

## Heidi Willson

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**From:** Erin Bauer  
**Sent:** Wednesday, December 17, 2025 4:16 PM  
**To:** CDD Comments  
**Subject:** Fw: June Lake John Decoster

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**From:** Joel Ackley <jackley@heidelberginnresort.com>  
**Sent:** Wednesday, December 17, 2025 4:13 PM  
**To:** Erin Bauer <ebauer@mono.ca.gov>  
**Subject:** June Lake John Decoster

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**[EXTERNAL EMAIL]**

December 17, 2025

Mono County Planning Commission  
PO Box 347  
Mammoth Lakes, CA 93546

RE: Use Permit Applications 25-007 Decoster Apartments and 25-008 Decoster STR

To Whom It May Concern:

I have recently learned that Mr. John Decoster has submitted applications for both STR and LTR permits. This initiative holds significant value for local businesses and residents. As a long-term resident of June Lake and the General Manager of the highest-grossing nightly rental resorts in June Lake Village, I am acutely aware of the challenges associated with securing affordable housing for employees.

Presently, 85% of my staff live outside the June Lake area and commute here daily for their jobs.

As a resident on Lakeview Drive, I can confirm that there is sufficient parking available not only on the Lakeview access road but also along HWY-158. However, some residents along HWY-158 mistakenly believe that the easement constitutes their private property, as evidenced by the parking signs they have posted along the

highway. I do not perceive any negative impact on the hillside neighborhood road or the community as a whole.

John Decoster and his remarkable family have been dedicated neighbors and vital contributors to this community. I have known John for many years, both personally and professionally. Very few business owners possess the vision or determination to genuinely enhance this extraordinary area. While there may be a handful of local detractors who lack this foresight, it is clear that thoughtful planning and execution can significantly improve our collective well-being here in the June Lake Loop.

Best regards,

**Joel Ackley**

General Manager

Heidelberg Inn & Resort

Office (760) 648-7781

[jackley@heidelberginnresort.com](mailto:jackley@heidelberginnresort.com)

Comments for Use Permit 25-007/Decoster Apartments & Permit-008/Decoster STR  
December 17, 2025

Dear Commissioners,

My family has owned a Hillside Road property for decades and uses the property as a vacation property. I respectfully oppose the proposed short-term rental (STR) permits for the three single-family residences accessed solely by a privately owned and privately maintained one-lane dirt road. Under California law and Mono County's discretionary permit standards, approval requires findings that the project will not endanger public health or safety, will not create a nuisance, and is adequately served by access, parking, and infrastructure. Based on existing conditions, these findings cannot be supported.

#### Unsafe and Inadequate Emergency Access

California Fire Code §503.1 requires approved fire-apparatus access roads to be of sufficient width, grade, and clearance to support emergency response and to remain unobstructed at all times.

The road is one lane, unpaved, and highly erosive - has only one turnout, located at the public-road entrance, and is subject to snow, ice, limited visibility, and restricted maneuvering.

Allowing STR use requiring parking for approximately ten vehicles materially increases the risk of blocked or delayed emergency access, preventing compliance with California Fire Code §503.1 and undermining public safety findings required for permit approval.

#### Inadequate Infrastructure for Proposed Intensity of Use

California Government Code §65302(b) requires land-use decisions to ensure that circulation systems safely accommodate projected traffic and intensity of use.

This private road—constructed of pumice and granite aggregate—already experiences rapid erosion under low-density residential use. STR-related traffic, guest turnover, and service vehicles would accelerate surface failure and erosion, increase dust and drainage problems, and substantially raise private maintenance and snow-removal costs.

Imposing these impacts on neighboring homeowners constitutes a detrimental effect on surrounding properties, contrary to required discretionary permit findings.

#### Parking Deficiencies and Circulation Conflicts

Local STR regulations and zoning standards require adequate, legal, and safe parking that does not interfere with access or emergency response.

The proposal relies on parking along a private road with no engineered shoulders and no design capacity for roadside parking, creating foreseeable blocked access, illegal parking, and encroachment onto private property.

#### Nuisance and Incompatibility with Residential Use

Discretionary permits may not be approved where a use would create a public or private nuisance, including excessive noise, dust, traffic, or disturbance.

STR operation on this road would introduce frequent guest turnover, late-night arrivals, headlights, and increased noise, dust, and traffic.

These impacts are incompatible with the existing residential neighborhood and preclude required compatibility findings.

