

To: Paul McFarland  
Subject: June Lake short-term rentals

We understand there is discussion going on now regarding short-term rentals in the June Lake Loop. We wanted to share our experience with the short-term rental of our home.

My wife and I have owned property in June Lake since 1988 and have been coming to the loop for much longer than that. We love the peace that it gives when we are there. In our experience we feel that legal, professionally managed short-term rentals will not adversely impact that.

At some point we needed to be able to rent our place in order to keep it. We did not want a long-term rental as we come up and use the house on almost a monthly basis.

Having a TROD in place gives us another option to keep our second home by allowing us to rent the house. Our experience with short-term rentals has been very positive. We feel the key to the success of short-term rentals is the management of the guests who stay there, and that management is through professionally property management firms. We have not had one bad experience in renting out our home and feel that our property managers are key to our experience. Also, we have not experienced complaints from our neighbors.

We know of several homeowners who have had to either sell their house or rent it out full time to be able to keep it.

We do not rent our home out to make money, but to offset some of the costs of second home ownership.

We feel that at least some if not all the problems with some short-term rentals in the loop are lack of a legal TROD and professional property management for those properties.

Thank you for including our input to the short-term rental topic.

Respectfully,

Robin & Debby Anderson

April 20, 2017

Subject: June Lake Area Plan Update- Short Term Rental Policy

I am a homeowner in what is currently shown as the Clark Tract area of June Lake. I recently received via the mail a flyer providing information on upcoming Neighborhood Conversations regarding consideration of potential changes concerning short term vacation rentals.

I plan to attend the meeting scheduled for Saturday May 13<sup>th</sup> but wanted to provide you with some of my thoughts prior to the meeting. Hopefully this will allow those leading the discussions advance preparation time such that my input can be adequately addressed as part of the meeting agenda. Should anyone have any advance questions or require any additional input just let me know.

### **General Thoughts**

- Understanding that the current situation involving both illegal short term rentals and spot/noncompliant Chapter 25 TROD approved properties needs to be resolved, discussions on whether to rezone our existing single family residential areas to allow for short term rentals I feel is premature. First we should have discussions regarding removal of the Chapter 25 TROD overlay and enforcement of the current regulations.

We originally purchased our property many years ago knowing that it was in a single family residence zoned area along with all the provisions included with this designation. The same should have been true of all the other property owners in our community. If some of them now want to rent out their property on a short term basis, that is outside allowed usage of their property, their desires to change the land use designation should not impact the rest of us. Those that purchased and utilize their property in accordance with the law should not have to bend to the desires of those who want to change things. If they wanted to have a short term rental property that is what they should have purchased upfront.

- Should the upcoming discussions as outlined continue as planned and should the decision be made to not change the current land use designation then discussions must continue with regard to how to enforce the current no short term rental rules/laws.

### **Thoughts/Considerations Involving Potentially Allowing Short Term Rentals**

- This change would devalue all area properties. Many people do not want to live in a short term rental transient population community.
- This would also be in direct opposition to community values that lead many of us longer term owners to originally purchase and develop our properties.
- It could negatively affect our homeowners insurance policies and premiums.

- There are many fragile environmental situations and areas that would need to be considered in advance of approval of any such change. There are many wildlife and vegetation circumstances that would need to be reviewed. An Environmental Impact Report would have to be completed and properly filed before any of this could move forward.
- Many of us maintain our own roadway systems and pay for the required snow removal etc. This is not covered by the county. Should Short Term Rental plans move forward provisions need to be included such that the short term rental property owners pick up an additional share of these costs based on rental usage of their property. Not sure how this would be set up exactly but it still needs to be considered. Another consideration would be for the county to handle this again with an increased portion of the costs being covered by the short term rental owners.
- Short term rentals bring with it a number of people that really don't care about the impact they may have on our community as a whole. After all they are only there for a night or a week etc. Just take a look at some of our existing areas that allow out of the area/short term use. There are many areas that once opened up to increased non-resident usage that have dramatically gone downhill. By way of example look at the shooting range area east of town. When used primarily by area residents it was mostly maintained in a clean and usable condition. Now that it is used by a large percentage of out of the area people it is in very poor shape most of the time. If short term rentals are allowed then provisions should be included to provide increased revenue to the county and others to adequately take care of all these common facilities. The community as a whole should not have to clean up after short term rental customers.
- I believe this is the case now but consideration should be given that all Short Term Rental properties be clearly designated as being such. This should be done with a large sign on the front door including the name and 24 hour phone number of the person to contact should there be issues with the short term renters. Consideration should also be included that any such issues need to be addressed and resolved by the short term rental property owner within a reasonable time period. If this is not considered the only other means available would be for other area residents to call the sheriff's office. If this were to be required any associated liability should fall back on the short term rental property owner. They need to be held totally responsible for the actions of their renters.
- Consideration should be given to Short Term Rentals being treated exactly the same way as area motels and lodges. I believe they pay a bed tax etc. to the county. Short Term Rental property owners should have to pay the same taxes and fees. Consideration should also be given to their property taxes being commercial property based and not single family resident based.
- Consideration should be given such that Short Term Rental property owners are required to designate their properties as being such to both their lien holders and insurers. There needs to be assurance that they are carrying the proper insurance to cover maintaining property upkeep, damage to surrounding neighborhood property and also liability related to their renters. Any issues that might come up belong to the short term rental property owner and not the renters.
- I would tend to guess that those who would like to see Short Term Rentals be allowed are either not community full time residents (just looking for extra income) or full time residents that are

okay with this as long as Short Term Rental is not allowed in their neighborhoods. If true both of these thoughts are not in support of making a change.

As noted early on this whole process seems to be being handled in reverse. It seems to be being driven by those wanting to get things changed to allow for short term rentals. It should be being handled such that current rules are being both explained and enforced subject to current property zoning absent the overlapping provisions of Chapter 25.

No matter how all this ends up enforcement is going to need to be adequately addressed one way or the other.

Changing the property usage designations will not diminish the burdens on the county. It will increase them. It will also result in additional conflicts between property owners which will have a negative effect on the overall community.

I look forward to attending as many of the scheduled meetings as possible and participating in this process to the full extent I can.

Bob Rock

## Wendy Sugimura

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**From:** Susan Binkerd <sgbinkerd@gmail.com>  
**Sent:** Wednesday, May 10, 2017 11:53 AM  
**To:** Wendy Sugimura  
**Subject:** rental issue for Clark Tract

**Categories:** JL STRs

Hi: My family has owned the property on Idaho for over 70 years. I bought it from my brother-in-law, Craig Cooley, in 2008 and we have made extensive improvements to our log cabin. Our cabin is next to the trailer that the Endos own. We are on a cul-de-sac with a dirt road. My husband and I do not see how temporary rentals would work in our street. The street is in terrible shape right now for various reasons. Also, we did not know (for some odd reason) that the roads were our responsibility completely until we refinanced in 2012 (I believe). For that reason and that we do not have ample parking, we would not want to see renting become a reality. Thank you for letting us have input in this matter. Our address is: 19 Idaho. Best of luck, Sue and Andy Binkerd

## Wendy Sugimura

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**From:** Lynn Doran <lynnsky@earthlink.net>  
**Sent:** Saturday, May 06, 2017 9:14 AM  
**To:** Wendy Sugimura  
**Subject:** Transient Rentals

**Categories:** JL STRs

Dear Wendy,

Ann Tozier asked me to send you my thoughts on the transient rental situation.

I am totally opposed! I signed a petition years ago against the transient rentals. I also attended meetings voicing my opposition.

At the last meeting it was ruled that the Clark Tract was not suitable for transient rentals. Has that changed?

I have had my home, second home, in the Clark Tract since 1982.

My home is on the turn in the road near the A frame rentals owned by Whispering Pines.

The A frames are not used much anymore but when they were there could be a lot of noise at night.

One of the biggest problems from a safety point is the treacherous road in the Winter. Tourists do not know how to drive up and down that road in the snow and ice. Even locals get stuck. I have a birds eye view of the mess that happens on that road. Evening entertainment at times. Cars have been left on the road because they can not maneuver, blocking everyones access up or down.

Our roads are in terrible shape and extra traffic is not going to help. These are not the people who are going to repair our roads. Ten years ago I took on the project to repair our roads in the Clark Tract. It was a bandaid but it got us 10 years.

It cost \$200 per property owner. It was like pulling teeth to get that small amount from some people. Some never paid. Some paid double and thanked me profusely. The expense is far great now. We have no support from the County since it is a private road.

Let me know id there is anything else you need.

