit mostly in the extended stellar halos surrounding most spiral galaxies. Our Milky Way has an estimated 150 of these clusters. On a clear dark night, through a modest-sized telescope, I have seen the Great Cluster in Hercules look like a mound of sparking diamonds sprinkled on black velvet.

By Dr. Mark Hodges of Caltech's Owens Valley Radio Observatory

HELP WANTED FULL TIME

THE COUNTY OF INYO

Is currently accepting applications to fill multiple Countywide positions

For more information, complete job descriptions and an Inyo County application form, visit www.inyocounty.us, or contact the Personnel Office at 760-878-0377. Must apply on Inyo County application form. EEO/ADA.

For more information, to view complete job descriptions and apply for Merit positions, visit <https://www.governmentjobs.com/careers/mss>, or contact the HHS Administration Office at 760-873-3305

HELP WANTED FULL TIME

MAMMOTH HOSPITAL

Elevate Your Health

Elevate Your Career At Mammoth Hospital!

We have an immediate need for the following positions:

Radiologic Technologist II

Starting wage \$44.42 to \$53.84 based on qualifications.

\$5,000 Retention Bonus.

Physical Therapist

Starting wage \$48.72 to \$59.05 based on qualifications.

\$5,000 Retention Bonus

Hospital Social Worker

Starting wage \$43.69 to 52.96 based on qualifications.

Dental Assistant - Registered

Starting wage \$25.49 to \$30.90 based on qualifications.

To view more open positions and apply, please visit our website at www.mammothhospital.org/jobs

HELP WANTED FULL TIME

CUSTODIAN MAINTENANCE WORKER

Full-Time

Salary: Classified Range 48: \$24.27-\$31.03

Filing Deadline: Until Filled

EARLY LEARNING AIDE

Full-Time

Salary: Classified Range 37: \$18.05-\$23.17

Filing Deadline: Until Filled

EARLY LEARNING AND CARE DIRECTOR

Full-Time

Salary: \$73,695-\$103,965

Filing Deadline: Until Filled

EARLY LEARNING ASSOCIATE TEACHER (INFANT QUALIFIED)

Full-Time

Salary: Classified Range 46: \$22.63-\$28.92 per hour

Filing Deadline: Until Filled

EARLY LEARNING ASSOCIATE TEACHER

Full-Time

Salary: Classified Range 46: \$22.63-\$28.92 per hour

Filing Deadline: Until Filled

For more details and application log onto www.edjoin.org

Mono County Office of Education

Attn: Monica Hernandez,

Human Resources

PO Box 477

Bridgeport, CA 93517-0477

(760) 932-7311

HELP WANTED FULL TIME

CAROSELLI TILE IS HIRING

No experience needed, Must be hard working and reliable

Great pay and steady work

Please call Anthony

760-234-6911

SWEETWATER PLUMBING INC.

Full time position for Journeyman Plumber. Full Benefits. Job is located in Mammoth Lakes.

Contact 760-914-1266

info@sweetwaterplumbing.com

WANTED TO RENT

FAMILY CABIN

4 bedroom, wood stove, 2 bath, Nov- Jan 31. Turnkey

Text-951-551-0360

PUBLIC NOTICES

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

THE FOLLOWING PERSON(S) HAVE ABANDONED THE USE OF THE FICTITIOUS BUSINESS NAME:

SHELL ENERGY SOLUTIONS

21 WATERWAY AVE. SUITE 450

THE WOODLANDS, TX 77380

Fictitious Business Name(s) is abandoned by the following registrant (s):

MP2 ENERGY NE LLC

909 FANNIN ST. SUITE 3500

HOUSTON, TX 77010

This statement was filed with the County Clerk of Mono County on JULY 31, 2025. File #20250110 Fictitious business name was filed in Mono County APRIL 22, 2021. File #21-024. (MT 08.14, 08.21, 08.28, 09.04, 2025 #20241)

PUBLIC NOTICES

APPLICATION FOR WATER NO. 94586

NOTICE IS HEREBY GIVEN, that on the 9th day of July 2025 Walker Basin Conservancy of Reno, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 1.28 c.f.s., of water heretofore appropriated under Claim 82 of the Walker River Decree. Water will be diverted from the East Walker River at a point of non-diversion located within the NW1/4 SW1/4 of Section 14, T11N, R26E, MDB&M, or at a point from which the SE corner of Section 23, T11N, R26E, MDB&M bears S 30 degrees 13 minutes 47 seconds E, a distance of 8,474 feet (approx. 13.5 miles SSE of downtown Yerington, NV). Water will be used for instream flow for wildlife purposes as decreed. The existing point of diversion was located as decreed. Water was used as decreed.

Adam Sullivan, P.E.