#### Foreseeable Safety Risks to STR Occupants

Under CEQA Guidelines §15064(d) and §15065(a)(4), agencies must consider whether a project exposes people to substantial hazards. Approving STR use on a narrow, unlit, winter-hazardous private road knowingly exposes transient occupants to foreseeable safety risks.

Although some parcels are commercially zoned, zoning alone does not override the requirement that access, infrastructure, and operational impacts meet safety and compatibility standards. The proposed STR use would shift commercial impacts onto a residential neighborhood without adequate infrastructure or mitigation. Even outside winter conditions, the proposal fails to meet required findings under California planning law and Mono County permitting standards.

I respectfully request denial of the proposed permits.

Sincerely,

*Catherine Davis*

Catherine Davis

## Heidi Willson

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**From:** Scott Davis <davis.scott.m@gmail.com>  
**Sent:** Tuesday, December 16, 2025 7:02 PM  
**To:** CDD Comments  
**Subject:** 17DEC2025 Testimony in Opposition to Use Permit 25-008/Decoster STR for 189 Hillside Road in June Lake (APN: 015-084-026-000)

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[EXTERNAL EMAIL]

Dear Secretary of the Planning Commission,

In Opposition to:

Use Permit 25-008/Decoster STR requesting STR permits for the single-family residence(s) at

189 Hillside Road in June Lake (APN: 015-084-026-000)

I respectfully oppose the permit to allow STR occupant use of Hillside Dr – a privately owned and maintained one-lane dirt road.

This road is narrow, unpaved, and highly erosive, with a single turnout at the entrance from Hwy 158. It has no shoulders and is privately maintained by residents, including winter snow removal. Allowing STR use requiring parking for additional vehicles materially increases the risk of blocked access from the stranded cars of drivers who are inexperienced in winter conditions, increasing the likelihood of delayed emergency services during winter, along with a detrimental increase in pumice dust throughout the rest of the year.

The pumice and granite road degrades rapidly under normal residential use. The addition of STR traffic from guest turnover and any cleaning service vehicles would accelerate erosion, dust, and surface failure, substantially increasing private maintenance and snow-removal costs imposed on neighboring homeowners.

Additional transient traffic along this road is relatively unsafe in optimal conditions as property damage is not rare and will exacerbate obstructions and encroachment onto private property. STR traffic introduces excess noise, obnoxious headlights, and traffic incompatible with the surrounding neighborhood, constituting a nuisance.

Finally, approving STRs on a narrow, unlit, winter-hazardous road exposes transient occupants to foreseeable safety risks the residents should not be left to deal with.

Access to any STR at 189 Hillside ought to be contingent on occupant access via the proposed changes to 2555 Highway 158 (APN: 015-085-010-000).

Sincerely,

Scott Davis

(Grandparents: John & Janet Satterthwaite)

111 Hillside Dr

June Lake 93529

808-895-7703

## Heidi Willson

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**From:** Gardner Family <bob.karen@gmail.com>  
**Sent:** Wednesday, December 17, 2025 8:43 AM  
**To:** Comm Dev  
**Subject:** Planning Commission Items on Dec. 18 Agenda

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**[EXTERNAL EMAIL]**

Dear Planning Commission Members,

I support and encourage your approval of all three items on the agenda at your meeting on Dec. 18.

I live on Nevada Street in June Lake and support Laura Mann's STR request for her property on our street.

I also support John DeCoster's request for approval of four apartments as well as approval of a STR on his property. Getting four long term units is significant for our community given our continued housing challenges. I worked with John on trying to get EV Chargers during my tenure on the Board of Supervisors, but was not successful. I am glad that will also be a part of his project. I support the STR request as a reasonable approach to addressing our housing issues.

Thank you for considering these requests.

Bob Gardner

Bill Hunt  
PO Box 485, June Lake CA,93529  
[janetbillhunt@gmail.com](mailto:janetbillhunt@gmail.com)

December 17, 2025

Re: Use Permits 25-007/Decoster Apartments and 25-008/Decoster STR

To: Mono County Planning Commission

Dear Commissioners,

I am writing this letter in support of granting use permits that John Decoster is proposing for his two parcels. The challenge here in the Loop is not finding employees, but rather housing and place to live. There is a critical lack of workforce housing here in June Lake and John's plan for 4 apartments would help fill that need.

My understanding that the request to convert the cabin behind his home to STR instead of a monthly rental. This would be helpful in STR needs which are also needed.

Converting his one monthly rental to an STR, which is still needed and building 4 new work force rentals is definitely a plus for affordable workforce housing for the community of June Lake.

Also, John's plan to install 2 EV charging stations will also be beneficial to the community.