Sincerely,

Lynn Doran

**May 19, 2017**

**To Supervisors of Mono County, June Lake Community, and Other Interested Parties:**

We are writing this letter in regard to public discussions concerning a proposal to allow for overnight rentals of properties located in June Lake. We specifically are writing to support this activity in the Clark Tract. Our family has owned property in this area of June Lake since the early 1970s. We currently own a house on Nevada Street and in the past year completed construction on home on Washington Street. We currently do not offer monthly or overnight rentals on these properties.

We have reviewed materials on the website many of which were quite useful. The report from CAST is particularly useful, especially in its balanced and thorough review and discussion of best practices. The historical perspective provided by Supervisor Johnston was also helpful. However, the editorialized analysis and proposals was problematic in biased assertions and recommendations. For example, why should anyone making informed recommendations be excluded from the process simply because they may have business or other interests on this matter? Everyone has an important perspective, and I would rather see informed inputs by all parties, with proper disclosures of interests. Johnston proposes a 4/5 vote for approval; this is not feasible for any issue put to voters; what is an appropriate level of consensus at the small committee level or representative level does not seem appropriate for a voter determined issue.

**We support proposals to allow owners to offer their properties for overnight rentals.**

Our reasons for support of transient rentals are outlined below:

1. **Owners should have the right** to offer their properties for responsible transient or long-term rental. June Lake is a popular recreation area in both the summer and winter months. We believe responsible rental is consistent with recreational use;
2. **There are limited options for quality transient housing for families in June Lake.** We believe transient rentals will complement existing businesses by creating more options for those seeking housing;
3. **Transient rentals would promote upgrading of existing properties for rental use, thus increasing the overall economic activity and tax base for the County;**
4. **Increased number and quality of rental properties would promote the recreation-based economy of the June Lake area.** More use would support a struggling but grown economy in June Lake service based businesses, including restaurants, ski area, stores, and other support services;
5. **A regulated, well-funded approach can be successful.** The CAST report is one of many sources of information that can be used to identify best practices and avoid unintended consequences;

6. **Transient rental properties would support other service industries, including property management, cleaning, and maintenance businesses.** Increased utilization of these properties promotes the service economy;
7. **Owners of transient properties can be responsible.** Properties granted a variance for transient rentals on Washington Street have been successfully and conscientiously managed by owners and their property managers. Responsible owners have insured that renters adhere to noise and parking rules, and have intervened when necessary;
8. **We would support an appropriate modest transient tax for overnight rentals** that would support the implementation and administration of the program and maintenance of infrastructure for Town or County services. These taxes could also create funding repair damaged private roads from recent snow run-off and plows that are used by both residents and renters. For many of these roads, there is no mechanism for repair or maintenance of these badly damaged roads and drainage areas, and a mechanism to do this important work is not available;
9. **We believe that a “one size fits all” approach is not appropriate**, and that neighborhoods could be allowed to determine use based on considerations outlined in supportive materials on the website.

We urge the Supervisors to develop and consider proposals, and a regulatory structure that would allow for overnight rentals by responsible owners and tenants.

Thank you for the opportunity to comment.

Sincerely yours,

Dr. and Mrs. Michael and Catherine Dudley  
[mndudley@aol.com](mailto:mndudley@aol.com)

## Wendy Sugimura

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**From:** Ian Fettes <ian@mechdc.com>  
**Sent:** Friday, May 26, 2017 4:14 PM  
**To:** Wendy Sugimura  
**Subject:** Re: STR's

Hi Wendy,

By all means put my emails into the data base, if you think it's appropriate.

If I may, I've given this a lot of thought and I'd like to offer you a quick summary of my thinking.

I don't think *Prohibition* is the solution to this issue.

I think the solution can be summed up under three headings - *Restriction*, *Compromise* and *Control*.

*Restriction*: In terms of things like Density Limits, Noise Limits, Seasonal Use limits - all of which address specific concerns that form the basis for the anti-STR attitude.

*Compromise*: It speaks for itself, but I suspect that any good solution will have a heavy dose of compromise associated with it.

*Control*: Code Enforcement, and also Property Management, needs to have the Capacity and Commitment to ensure that the rules are adhered to.

I feel that, if we can frame a solution that encompasses all three of these headings, we'll have a solution that everybody can live with.

Thanks for all the hard work that you and your colleagues have put in.

Ian

On Fri, May 26, 2017 at 2:08 PM, Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)> wrote:

Ian,

Question – would you like me to include a copy of this email string with the other written comments I have received?

Thanks again for all your participation. Have a great weekend!

Wendy

**From:** Ian Fettes [mailto:[ian@mechdc.com](mailto:ian@mechdc.com)]  
**Sent:** Tuesday, May 23, 2017 2:54 PM  
**To:** Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)>  
**Subject:** Re: STR's

Hi Wendy,

I want to make sure I follow you.

I could see, for instance, that a Type 1 might be further defined as limited to a maximum of 2 adults - which is in line with the spirit of a Type 1 anyway.

That, coupled with a density limit, would help to address the concern expressed by some regarding the possible development of a "mini-Motel" district.

Regarding Type 2's, there aren't a whole lot of 5-bedroom homes in the Clark or Peterson tracts. That size of home is the only way that you'd get up to

the 10-guest maximum.

10 guests and no control on the number of vehicles scares people, including me. Maybe we should think about a lower guest limit.

Is that the sort of thing you had in mind?

On an other topic, these people who are negative are not against STR's - they just don't want them in their neighborhood, and they certainly don't want workforce housing.

This elitist attitude upsets a lot of people.

On the other hand, accepting that there are properties that will never become workforce housing - for a number of reasons - these same properties offer amenities that make them

appealing to the STR market - amenities and an environment not otherwise available in June Lake.

If we don't make these types of properties available, these people will not come to June Lake.

I guess what I'm saying is that these people want the quiet residential atmosphere, which is not available in the Village. If we exclude the Clark and Peterson tracts, we're excluding

the very properties that people want to rent without offering an alternative. The Highlands is still so undeveloped that it has yet to develop any character.

The Internet has completely changed the way people access temporary accommodation - in the same way that it has affected brick & mortar retail.

June Lake, which is almost totally dependant on Tourism, needs to embrace this reality.

Most of the Motel/Hotel business's understand this and support STR's.

Our job is to embrace it gracefully and sensitively, with controls that work and have teeth.

While everyplace else in California has seen property values increase, June Lake's property values have declined from where they were in 2007.

Some people in this town need a good shot of reality!

Ian

On Mon, May 22, 2017 at 12:00 PM, Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)> wrote:

Ian,

Thanks for the feedback – I'll do my best to explain it better and check to see if folks understand.

Also, keep in mind we're not restricted to only allowing Type I's and II's – June Lake could make their own options and we would just write it into the area plan and Chapter 25.

Thanks,

Wendy

**From:** Ian Fettes [mailto:[ian@mechdc.com](mailto:ian@mechdc.com)]  
**Sent:** Sunday, May 21, 2017 7:05 PM  
**To:** Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)>  
**Subject:** STR's

Hi Wendy,

I'm a little disturbed that it's apparent that people still do not understand the difference between Type 1's and Type 2's - even though you outline the differences at the beginning of each meeting.

Jill Stark, who I think has attended most of the meetings so far, came up to Scott Burns and I on Saturday and, in the course of our discussion, asked "what exactly is the difference between the two types of rentals".

Also, again on Saturday, I had a discussion with Roxanna (Fodera?) and it was clear that she did not appreciate the difference between the two. She has been present at every meeting that I've attended.

As you know, the two types of rentals are significantly different, and that is presumably why the County has introduced the concept of the Type 1.

Type 1's have been excluded from the moratorium on SLR's in Mono County (with the exception of June Lake) precisely because they have not attracted the controversy associated with Type 2's.

The occupancy of Type 1's is limited - typically one to two people and, because the properties are owner-occupied, the management is on-site.

That's obviously why Type 1's have received more general acceptance.

I listen to your description of the two types and, although it seems clear to me, I'm concerned that somehow it's just not getting across.

Anything that you can do to better clarify this distinction would be greatly appreciated.

Thanks!

Ian

Subject: June Lake- Clark Tract -Short-Term-Rentals-STR

From: [gretchen03@earthlink.net](mailto:gretchen03@earthlink.net)

May 13, 2017

To: Council Members and CAC members

To Whom It Concerns,

We really resent having to again, spend our time and energy protecting the zoning that was in place when we bought. our home, which is our sanctuary. *our home is safety, privacy.*

This resentment comes because we have already listened to both sides of the issue. We attended local meetings. We attended Co. meetings. At Bldg & Safety Co. meeting 4 of the 5 voted against STR in the Clark Tract. And here we are again. The Co. says it set up more meetings for a further consensus. Well, that is what we've already done and here we are again. Originally it was said STR wouldn't happen if anyone objects, w/out having to give explanation, It did not say it was by consensus or survey.