State Engineer

AS/mh

(MT 08.21, 08.28, 09.04, 09.11, 09.18, 2025 #20248)

APPLICATION FOR WATER NO. 94587

NOTICE IS HEREBY GIVEN, that on the 9th day of July 2025 Walker Basin Conservancy of Reno, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 0.968 c.f.s., a portion of water heretofore appropriated under Claim 137 of the Walker River Decree. Water will be diverted from Walker River at a point of non-diversion located within the NW1/4 SW1/4 of Section 14, T11N, R26E, MDB&M, or at a point from which the SE corner of Section 23, T11N, R26E, MDB&M bears S 30 degrees 13 minutes 47 seconds E, a distance of 8,474 feet (approx. 13.5 miles SSE of downtown Yerington, NV). Water will be used for instream flow for wildlife purposes as decreed. The existing point of diversion was located as decreed. Water was used as decreed.

Adam Sullivan, P.E.

State Engineer

AS/mh

(MT 08.21, 08.28, 09.04, 09.11, 09.18, 2025 #20246)

Get it in the Mammoth Times Classifieds.

www.mammothtimes.com

PUBLIC NOTICES

APPLICATION FOR WATER NO. 94588

NOTICE IS HEREBY GIVEN, that on the 9th day of July 2025 Walker Basin Conservancy of Reno, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 8.08 c.f.s., of water heretofore appropriated under Claim 151 of the Walker River Decree. Water will be diverted from the East Walker River at a point of non-diversion located within the NW1/4 SW1/4 of Section 14, T11N, R26E, MDB&M, or at a point from which the SE corner of Section 23, T11N, R26E, MDB&M bears S 30 degrees 13 minutes 47 seconds E, a distance of 8,474 feet (approx. 13.5 miles SSE of downtown Yerington, NV). Water will be used for instream flow for wildlife purposes as decreed. The existing point of diversion was located as decreed. Water was used as decreed.

Adam Sullivan, P.E.

State Engineer

AS/mh

(MT 08.24, 08.28, 09.04, 09.11, 09.18, 2025 #20249)

FICTITIOUS BUSINESS NAME STATEMENT

THE FOLLOWING PERSON IS DOING BUSINESS AS:

SAGE TO PINE COLLECTIVE

101 OLD MAMMOTH RD C-3

PO BOX 3291

MAMMOTH LAKES, CA 93546

AMY MASSIE

PO BOX 3291

MAMMOTH LAKES,CA 93546

This business is conducted by: AN INDIVIDUAL. Registrant HAS NOT begun to transact business under the fictitious business name or names listed. This statement was filed with the County Clerk of Mono County on AUG 19, 2025. File# 20250124. (MT 09.04, 09.11, 09.18, 09.25, 2025 #20255)

PUBLIC NOTICES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on September 18, 2025, in the in the in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/89871008147>, or via teleconference CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following: **No earlier than 9:00 a.m. Use Permit 25-006/Ferguson-Haven VHR.** The proposal is to permit one single-family residence located at 65 Knoll Avenue in June Lake (015-074-002-000) for seasonal use as a vacation home rental. The property is 0.12 acres and designated Mixed Use (MU). The portion of the home available for rent will allow for a maximum overnight occupancy of eight guests, and transient rental of 65 Knoll will be conditioned on the continued long-term rental of all ten units of The Haven at 78 Knoll Avenue. The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available on or before September 11, 2025 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 p.m. on Wednesday September 17, 2025, to ensure timely receipt, or by email at cdcomments@mono.ca.gov. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing. (MT 09.04, 2025 #20259)

PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT

THE FOLLOWING PERSON IS DOING BUSINESS AS:

SHELL ENERGY SOLUTIONS

RETAIL SERVICES

909 FANNIN ST. SUITE 3500

HOUSTON, TX 77010

MP2 ENERGY NE LLC

909 FANNIN ST. SUITE 3500

HOUSTON, TX 77010

This business is conducted by: A LIMITED LIABILITY CO. Registrant HAS NOT begun to transact business under the fictitious business name or names listed. This statement was filed with the County Clerk of Mono County on JULY 31, 2025. File #20250111. (MT 08.14, 08.21, 08.28, 09.04, 2025 #20242)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Local Agency Formation Commission (LAFCO) will hold a Regular Meeting and conduct a public hearing on **October 2 at 3:00 p.m.** in the Mono County Civic Center, Dana Room, 1290 Tavern Road in Mammoth Lakes and remotely by live cast. <https://www.monocounty.ca.gov/meetings> to consider an update to a Municipal Service Review and Sphere of Influence Reports for County Service Area 1 and County Service Area 5. Municipal service reviews must be completed prior to the establishment or update of Sphere of Influence. A notice of exemption has been prepared in accordance with the California Environmental Quality Act. For more information, contact Heidi Willson at 760-924-1800 or hwilson@mono.ca.gov or the Mono LAFCO website: <https://monocounty.ca.gov/lafo> o. (MT 09.04, 2025 #20254)

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

Planning Division

NOTICE OF PUBLIC HEARING

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of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546 or by email at cddcomments@mono.ca.gov, by 5 p.m. on **Wednesday, September 17, 2025**. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing.

Project Contact Information:

Erin Bauer

PO Box 347 • Mammoth Lakes, CA 93546

(760) 924-4602 • ebauer@mono.ca.gov