I feel positive that the Planning Commission shall approve these two permit requests.

Bill Hunt  
President  
June Lake Public Utility District

Janet Hunt  
PO Box 485, June Lake CA 93529  
[Hunthouse.junelake@gmail.com](mailto:Hunthouse.junelake@gmail.com)

December 16, 2025

Re: Use Permits 25-007 /Decoster Apartments and 25-008/Decoster STR

To: Mono County Planning Commission

Dear Commissioners,

I am writing in support of granting the use permits that John DeCoster is proposing for his two parcels. Having 4 new workforce housing units available here in the Loop addresses a critical need. There are very few undeveloped commercial lots which inhibits building apartments elsewhere in the Loop.

It is my understanding that the request to convert the cabin behind his home to STR from a monthly rental will allow him to lodge visiting family and friends and also provide STR for tourist lodging, which is also needed in June Lake. Since there is a concern about the number of vehicles on Hillside, there will actually be LESS car traffic than there is now with 2 vehicles there daily with the current fulltime renters. There will be periods of time when there are no vehicles at the cabin when the cabin is not rented.

Converting his one monthly rental to STR and building 4 new monthly rentals still gives a net +3 increase to affordable workforce housing which seems a win for the June Lake community.

Having the EV Charging stations as part of the plan is a bonus. EV charging stations are an unmet need in June Lake and provides a service needed by residents and visitors alike. Visitors can visit our downtown businesses while the vehicles charge, providing more opportunities for retail and dining revenue for our community.

I encourage the Commission to approve these use permit requests.

  
Janet Hunt

Member of JL Citizens Advisory Committee (CAC)  
Executive Director, June Lake Arts non-profit

## Heidi Willson

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**From:** Erin Bauer  
**Sent:** Wednesday, December 17, 2025 11:44 AM  
**To:** CDD Comments  
**Subject:** Fw: Support for DeCoster project in June Lake

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**From:** Lydia March <lydia@sierracrestrealestate.com>  
**Sent:** Wednesday, December 17, 2025 9:39 AM  
**To:** Erin Bauer <ebauer@mono.ca.gov>  
**Subject:** Support for DeCoster project in June Lake

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**[EXTERNAL EMAIL]**

Board of Supervisors,

I am writing to express my strong support for the proposed project at the High Sierra Shop property in June Lake Village. This project represents a thoughtful, community-minded investment that directly addresses some of the most pressing challenges facing June Lake today—most notably workforce housing and an EV station.

As a vacation rental manager, I frequently hear from guests that EV charging is needed, especially since charging at private homes (STRs) is not permitted, leaving Mammoth or Lee Vining as their only options. Since this is the first commercial property upon entering the village, this location allows guests to park, charge their vehicles, and comfortably explore the village on foot, supporting local businesses.

Regarding the short-term rental request, this proposal also aligns with the County's goal of incentivizing and rewarding permits that provide workforce housing.

Thank you for your consideration and continued service to June Lake.

--

**Lydia March**

*Sierra Crest Real Estate*

*Realtor Associate BRE: 01955914*

*Office: (760) 648-7304 Cell: (760) 672-6948 Fax: (760) 648-7979*

*[Lydia@SierraCrestRealEstate.com](mailto:Lydia@SierraCrestRealEstate.com)*

*<http://www.SierraCrestRealEstate.com>*

December 17, 2025

Re: High Sierra Apartments

To Whom it may Concern:

The High Sierra Apartment project is exactly the type of development the June Lake community needs. It is also the kind of project the Mono County Ad Hoc Housing Committee should actively encourage and support, even though it is located in June Lake rather than Mammoth Lakes.

This proposal represents a responsible effort by a respected local business owner to increase much-needed workforce housing and directly address a challenge that has long affected our community. It deserves encouragement, not unnecessary barriers.

I urge the County to remove hurdles, offer assistance, and help make this important project a reality.

Sincerely,

Don Morton  
June Lake Business Owner

## Heidi Willson

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**From:** Erin Bauer  
**Sent:** Wednesday, December 17, 2025 12:56 PM  
**To:** CDD Comments  
**Subject:** Fw: June Lake housing/ above Sierra Green

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**From:** Troy Pino <familybiz@pinopies.com>  
**Sent:** Wednesday, December 17, 2025 12:52 PM  
**To:** Erin Bauer <ebauer@mono.ca.gov>; john@insaneenterprises.com <john@insaneenterprises.com>  
**Subject:** June Lake housing/ above Sierra Green

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**[EXTERNAL EMAIL]**

Hello,

We are Troy and Dulcie Pino of Pino Pies in June Lake.