The County asked if the homeowners wanted to change the zoning of our area. After the Co. received resistance to the idea that is enough. Homeowners should not continue to be hounded. *That should be enough.*

Then on the PlanningCommissionDraft, DevelopmentStandards, CH.25-TransientRentals, Sec.25.010 INTENT "In recognition of the demand by visitors for diverse lodging options, this CH. is intended to establish a process to permit transient rental w/in residential areas that do not exhibit reasonable opposition by neighbors who may be directly affected, and that are consistent with the applicable AreaPlan." *First of all, concerning the 1st sentence. "demand by visitors" let's be clear STR is not being driven by visitors, but it is being driven profiteers. Profiteers want the zoning contract we made w/ the Co. to be changed so they can make money, and turn our home into a motel zone. We resent their disregard for us. who just want to have peace at our home. They misuse the term "progress" to defend their case. This isn't progress, it is profiteering at the expense of others.*

We bought our home knowing the inconveniences that come along with buying in this particular area. It was worth it for us because we enjoy the peace, quiet, & privacy.. We do not want zoning changed because we bought a home, not a motel. Pure and simple. We know our neighbors. We watch out for each other. We know what to expect from each of our neighbors. We are a neighborhood community, not a business community.

The Clark Tract is not like housing in the the city. It has special needs. The roads of course. And the house has special needs. Care needs to take place for water pipes not to break and cause damage and flooding. Heat needs to remain above freezing. Heat sources need to be monitored for safety. Food smells need to be handled so that bears do not cause damage to the home. Once a bear finds food sources it may remain in an area and cause damage to other homes too. STR unfamiliar w/ these special needs cause concern.

The roads in the Clark Tract are steep, narrow, winding, and icy during the winter. In all seasons familiarity w/ the road is of utmost importance for safety. and maintenance. Particular procedures are known by those familiar w/the Clark Tract. Homeowners, Emergency and Snow Removal drivers are familiar w/ the roads, and the unique area. Homeowners know to keep children away from roads and equipment. They know road conditions, road etiquette, when to give right a way, to drive a slow consistent speed as to not further damage the roads, to watch for children, and wild animals,. Of course we are concerned about STR not invested in our best interests, or those just unfamiliar w/the Clark Tract not following these unique safety and maintenance efforts. *Spin wheels*

Regarding - 1)Porch lights at night 2)Sound The Clark Tract has hills. Therefore allowing STR on any nearby street would affect all residents as light and sound travel up and down the hills. We are across from the Double Eagle Resort so we do hear sound from their events, but it is not in our Clark Tract and the Double Eagle respects time limits on there events. *also many of their events support The community*

Technical constraints

stars

There is an Environmental Impact.

We supported the Ski Mtn. building a chalet and hotel. We attended meetings. We agreed that this BUSINESS would bring progress to June Lake.

Having to constantly defend a zoning law, that only adds to the value of our home, makes us resentful. When we are in the company of our June Lake community we want to enjoy comradery...instead here we are again defending our zoning.

Thank you for your attention,  
Tony & Roxanna Fodera  
[gretchen03@earthlink.net](mailto:gretchen03@earthlink.net)

*of our community*

Subject: June Lake,- CLARK TRACT Short-Term-Rentals=STR

From: [gretchen03@earthlink.net](mailto:gretchen03@earthlink.net)  
June 6, 2017

To: Council Members and CAC members  
Board of Supervisors- JL-BobGardner

To Whom It Concerns,

This conversation explains our position about STR in the ClarkTract= At a meeting I was placing a sticker on Prohibit Option 2, then Option1 STR ,,A proponent of Option 1 said, "Really, you're placing a sticker there,, I built the Grannyhouse for my relatives & friends to visit. Now I want to do STR to earn extra money. I don't want to rent by the Mo. due to the cost of propane"

My response= "You can rent by the month during the seasons that don't require much propane. It is not our place to hear of other's financial decisions, and it feels uncomfortable to be placed in that position. What is our place is to defend our way of life, especially when another is trying to earn money at our expense, both by affecting both our present peace of mind and pocketbook (private road upkeep, ins.)" At this meeting this same person invited a so-called self-proclaimed STR expert who was given audience to spout all the financial gains of STR to property value, of which he had no real evidence. He clearly was trying to persuade owners to the moneyMaking aspects of STR. This persuasion is exactly what we who want to keep Zoning as is, are against. MoneyMaking versus neighborhood home living. (motels vs single-family-homes) These two versions of lifestyle are very different and incompatible, particularly when we are responsible for the roads.

We really resent having to again spend our time and energy to protect the zoning in place when we bought our home, which is our sanctuary.

This resentment comes because we have already listened to both sides of the issue. We attended local meetings. We attended County meetings. At Bldg & Safety Co. meeting 4 of the 5 voted against STR in the Clark Tract. And here we are again . The Co. says it set up more meetings for a further consensus.. Well that is what we've already done and here we are again. Originally it was said STR wouldn't happen if anyone objects , w/out having to give explanation, It did not say it was by consensus or survey.

Then on the PlanningCommissionDraft, Development Standards, CH.25-TransientRentals, Sec.25.010 INTENT "In recognition of the demand by visitors for diverse lodging options, this CH. is intended to establish a process to permit transient rental w/in residential areas that do not exhibit reasonable opposition by neighbors who may be directly affected, and that are consistent with the applicable AreaPlan. "

First of all concerning the 1st sentence. "demand by visitors" let's be clear STR are not being driven by visitors, but it is being driven by Profiteers.. They want the zoning contract we made w/ the Co. to be changed so they can make money, and turn our home into a motel zone. We resent their disregard for us. who just want to have peace at our home. They misuse the term "progress" to defend their case. This isn't progress it is money-grabbing at the expense of others.

We bought our home knowing the inconveniences that come along with buying in the ClarkTract. It was worth it for us because we enjoy the peace and quiet. We do not want zoning changed because we bought a home, not a motel. Pure and simple. We know our neighbors. We watch out for each other. We know what to expect from each of our neighbors. We are a neighborhood community, not a business community.

### CLARK TRACT SPECIAL NEEDS

#### HOME

- Heat sources need to be monitored for safety and kept above freezing
- Care needs to take place for water pipes not to break and cause damage ie.flooding to themselves and neighbors
- Food smells need to be handled so that bears do not cause damage to the home. Once a bear finds food sources it may remain in an area and cause damage to other homes too.

- Disposal of ash from heat sources and BBQs
- No rule for having sprinklers in home as is the case w/ motels

### ROADS

- Roads in the ClarkTract are steep, narrow ,winding. and icy during the winter
- In ALL SEASONS familiarity w/the road is of utmost importance for safety. and maintenance
- Particular procedures are known by those familiar w/the ClarkTract. Homeowners, Emergency and Snow Removal vehicles are familiar w/ the roads, and the unique area
- Homeowners know to keep children away from roads and equipment. They know road conditions, road etiquette, when to give right a way, HOW to drive a slow consistent speed as to not damage the roads, where to watch for children, and wild animals,. Of course we are concerned about STR not invested in our best interests, or just unfamiliar w/the Clark Tract not following these unique safety and maintenance efforts.
- ClarkTract roads are private meaning homeowners, not the County care for them (therefore the County should not allow STR which would add to expense of maintenance to the homeowners
- WE are liable for the roads

### LIGHT AND NOISE

Regarding dark night skies (star gazing) 1)Night-Porch lights, car headlights 2)Sound The Clark Tract has hills, therefore allowing STR would affect any nearby street residents as light and sound travel up and down the hills.

We are across from the Double Eagle Resort so we do hear sound from their events, but it is not in our Clark Tract and the Double Eagle does respect time limits on their events. Also many of their events support the JuneLake Community.

### CHARACTERISTIC OF THE CLARK TRACT WE ENJOY

- Peaceful, serene, private, quiet
- quality-of-life and public safety

-Neighbors watch out for each other.

-We arrive at solutions with each other, which takes time and negotiation, and respect.

- Accepting of neighbors, degree of understanding
- Wildlife
- Feel Safe

### NEGATIVES OF CLARK TRACT STR

- Lifestyle change to neighbors which is incompatible
- Neighbors deal w/Management Companies(MoneyMakers), rather than each other
- A Gvt.agency is created to oversee STR, paid for with our tax dollars, which would be better used for schools, roads, public transportation
- Cannot contact Gvt.agency on weekends, phone number??
- Response time to disruptions
- Our privacy is disrupted
- The worry about vandalism, trespassers, crime
- STR unaware of lot boundaries
- STR using our property and roads for snow sledding
- We don't want to be the police (monitoring STR when not in compliance)
- Decreased property values
- Insurance liability
- STR impact JuneLake workforce by out pricing affordable housing
- Monthly renters pay less, if they rent at all, because renters don't want STR next to them
- Being woken at night and early in the morning by STR arriving and unpacking
- Dogs-ignoring dog leash laws because they are in nature i.e.. pooping on other's property and roads; dogs running up and barking at people and their dogs which are on a leash, noise of barking
- Noise

-It negates of argument that STR would lead to more homeowners contributing to SnowRemoval and maintenance, because at the same time they're adding to road wear, and unfamiliar drivers to ClarkTract roads.

-parties

-trash

-excessive coming and going

-commercial use of residential

-not the same safety rules of motels ie.Sprinklers,

-background checks for all who are in STR are unlikely

-motels in neighborhoods go against the intent of a residential zones

-STR owners expect neighbors to deal with their business dealings ie.clients Not a neighborly thing to do

-distance from main JuneLakeVillage therefore visitors will spend less money in town

-strong disagreements between neighbors

-The price of STR lead to more people rent one in order to enable them to afford it. Results in more people and cars .

#### IDEA THAT LEGAL STR WILL GIVE COUNTY CONTROL

-This is almost impossible for the County to control

-Homeowners will just say those staying in their homes are friends or relatives

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#### TO THOSE WHO SAY STR WOULD HELP THEM FINANCIALLY

-Homeowners knew the Zoning Laws when they bought. To change the lifestyle of the community for financial gain is incompatible. Don't expect to change other's lifestyle for your financial gain, and for the BusinessCompanies running the STR.. Being able to afford property is a personal responsibility.

#### TO THOSE WHO SAY STR ALLOW OTHER'S TO EXPERIENCE THE AREA

-There are multiple ways for vacationers to experience JuneLake

-Camping is probably the most adventurous way to enjoy JuneLake is highly available, and is affordable way to enjoy JuneLake. Camping is a way of being much more involved w/the environment i in comparison to STR in the ClarkTract. Also campers spend money in the town.

#### ENVIRONMENTAL IMPACT

What is the environmental impact of STR? What studies have been done?

The reason for the County to have Zoning Laws is to separate various kinds of buildings for the benefit of all, separating business from residential

#### SOLUTIONS OF STR

-Allow only where the County cares for the roads, and where all the homeowners in that Tract want STR. The County does not pay for ClarkTract roads AND ClarkTract homeowner are liable for the roads, not the County. It is unreasonable for the County to expect homeowners to take on the extra responsibility of STR drivers.

The County asked if the homeowners want to change the zoning of the ClarkTract. After the Co. received resistance to the idea that is enough. Homeowners should not continue to be hounded. Other Tracts want STR which would give the necessary beds to JuneLake.

As per PlanningCommissionDraft, Devel.Standards, CH.25-TransientRentals, Sec.25.010 INTENT "In recognition of the demand by visitors for diverse lodging options, this CH. is intended to establish a process to permit transient rental w/in residential areas that do not exhibit reasonable opposition by neighbors who may be directly affected, and that are consistent with the applicable AreaPlan. "

Well, reasonable opposition by neighbors who may be directly affected have spoken again, and again. When we are in the company of our June Lake community we want to enjoy camaraderie....Instead here we are again defending our zoning. Due to roads, technical and community issues of the ClarkTract Please let us enjoy our chosen lifestyle again.

Thank you for your attention,  
Tony & Roxanna Fodera

[gretchen03@earthlink.net](mailto:gretchen03@earthlink.net)

## Wendy Sugimura

---

**From:** 601club@adelphia.net  
**Sent:** Friday, May 26, 2017 12:30 PM  
**To:** Wendy Sugimura  
**Subject:** RE: Short Term Rentals

Clark Tract on Washington St

---- Wendy Sugimura <wsugimura@mono.ca.gov> wrote:

> Just a quick note, would you be interested in sharing which "neighborhood" you live in so I can file your comment as input on that particular neighborhood? No problem if not, I'll record your input as a general comment.

>

> -----Original Message-----

> From: 601club@adelphia.net [mailto:601club@adelphia.net]

> Sent: Friday, May 26, 2017 9:50 AM

> To: Wendy Sugimura <wsugimura@mono.ca.gov>

> Subject: Short Term Rentals

>

>

> I am against all short term rentals in June Lake. Tired of the trash and noise issues.

>

> Greg

## Wendy Sugimura

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**From:** Kevin Haley <kevinhaley@sbcglobal.net>  
**Sent:** Sunday, May 28, 2017 10:55 AM  
**To:** Wendy Sugimura  
**Cc:** kevin haley  
**Subject:** STR Support for the Clark Track in June Lake CA

**Categories:** JL STRs

To Whom it may concern:

My name is Kevin Haley,

I have owned a home in the Clack Track in June Lake CA for over 10 years, ( 139 Wyoming Street )

I am very much in support of the option for Short Term Rentals in the Clark Track, I feel it is a much better option than renting monthly.

With STR you have many more checks and accountability of guests renting than with a standard 31 day rental .

I travel for work about 5 months of the year and would really appreciate the opportunity to try and rent my house during that period.

Thank you so much for your time and I am really hoping we will be able to make this STR a option for the Clark Track.

Kevin Haley  
139 Wyoming Street  
June Lake, CA  
93529

760 648 1199

Mono County Board of Supervisors

May 20, 2017

C/O Clerk of The Board

PO Box 715

Bridgeport, CA 93517

Subject: Short Term Rentals in June Lake

Dear Supervisors,

We purchased our home in 1983, in a Single Family Residency (SFR) zone, in a family neighborhood and do not want our area (Clark Tract) neighborhood zoning changed. We specifically bought in the Down Canyon area to avoid the traffic, noise and tourist's issues associated with commercial/multi uses areas.

We have been defending our homeowner rights since 2008, when, the then, Supervisor Bauer wanted to change the zoning to TROD because, according to County Planning, Rusty Gregory wanted more "Warm Beds". Supervisor Bauer stated that SFR areas were exempt from TROD which would only be pursued in multi-use areas.

However, this is not about empty promises, this county proposed zoning change affects residents and is a quality of life and liability issue. Rezoning our family neighborhoods to allow nightly rentals will create numerous financial, safety, legal, and quality of life concerns and issues. It will also reduce the amount of affordable housing which is already at an extreme shortage level. There will be significant additional costs that this change will impose on the county to monitor compliance of these new zoning requirements that will not be offset by TOT income. At a recent meeting, it was disclosed, by County Council, that the Clark Track roads are private roads and that the homeowners are liable for the roads. This creates more concerns when weekenders travel through private areas. With all of the negative issues and concerns, this proposed zoning change is not in the best interests of the majority of residents of the Clark Tract.

We have written and expressed our opposition to the proposed zoning change to Short-Term Rentals for many years and our letters should be on file. We would like to see this continued attempt by the county to force our neighborhood to change zoning stop, once and for all. We don't understand how many times we have to tell you NO, not in the Clark Tract.

We recommend that you put this issue on the ballot and leave the democratic decision to the people like the past Measure Z in Mammoth Lakes.

Sincerely,



Al and Patti Heinrich

June Lake Residents

661-400-0922

## Wendy Sugimura

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**From:** PC <pch1951@msn.com>  
**Sent:** Monday, May 01, 2017 8:43 AM  
**To:** Wendy Sugimura  
**Cc:** Ann Tozier  
**Subject:** Transient rentals in the Clark Tract

**Categories:** JL STRs

I would like to express our total disagreement with transient rentals in the Clark Tract. We have been directly impacted by two neighbors over the past ten years. We have had constant trespass, illegal parking, destruction of property, litter, noisy parties, and some nasty people when you ask them to leave our property or not to park their vehicles in our driveway including boats, campers, and SUV's.

We intentionally purchased our home in this neighborhood for our current retirement thinking that the zoning of Single Family Residential (SFR) would protect and safeguard ourselves and property from the problems of living in areas where nightly rentals are allowed. But there are a few people who built their homes in our neighborhood with the sole intention of renting their homes to produce income. None of this income comes back to our neighborhood for snow removal or for the repairs of our roads. We find many renters ill equipped to traverse our roads and many times they have blocked egress and ingress to the tract as a whole.