We LOVE our new location and are really glad to be a part of this community.

We are seeing the urgent need for accommodations for employees for the mountain and other businesses in town. We've also seen an increase in people living in their vehicles in the woods while working in town. This may work for summer months but it's a bit rough in the winter. We'd like to see more housing open up for the workers who make this town come alive.

So far, many home owners here are second home owners and for a part of the year this accommodation un used. We do need year round vacancies.

John and Miras place is the first thing visitors see upon arriving in June Lake. If the proposed plan is anything like their business, I'm sure it'd be in keeping with that theme. (modern and clean mountain vibe!) Because it is at the beginning of town, this would minimize through travel and encourage people to walk. (which is really nice as many businesses are in walking distance, encouraging people to leave their cars parked) An E charging parking spot would be a great addition to June Lake. (I personally am not an EV owner; however we are seeing more Electric vehicles visiting here). I feel building a huge hotel or apartment complex would change the feel of June lake, I believe most of the visitors appreciate the small-town feel, but we do have to accommodate tourists and workers somewhere. We also have the pleasure of having visiting parents, who come to help out with the business and visit grandchildren. It would be amazing to have an affordable option for short term stays. Some place nearby on an as-needed basis. This simply fills in the calendar in the off season and keeps the lights on so to speak.

We vote Yes for building above Sierra Green. We need housing. Simple.

Please reach out if you have any comments of questions.

Troy and Dulcie Pino  
(424) 3958610 (Dulcie)  
Or (Troy) on (323) 2189952

Cheers.

December 17, 2025

Mono County

Secretary of Planning Commission

P.O. Box 347

Mammoth Lakes, Ca. 93548

Re: Use Permit 25-007 & Use Permit 25-008 Decoster Apartments & STR

I have been the property owner at 91 Hillside Rd. for over 30 years. The location is my family's vacation home that is used by my children, grandchildren & great grandchildren. I believe that my property is within 500 feet of the proposed project. We were never notified of any hearings, etc. as to this project as I believe Mono County is obligated by law to do.

My objections are as follows; The road leading to the proposed parking area is a privately maintained road. There is one way in & one way out. It is a dead end. There is no turn around area. The road is dirt, rocky, unlit & narrow. Snow is not routinely cleared & is done so by contract which the home owners voluntarily contribute to. I believe we are in an avalanche zone that extends from Nov.1-April 15. There are numerous times during the winter months due to snow or wet conditions that the only access is by a 4 wheel drive operated vehicle. This road does not need any more usage. It is the only emergency access that exists.

I believe that the parking for the apartment project should be adjacent to it & on the same street.

Frank Salerno

818-257-2014

## Heidi Willson

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**From:** Erin Bauer  
**Sent:** Wednesday, December 17, 2025 11:46 AM  
**To:** CDD Comments  
**Subject:** Fw: Applications UP 25-007 Decoster Apartments and UP 25-008 Decoster STR

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**From:** Jordan Shackelford <jayshack@gmail.com>  
**Sent:** Wednesday, December 17, 2025 11:07 AM  
**To:** Erin Bauer <ebauer@mono.ca.gov>  
**Cc:** Wendy Sugimura <wsugimura@mono.ca.gov>  
**Subject:** RE: Applications UP 25-007 Decoster Apartments and UP 25-008 Decoster STR

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**[EXTERNAL EMAIL]**

December 17, 2025

Mono County Planning Commission  
PO Box 347  
Mammoth Lakes, CA 93546

RE: Use Permit Applications 25-007 Decoster Apartments and 25-008 Decoster STR

To Whom It May Concern:

I am writing in strong support of applications UP 25-007 Decoster Apartments and UP 25-008 Decoster STR. The proposed projects represent a tremendous opportunity for our community. For a small town lacking long-term and short-term rental properties, it should be seen as a stroke of luck that a local business owner is proposing to fund multiple market/below-market rate apartments along with adding a short term rental unit, along with multiple EV charging bays (to my knowledge we have no public EV charging options within many miles of this community). This project serves county policies and general plan goals, adding vital workforce housing as well as a vacation rental (at a ratio of 4:1) to a tourism economy heavily reliant on, and in need of, both. I can scarcely think of a better development in June Lake.