It has been said by management of Mammoth Mountain that June Lake needs more beds so the mountain can make more money and therefore cause improvements of June Mountain. They believe more beds brings more people. Their logic is incorrect as it was borne out this ski season where the mountain received huge crowds all season. The only thing June Lake needs is snow to bring the crowds. We went through many years of draught where the crowds did not come. But this season the crowds all managed to find a place to sleep and they were not from illegal rentals in areas designated SFR.

We have wrote many letters and attended many meetings by the Planning Department and the County Supervisors. And each time we believe the issue was settled but it comes up again. We do not understand that a few people over the majority of home owners can keep this tragedy to our neighborhood to continue.

We request that no transient rentals inclusive of what are called "granny units" not be allowed in our tract and that the County keeps its promise that we purchased our home in a SFR area.

Sincerely,

Patrick and Catherine Hoefer

## Wendy Sugimura

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**From:** hughes@qnet.com  
**Sent:** Tuesday, May 30, 2017 11:25 AM  
**To:** Wendy Sugimura  
**Subject:** short term rentals

**Categories:** JL STRs

Hi Wendy

This email is in support of short term rentals in June lake. Aside from the improved economy, TOT, and more jobs, We believe that there is a need for this type of rental. we have been traveling quite a bit lately and always seek out this type of accomadition. The experience is much better. Thanks for your hard work on this difficult issue.

Larry and Lucille Hughes  
5464 hwy 158 JL

## Wendy Sugimura

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**From:** Debra Bryan Mahony <bryanmahony@gmail.com>  
**Sent:** Monday, May 29, 2017 10:22 AM  
**To:** Wendy Sugimura  
**Subject:** Short Term Workshops

**Categories:** JL STRs

Hi Wendy,

Thank you for all your hard work at the STR workshops.

The workshops were very helpful in confirming and defining (for me) the need for STR. and why I support STR in the Clark Tract.

I also learned (to support my neighbors) that there is room for compromise on my views.

I saw room for compromise on the opposition side too.

This gave me hope that a middle ground could be struck for STR in the Clark Tract..

Again, many thanks.

Best,  
Bryan Mahony

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Bryan Mahony  
[760 937 7142](tel:7609377142)  
[bryanmhaony@gmail.com](mailto:bryanmhaony@gmail.com)  
PO Box 69  
June Lake, CA 93529

## Wendy Sugimura

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**From:** Paul McCahon <jlvrentals@gmail.com>  
**Sent:** Tuesday, May 23, 2017 2:50 PM  
**To:** Wendy Sugimura  
**Subject:** TROD in June Lake

Hi Wendy,

My name is Paul McCahon. My wife Carol and I have lived at 130 West Steelhead Rd in the Clark Tract for the past 17 years. I am unable to attend the meetings regarding the TROD issues but want to express my opinion (for what seems like the 100th time) with regard to TROD in the Clark Tract.

I want to be very clear. Carol and I are ***Very Much Against*** allowing any Transient Rentals in the Clark Tract. We are against Type 1 and Type 2. In other words ***No Transient Rentals in the Clark Tract period!***

Our reasons are as follows:

- 1) Winter access is difficult at best. Impossible at times. One of the proponents of TROD in the Clark Tract, Ian Fettes, managed to get his own vehicle stuck a winter ago (I personally witnessed this) and his solution was to just leave his vehicle there for the night. Very difficult for anyone else to get up the hill with his car there. And he is a Type 1 advocate. If the owner can't make it up the hill how are we to expect a guest to make it?
- 2) Snow Removal is a huge issue. In the Clark Tract contributing to snow removal is voluntary. It costs a minimum of \$32,000 per year. More if there is more snow. This past year our first month alone was \$36,000. Most everyone contributes. The two aforementioned residents of the Clark Tract do not contribute but, of course, are happy to use the road to access their property.
- 3) You are probably aware of the meeting a week ago to discuss the Clark & Peterson Tract Roads at the June Lake Community Center. In attendance was County Supervisor Gardner, County Counsel Stacey Simon and Public Works Engineer Garrett Higert. The issue of Liability came up regarding anyone that may have a slip and fall or otherwise fall victim of a mishap as a result of the deteriorating roads. Atty Simon said that the County had no liability but that the individual property owners could be found liable. Now I ask you ... How can you, in good conscience, "***force***" us to allow transient rentals in an area that may result in us absorbing an increase in personal liability as stated by your own County Attorney?

There are places that Transient Rentals are appropriate. I own a company (June Lake Village Vacations) that the viability of which depends on Transient Rentals. I will loose potential rental income if Transient rentals are not allowed in the Clark Tract. I stand to profit if Transient Rentals are allowed yet I remain adamantly against it. Why is that? Because the Clark Tract is unique and is not an appropriate place to allow this type of activity.

Thank You,

Paul McCahon  
Carol McCahon

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June Lake Village Vacations

## Wendy Sugimura

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**From:** Beth Renner <bethmrenner@yahoo.com>  
**Sent:** Wednesday, May 31, 2017 9:09 AM  
**To:** Wendy Sugimura  
**Subject:** STR--June Lake

**Categories:** JL STRs

Hi Wendy,

Once again I'd like to thank you for having the workshops at the June Lake Community center. You ran a productive and informative meeting and I appreciated that.

I own a home in the Clark track; 14 Wyoming St; and am in favor of the STR type 1 and type 2 rentals. Having this option benefits many people.

Besides the obvious increase in local businesses revenues, home rentals also have a variety of other perks for the City of June Lake. Take for example, the word of mouth families who visit June Lake (and the eastern sierras in general) will make to their friends and family. When more people hear about June Lake and the surrounding area this is a win win for all. But I do want to stress that these home rentals will especially help local businesses. I've had many conversations over my years in June with not only business owners, but also local tradesmen (contractors, cleaning people, appliance repair companies, painters, snow removal companies, handymen, carpenters, the list goes on and on) about their struggle to make ends meet and continue to pay their bills and support their families in June Lake. This problem can be solved by the increased revenue which tourism provides, keeping in mind that it's tourism which drives most of California's economy in the first place.

Even more importantly, this outcome will not only affect current homeowners, but also future home owners and those who are lucky enough to inherit their families already existing homes in June Lake.

Thank you,  
Beth Renner  
949-510-7193

Sent from my iPhone

## Wendy Sugimura

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**From:** william renner <williamrenner2@gmail.com>  
**Sent:** Tuesday, May 30, 2017 7:23 AM  
**To:** Wendy Sugimura  
**Subject:** STRs June Lake

**Categories:** JL STRs

Hello Wendy,

I own a home in the Clark tract at 14 Wyoming Street. I am in favor of STRs type 1 and 2 for the Clark tract and for all of June Lake.

I am sure with the proper guidelines and regulation these rentals will have little impact in our neighborhoods. I have four children and they all love June Lake. I want every opportunity available for them to keep the property and this will help my family.

Bill Renner  
14 Wyoming St.  
June Lake

## Wendy Sugimura

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**From:** Wendy Sugimura  
**Sent:** Friday, June 09, 2017 3:48 PM  
**To:** Wendy Sugimura  
**Subject:** RE: June lake Trod & CAC

**From:** mike rosas [mailto:mrosasltd@hotmail.com]  
**Sent:** Thursday, June 08, 2017 1:07 PM  
**To:** Wendy Sugimura <wsugimura@mono.ca.gov>  
**Subject:** Re: June lake Trod & CAC

Hi Wendy,

I wanted to send an email in support of nightly rentals in the Clark Tract and all of June Lake. As you know I have operated in the Clark Tract a successful Vacation Rental property for over (2) years under the vacation rental permit through the TROD program. We have contributed over (\$12,000) annually in TOT as the demand for my Vacation Rental continues to grow. It's been a source of over (500) guests annually to the June Lake economy. The contributions to the economy have made a huge impact locally.

My property manager or myself have never received a single complaint from any neighbor with respect to noise/parking/trash or any issue. We also had no problem conducting rentals during the area's biggest winters. Most visitors that arrived during winter storms had chains on already after making it over Highway (395) summits, just to arrive in June Lake. It would be a difficult argument to make that a guest cannot negotiate the Clark Tract neighborhood roads after they just made it over "Deadman's Summit". My vacation rental proves rentals can be done without issue during winter storms. We handled over twenty separate rentals during this winter without a single issue! Guests need to be prepared and be made aware of the winter conditions. Just for a comparison: The steep roads of the Timber Ridge condos in Mammoth have never been limited in winter rentals. In contrast the neighborhood roads near Timber Ridge have far more snow and steepness than the roads in the Clark Tract.

I would also like to include my written report (**The importance of Single Family Vacation Homes in June Lake's Tourist economy**). This report would be the most thorough evaluation that anyone has done on the effects of vacation rentals on the June Lake economy. I feel it's important to discuss issues that would help minimize the impact in the neighborhood such as density, quiet hours, neighborhood rules and cooperation. There would be irrevocable damage to June Lake's economy and property values to consider any limitation on the short term rentals. Most communities that do not rely on a tourist economy have opted to include short term rentals in their neighborhoods. It would be a mistake to prevent short term rentals in a 100% tourist economy that clearly has a deficiency in quality and quantity of lodging choices.

Thanks,

Mike Rosas  
PO Box 6  
June Lake Ca  
93529

# The importance of Single Family Vacation Homes in June Lake's Tourist Economy

The future of the travel industry has greatly changed with the advent of the information sharing (internet) and the growth of web portals such as VRBO and HomeAway. Short term rental guest spending can be a vital part of the tourism sector in June Lake, ultimately creating many jobs and millions of dollars of economic activity, wages, and tax revenue for the community each year. This net new spending increases in vacation rental activity compliment rather than substitute, goods in the local accommodations market. Different types of lodging serve discrete segments of the visitor market, and diversity within the accommodations market is essential to meeting future customer demand.

June Lake relies primarily on a 99% tourist economy. Bringing visitor's to spend money in the local tourist economy is vital (365) days a year. The option of rejecting the largest growing future segment of the travel industry is unimaginable. The reasons to support this type of travel guest in a remote, picturesque and entirely tourist driven economy town are substantial. Many town and cities have come to this conclusion in far less tourist based communities than June Lake.

This report's purpose is to outline the clear benefits of welcoming the fastest growing segment of the tourist based economy. The economic benefits are not only extended to local business owners and county tax revenues but also homeowners increased property values. The report will also address any perceived negative aspects of short term vacation rentals.

## June Lake's positive Economic benefits from Short term rentals (365) days per year

The economic benefits from short term rental are too numerous to possible mention all in one analysis. A recent economic analysis from TXP, Inc., an economic analysis and public policy consulting firm hired by Monterey County revealed the economic impact from the additional short term rentals in Monterey County produced \$131.8 million in total economic activity and 1,400 jobs in 2014. The same level of economic activity can be experienced proportionally by June

Lake as well. The report showed for every **one dollar** spent on VRBO/Home Away Accommodations there is economic benefit of **Two dollars** to the local economy. The average VRBO/HomeAway visitor will be on the (highest end) of disposable income spending that June Lake experiences. Most guests have planned a destination family vacation in advance that promotes greater local spending. Visitors are not the typical 2-3 night budget vacation guest but more likely the higher income wage earner with disposable income. The current mix of vacation housing in June Lake is limited in attracting the discrete vacation traveler of the future. These potential future guests will look elsewhere such as (Tahoe, Mammoth, Big Bear, Colorado, Utah) if quality single family vacation rentals are not available to rent in June Lake. This approach would make June Lake an anomaly in the Mountain Town Vacation rental industry. June Lake has had very limited opportunity in economic growth for decades. It would not be acting in the best economic interests of all homeowners, business owners and work force of the June Lake community to even consider excluding June Lake from benefiting from this largest growing segment of the travel industry.

### **Examples of Business Community Benefit**

Increased Food and Beverage spending: Double Eagle, Carson Peak, June Lake Brewery, Tiger bar, Sierra Inn, etc.

\* Increased recreational, entertainment spending: June Mountain, Marinas, Double Eagle, etc.

\* Increased demand for complimentary housing, extended stays, motel rooms.

\* Increased retail sales: June Lake General store and local markets, June Mountain, Ernie's, galleries, etc.

\* Increased Ground transportation: Shell station

### **Examples of local Workforce Benefit**

\* Increased hours, wages and tips at local eating establishments.

\* Increased demand for Property Management services.

\* Increased demand for housekeeping services/laundry mat.

- \* Increased demand for local contracting services for repairs/maintenance and Remodeling jobs.
- \* Increased ski/board lessons demand for instructors
- \* Increased demand for Massage therapists
- \* Increased demand for fishing guides, photographers

## The increase in June Lake Property Values from SFR Vacation rentals

A single family home in Zip code 93529, June Lake Ca., was worth \$342,756 on average in 2015, about **14 percent or (\$58,194) less** than in 2004. The majority of Nations and California's Real Estate values have rebounded to their new all-time highs while June Lake has gone **(14%) backwards** in property values during over a decade of time. This data is from Black Knight Financial Real Estate Data Services spanning 2004 through 2015. The demand for a single family home in June Lake is presently extremely weak. This effects current property owners wishing to sell their property or a homeowner wishing to refinance without sufficient equity. The demand for single family homes in June Lake has no forward direction, momentum or reason for optimism under the current market conditions.

In areas where short-term rentals are accepted or encouraged, a home with "rentable" features might sell for more money based on a survey of realtors from a recent National Association of Realtors Conference. In some vacation resort areas according to the American Hotel and Lodging Association, there's evidence vacation home sales are going up because these sorts of platforms have become an accepted way to book a vacation.

The ability to rent one's property can actually help preserve property values by providing income to homeowners that can be used to offset mortgage and maintenance costs. If homeowners are able to do so, they are more likely to be able to maintain homes in the short term and, in the long term, to maintain ownership. By providing short term rentals, owners may share the burden and

benefits of home ownership. This sharing of use and benefit can reduce the loss of neighborhood character due to disrepair, distressed sales at below market prices and even foreclosures. In consequence the community's character and property values are protected from the effects of negative housing market downturns.

## Solutions for negative perceptions of Single Family Vacation Rentals

Most homeowners purchased a home in June Lake for its scenic beauty and peace and quiet. This is the draw for the family oriented vacation Guest that the VRBO/HomeAway model attracts. The family vacation visitor has been the trademark of June Lake history for a hundred years. The renting of a home for less than 30 days is still a residential activity vs. a commercial activity. The usage of a home by a vacationing 2<sup>nd</sup> homeowner family is the same as a visiting vacation home rental family. The vast majority of the homes in all June Lake neighborhoods are second homes. The family vacation model fits the nature of usage the neighborhood and homes were designed for. Allowing vacation rentals in any June Lake neighborhood is in the character and actually enhances the cosmetic charter of any given neighborhood.

There are numerous reasons to license vacation rentals vs. having continuing efforts citing illegal rentals without a long term solution.

- \* Legal Vacation Rentals (Pay TOT Tax) Vs. (No taxes) collected with illegal rentals
- \* Licensed Vacation Rentals have fire safety guidelines, inspections and insurance protecting the neighbors vs. illegal rentals with no protection or enforcement.
- \* Opportunity for neighborhoods to set specific vacation rental policies that protect homeowners and promote quiet family getaway seekers not loud party noise.

## **Ideas for reducing impact on neighborhoods quiet enjoyment**

- \* Establish quiet hours 10:00PM - 8:00 AM on future rentals
- \* Adopt Neighborhood (Quiet Zone) signage that promotes guests to be respectful, like they would want in their own neighborhoods. This type of minimal signage is often seen in upscale neighborhoods that value their quiet nature and want it reinforced with visitors. This can also be reinforced inside the vacation rentals as additional reminders to guest to behave in a respectable fashion.
- \* Restrict college group rentals and have minimum age restrictions that promote family rentals in neighborhoods intended for family rentals.
- \* Input from adjoining neighbors to inform Property Managers and owners of undesirable guest behavior. This allows swift action to curb disturbances so they do not become ongoing disturbances. This type of enforcement is not possible with illegal rentals that have no guidelines or avenue for enforcement.

## **Conclusion**

Challenging property owner's rights and restricting any opportunity for visitors to enjoy the charm of renting a single family home in June Lake would be an epic mistake. June Lake should be a town that caters to and welcomes their second homeowners and their family, friends and yes, short term family vacation guests! The businesses would prosper from the families who rent these homes and eat out, shop and spend money in the local economy. Many visitors love the opportunity to rent a home in June Lake. If this opportunity were permanently taken away, then the June Lake homeowners, business owners and workforce would be adversely economically affected from losing a huge and growing segment of the tourist industry. June Lake is a resort town- our economy is based on tourism. Visitors to our community like renting vacation homes. Vacation rentals are a good thing! June Lake has suffered enough economic stagnation for too long. Let's make the right decision. Support June Lakes best future. Support the best future for June Lakes businesses and property values. Support vacation rentals of Single Family homes in June Lake's future.

## Wendy Sugimura

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**From:** David Rosky <dave.rosky@gmail.com>  
**Sent:** Thursday, June 01, 2017 12:02 AM  
**To:** Wendy Sugimura  
**Subject:** Some comments

**Categories:** JL STRs

Dear Wendy and the Community Development Staff,

First of all, I know I've said this before but I think it bears repeating, from what I saw, I think you guys did a great job of creating an environment where ideas could come out without turning into arguments. Congratulations to the community development staff for that.