I understand there are some concerns in the neighborhood regarding the use of Hillside Road for access to the proposed apartments. That is a fair consideration to be sure, but I do not share the concerns I have heard raised and view them to be largely overstated and hardly outweighing the substantial community benefits of the proposed developments. The reality is that the property address, on Highway 158, will in all likelihood be accessed by tenants via Highway 158 regardless of parking provisioned on Hillside Drive. Highway 158 is a safe, wide, paved, well-maintained access point to the properties with abundant parking on both sides. I myself am a resident of the Hillside neighborhood with a home located on the 158 side and I always access my home from the highway. Tenants will surely prefer to do the same so I view any potential impacts to the neighborhood-maintained road to be minimal.

I know the DeCosters to be generous neighbors and community members and responsible business owners who contribute significantly to our town. I strongly disagree with characterizations to the contrary in these public comments and believe those to be made in bad faith. I know John and Mira to be individuals of high character and trust that they will do everything possible in the execution of this project plan to minimize any (perceived) negative impacts and address all neighborhood concerns.

These projects are highly responsive to the goals of the general plan and other local and state policy initiatives. They will be a boon to our local economy, our home values, our workforce, and our visitors. I strongly urge you to approve these applications.

A handwritten signature in black ink, appearing to read 'Jordan Shackelford', with a stylized, flowing script.

Jordan Shackelford  
2407 Highway 158  
June Lake CA 93529  
970 846 6902

## **Planning Department**

December 18, 2025

### **Use Permits: UP 25-007 and UP 25-008**

Planning Commissioners and Board of Supervisors,

I write with genuine concern and with sadness, as my intent is not to create a "neighbor against neighbor" situation. However, this multi-phased project should not have advanced to this point without broader County notice and careful consideration of its impacts.

Although my property is approximately 555 feet from the proposed project and therefore falls just outside the 500-foot notification radius, Hillside Road is a private road; half of the road in front of my house is deeded to me, for which I pay property taxes and contribute to the voluntary road funds. The road will be directly impacted by increased use. The failure to notify all Hillside Road residents represents a serious oversight by the County. (I am aware of at least two property owners within 500' that were not officially notified) I first learned on December 9, 2025, of the intention to add six dedicated parking spaces on Hillside Road. The related documentation was not uploaded online until December 11, 2025.

Because the two use permits are being processed concurrently, I will address UP 25-008 first, although many of my concerns apply equally to UP 25-007.

### **UP 25-008 — Short-Term Rental on Hillside Road**

I am not opposed to approving a short-term rental; however, my support is conditioned on the inclusion of a restriction prohibiting short-term rentals from **October 31 through April 16**.

This condition is consistent with other June Lake short-term rental permits located on narrow (8 feet), one-way, dead-end, private roads, such as Clark Tract, Peterson Tract, Skyline, and Carson View, where the County has already limited or prohibited STR winter usage.

### **UP 25-007 — DeCoster Apartments and Expanded Parking on Hillside Road**

I support the project to provide affordable long-term housing for June Lake; however, I am opposed to the addition of six dedicated parking spaces on Hillside Road. This proposal would significantly increase usage on a private, narrow, one-way road that is steep, substandard, and maintained solely through a voluntary agreement among neighbors. I believe the County, with its overwhelming support for local housing, can create variances and approve this project without impacting a small residential road, and that is where I would like to see the County's efforts expended.

As one of Hillside Road's neighbors and a person responsible for managing the voluntary road fund from 2018 until last month, I am intimately familiar with the challenges of maintaining this road, particularly during winter conditions.

Safety is the primary concern. Hillside Road is narrow, steep, has significant drop-offs, and dead ends with no turnaround.. Every full-time resident on this road owns a four-wheel-drive vehicle, yet vehicles still become stuck. Introducing seasonal or short-term rental guests during the winter months would create an unacceptable safety risk. If a vehicle becomes disabled on the road, the seven full-time residents could be blocked entirely in or out, along with snowplows and emergency responders.

While documentation has been presented showing the DeCoster property is not located in an avalanche zone, I would like to note that during the winter of 2022–2023, Hillside Road was subject to two mandatory avalanche evacuations. During those periods, no snow removal occurred on either Hillside Road or Lakeview Road.

### **Summary of My Position**

- I support Phase One of the DeCoster project, the addition of two long-term rental units and the redesign of their existing parking area.
- I oppose Phase Two, specifically the addition of six dedicated parking spots on Hillside Road.
- I support approval of the DeCoster short-term rental only with the condition that no rentals occur from October 31 through April 16.

Thank you for your consideration and for carefully weighing the impacts of these proposals on existing residents and infrastructure.

Respectfully,  
Heidi Vetter  
83 Hillside Road  
June Lake