Although I've made my thoughts known regarding the process, I thought I would add a few comments regarding the issue itself.

First and foremost, I think the approach should be pragmatic and not dogmatic. There is enough dogmatism to go around, but any solution that addresses all aspects will need to be pragmatic.

From the meetings I attended, people seem to fall into three general groups depending on what their primary area of concern is. 1) On one end are people who have no interest in STR, and are either against them or at least suspicious of them because they feel STRs might negatively affect the character of the neighborhoods. 2) At the other end are people who are either currently interested in engaging in STRs, feel they may be interested in the future, or see a general benefit to the community, and would not like to see them entirely prohibited. 3) Off to the side are businesses and other people (such as June Mountain and others) who are dependent on the tourist-based economy and who are generally in favor of increasing the number of beds in the area.

There is also a fourth group, which is essentially the silent majority who are more-or-less neutral on the issue.

My personal opinion is that it is possible to have a solution that largely meets all three of these group's concerns by allowing STRs with a reasonable set of regulations coupled with responsive enforcement if and when problems arise. Many of the possible regulations were captured in the meetings so I won't repeat them here.

I browsed through the document posted by the county regarding the research conducted by the coalition of Colorado ski towns, and noted a level of similarity between many of the suggestions that came up in our meetings and some of the "best practices" proposed in the document. Additionally, the research document was pretty clear in advocating against a complete prohibition since it would 1) be ineffective without a herculean enforcement effort, resulting in many unlicensed STRs despite them being prohibited, 2) result in unfair competition with traditional accommodations due to the fact that the unlicensed STRs will not be paying fees and taxes, and 3) result in a correspondingly large loss of revenue to the community, further weakening enforcement efforts. Essentially, the research acknowledges that the vacation rental landscape is changing and that a pragmatic solution is required. In fact, the document points out that most resort areas are actually moving in the direction of legalizing some amount of STRs where they were previously prohibited.

Rather than prohibition, the research document concludes that the best approach is to allow STRs with a reasonable set of regulations and adequate enforcement. Reasonable regulations can preserve the character of

the neighborhoods, while providing revenue to support enforcement to both deal with problems that may occur and prevent runaway unlicensed operations.

While there will always be a handful of dogmatic people who will not budge from the extreme ends, at the meetings I attended it seemed as though there was a hint that the sort of compromise proposed by the research team might be possible, and it is my hope that the community development staff will propose movement along that direction.

Please feel free to forward this to anyone you deem appropriate.

Thanks, and best regards,

David

## Wendy Sugimura

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**From:** wendy.rosky@gmail.com on behalf of wendy roskey <wendy@nerdsofparadise.com>  
**Sent:** Sunday, May 21, 2017 6:44 PM  
**To:** Wendy Sugimura  
**Cc:** Bob Gardner  
**Subject:** Additional comments on Short Term Rentals

Dear Community Development staff members,

We attended a few of the recent meetings, which were managed very well. Many good ideas came up, but I thought of a few additional things I would like to pass along.

1. We discovered June Lake five years ago while visiting some long-time friends who had moved here. We loved the area, decided to purchase a house here, and are planning to live here full time when we retired. One of the things we really value here is neighborhood harmony, something that wasn't quite mentioned that way but is probably something most people value. Harmony is more than just knowing your neighbors.
2. One concern I have is that if short term rentals (especially type 1) are completely banned, results on the neighborhood will be mostly negative. First, the county will likely step up efforts to locate illegal short term rentals. There will be many more of these if people cannot legalize their activities. This will result in essentially good people being fined and punished. Furthermore, it will encourage other people to spy on their neighbors, going around in the middle of the night taking photos, etc. This last thing wasn't brought up much, but we had all of these things happen on our street two years ago and it was extremely sad to see.
3. This isn't to say that there shouldn't be reasonable enforcement - short term rentals should definitely be regulated in a way that encourages responsibility on the part of the homeowners. I would just like to live in a neighborhood where there is a lot less incentive for neighbors to spy on each other and turn each other in for activities that have little or no direct effect on them, instead of caring for each other.
4. I am also concerned that if short term rentals are locked out of a few individual neighborhoods, it will be extremely difficult to undo that in the future, despite it being theoretically possible. There's a Chinese expression that cooked rice cannot be un-cooked. In the case of the short term rentals, it might not be completely impossible to lift a ban in the future, but my experience is some kinds of things once done are far harder to undo. Rather than ban them, which would be very difficult to undo, it would be better to allow them in a restricted way that can then be tightened or loosened depending on how well things go. This will also help treat everyone in the county the same way, for fairness.

Best regards,

Wendy Rosky

## Wendy Sugimura

---

**From:** jillwallentine@gmail.com  
**Sent:** Thursday, June 01, 2017 5:19 PM  
**To:** Wendy Sugimura  
**Subject:** Clark tract nightly rentals

**Categories:** JL STRs

My name is Jill Wallentine. I've lived in the Clark tract for 38 years. We've raised our children on Washington st. Now, we have grandchildren being raised on this same street. The Clark tract roads are not in the best shape already. Now people want more traffic and more cars. Absolutely not! In the winter people who are here for the weekend do not know how to drive in the snow. That was proven more than once! This tract has never been zoned for nightly rentals and folks knew that before building or buying their home! If these folks who want this can't afford their homes maybe they should sell and buy where the rental situation is ok. Thanks for your time.

Sent from my LG G Vista, an AT&T 4G LTE smartphone

## Wendy Sugimura

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**From:** Scott Burns  
**Sent:** Wednesday, May 17, 2017 4:15 PM  
**To:** CD Ritter  
**Cc:** Wendy Sugimura; Paul McFarland  
**Subject:** FW: Short term rentals in June Lake

CD:

Will you please send Mary Jo your typical acknowledging response and file.

Thanks  
Scott

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

From: Mary Jo Whritner [mailto:whmaryjo@aol.com]  
Sent: Wednesday, May 17, 2017 3:51 PM  
To: Scott Burns <sburns@mono.ca.gov>  
Subject: Short term rentals in June Lake

To whom it may concern:

I'm sending this email because it is impossible for us to be in June Lake on May 20,22,and 25 to attend the meetings for discussion on "short-term rentals". We live in tract 4 in June Lake and we are opposed to short-term rentals in our quiet neighborhood I hope this will suffice as giving our opinion toward the matter under discussion.

Regards,  
Mary Jo and Bob Whritner  
131 Bay Dr

Sent from my iPhone

John and Doris Reilly  
PO Box 630  
June Lake, CA 93529

June 19, 2017

Wendy Sugimura  
Mono County Community Development Department  
PO Box 347  
437 Old Mammoth Road, Ste P  
Mammoth Lakes, CA 93546

RE: Comments Regarding Short-Term Rentals in the Clark Tract of June Lake

Dear Ms Sugimura,

Thank you for conducting the numerous workshops held recently in June Lake regarding short-term rentals (STR). We have attended several and appreciate the staff time dedicated to this effort. We are home owners and full-time residents in the Clark Tract for over five years. We wish to preserve the peaceful environment that brought us to this mountain community, and are against STR in the Clark Tract for two primary reasons: roads and topography.

The Clark Tract roads are private, and the property owners are ultimately liable for accidents that may occur in the neighborhood. We live on the corner of W Steelhead Rd and Texas St, and we have seen several non-residents, unfamiliar with how to drive the icy winter roads, positioned sideways and sliding down the hill just outside our window. There is currently a group of residents working towards trying to find a solution to long-term road maintenance. This effort, if it succeeds, would hopefully address the pavement and drainage issues, but the narrow roads and steep grades that make for hazardous driving would still exist.

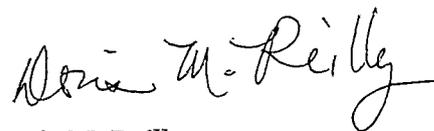
Topography is the other issue in the Clark Tract. Homes are built on extremely steep hillsides, and homes are tiered in such a way that line-of-sight and sound impacts of activities often exceed the 500-foot buffer that is defined as "surrounding property". Any increase in traffic on the roads is amplified because cars and trucks strain to get up the steep grades.

As you know, there is strong opposition to STR in the Clark Tract. None of the mitigations discussed at the workshops would resolve the roads and topography issues in our neighborhood. The County should not allow STR in the Clark Tract without a vote by the community.

Thank-you for your consideration,



John P. Reilly



Doris M. Reilly

## Wendy Sugimura

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**To:** Wendy Sugimura  
**Subject:** FW: follow-up to today's workshop  
**Attachments:** MtnViewLane\_Accidents.ppsx; Letter from Jill Malone and Rod Goodson.docx; ch\_25\_final\_revision\_04.06.17-highlighted.pdf

**From:** Malone, Jill [mailto:JMalone@miracosta.edu]  
**Sent:** Wednesday, June 21, 2017 12:29 PM  
**To:** Wendy Sugimura <wsugimura@mono.ca.gov>  
**Cc:** rgoodson@cox.net; Paul McFarland <pmcfarland@mono.ca.gov>  
**Subject:** Re: follow-up to today's workshop

Hello Wendy,

I hope you're doing well. Here is the email I promised you earlier that lists Rod's and my concerns regarding Clark Tract short-term rentals, along with a few thoughts on some possible solutions. There are three attachments to this email: (1) a short PowerPoint slideshow that visually expresses the dangerous road conditions within the Clark Tract - notably Mountain View Lane; (2) a letter addressing how short-term rentals inhibit valuable long-term rentals – a letter that Ann Tozier has promised to read to the group on our behalf at the June 28 meeting; and (3) a copy of the Chapter 25 Short-Term Rental Development Standards with the missing/problematic text highlighted. If any of these attachments don't come through correctly, please let me know and I'll resend them.

Significant concerns:

- 1) Liability from the use of private roads in the Clark Tract is a critical issue. The County has stated on more than one occasion that they cannot assume liability for the private roads in the Clark Tract. As such, the liability for accidents (and their subsequent lawsuits) from short-term transient renters falls to the homeowners. This is a burden that we, the homeowners, decline to accept. We don't feel we should be asked to do so since we purchased our property in a single-family residence neighborhood that expressly prohibits short-term transient rentals. STRs bring additional people into this area with its steep, narrow, hazardous roads that lack guardrails, proper drainage, and other safety features. This liability issue is of paramount importance.

Please see the **attached PowerPoint slideshow** that pictographically documents what happens when non-residents who don't understand the danger of our roads attempt to drive on them. This particular documented incident occurred on Mountain View Lane on a Fourth of July weekend when conditions were at their safest. Rainy and foggy weather create exponentially more hazardous conditions, and Mountain View Lane in winter is so dangerous that Marzanzo & Sons, Inc. refuses to plow it.

- 2) Short-term transient rentals will reduce the already limited supply of long-term rental housing available in June Lake. With the new Chapter 25 allowances for Type I and Type II short-term rentals, we can expect certain homeowners to convert their long-term rental residences to short-term transient rentals. This conversion will exacerbate the existing long-term-rental housing problem. This shortage of long-term rentals is of significant importance to the next generation of June Lakers who are moving here trying to make this community their home.

For more details on this important issue and why it is in everyone's best interest to help this next generation of June Lakers with their long-term rental needs, please see the **attached Word document entitled "Letter from Jill Malone and Rod Goodson"** to be read to the group by Ann Tozier at the June 28 meeting.

3) Incorrect wording of Development Standard 25.020 "Establishment of Type I Short-Term Rental"

As mentioned in my earlier mail, the language for this 25.020 standard does not conform to the Intent (25.010) or the Establishment of Type II Short-Term Rental (25.030) and needs to include: "must exhibit no reasonable opposition from neighbors within 500 ft. of the subject parcel, and must have adequate year-round access." We understand from you that this Development Standard language will soon be corrected, and that's good.

Here is why this is so important: June Lake residents have been instructed that the *only* difference between Type I and Type II rentals is that one is owner-occupied and the other is not. As such, the language for these two standards is understood to be exactly the same, with the exception of the "owner-occupied" differentiation. Unfortunately the current wording of Chapter 25 (25.020) for Type I Short-Term Rentals can be interpreted as follows: Unlike Type II Rentals, NO community input requirements exist for Type I rental applications. Clearly the necessary checks-and-balances for permitting Type I Rentals are missing with the current 25.020 wording. This important error needs be corrected before any decisions are made regarding short-term transient rentals and/or any permits are issued. Please see the attached document **ch\_25\_final\_revision\_04.06.17-highlighted.pdf** that highlights the missing/problematic text within the Chapter 25 Short-Term Rental Development Standards.

Thoughts on solutions:

The following possible solutions are Rod's and mine alone. We understand there are many others who want no short-term transient rentals anywhere at all in the Clark Tract. Although we value their opinion and understand their point of view, we hope that by offering the following compromise with Nevada Street, we can allow STRs in a restricted, safer area of the Clark Tract. In return, there needs to be a written guarantee that for the remaining streets within the Clark Tract short-term transient rentals are expressly prohibited. Details for this solution are provided below:

- Separate Nevada Street from the rest of the Clark Tract and allow Type I and/or Type II rentals on Nevada Street only. Nevada Street is closer to the main road (Highway 158), and it is not as hazardous as the other roads in the Clark Tract with their dangerously steep drop-offs and no guardrails.
- Create a legally binding document that states Nevada Street is responsible for its own road maintenance and snow removal, separate from the rest of the Clark Tract.

- Create a waiver signed by the owners along Nevada Street stating they assume liability for any accidents on their street due to transient rental use.
- Generate a legally binding document for the Clark Tract expressly prohibiting Type I and Type II transient rentals on any street other than Nevada.

Once again, thank you for all the work you're doing on this issue. It's extremely important to those of us who live here and who value the serenity and peacefulness of this community. We very much appreciate your efforts, your time, and your patience.

Best regards,

Jill Malone and Rod Goodson

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**Jill Malone, Department Chair**

:: Media Arts & Technologies, MiraCosta College  
:: Professor of Digital Imaging and Graphic Design

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## Letter from Jill Malone and Rod Goodson

First, we would like to thank Ann Tozier for generously agreeing to read this letter on our behalf since we cannot attend this meeting, and second, we offer a special thanks to Wendy and Paul and the concerned residents of June Lake for taking the time to listen.

Full disclosure: I, Jill, am a fulltime community college professor and have been for 25 years. As such, the 20-somethings have a special place in my heart. They are our future, and what we do for them now will benefit all of us in the long run. I've noticed that the voice of this next generation has been missing from our meetings and from this short-term rental conversation so I'll do my best to speak on their behalf.

As I'm sure you've noticed, the next generation of June Lakers are already creating business opportunities in this town. You only need to look as far as the June Lake Brewery to witness their success. They love this area. They want to raise their families here. They want to contribute to the progress of this unique community and the wonderful lifestyle it embraces. This next generation of young people arrives with energy and ideas and a vision for the future.

And they need somewhere to live. Unfortunately long-term rentals in June Lake are very hard to come by. Even more unfortunately, short-term transient rentals exacerbate this problem. Taking a house zoned as a single-family residence (which legally allows for long-term renting) and converting this to a short-term rental seriously undermines the already limited housing available for these next-generation June Lakers.

As we continue this conversation regarding the appropriateness, or **inappropriateness**, of short-term transient rentals, we should consider the needs of this younger, innovative demographic. If you ask them what they require, it isn't expensive transient rentals geared for tourists. It's long-term housing for themselves and their young families. Rather than attempting to maximize personal revenue with short-term transient rentals in neighborhoods that are not suited for them, we believe we should work toward providing long-term rental accommodations for our next generation of June Lake residents so they and their children can thrive and flourish in this beautiful and unique community.

Thank you,  
Jill Malone and Rod Goodson

# Mountain View Lane Summer 2014

Why this steep off-camber private road with  
no guardrails is dangerous year-round and  
should not be permitted for STRs

July 4<sup>th</sup> 2014: A woman driving up Mountain View Lane near the Fettes residence maneuvered her truck off the cliff.







Fettes Residence



Mountain View Lane is a private road that is NOT maintained by the County, and it is steep and dangerous. The residents (not the County) are liable for these roads, and these residents have repeatedly stated their opposition to short-term rentals and their potential liability.



## DEVELOPMENT STANDARDS

### CHAPTER 25 – SHORT-TERM RENTAL

#### Sections:

<b>25.010</b>	<b>Intent.</b>
<b>25.020</b>	<b>Establishment of Type I Short-Term Rental: Owner-Occupied.</b>
<b>25.030</b>	<b>Establishment of Type II Short-Term Rental: Not Owner-Occupied.</b>
<b>25.040</b>	<b>Notice requirements.</b>
<b>25.050</b>	<b>Uses permitted.</b>
<b>25.060</b>	<b>Uses permitted subject to director review</b>
<b>25.070</b>	<b>Uses permitted subject to use permit</b>
<b>25.080</b>	<b>Additional requirements</b>

#### **25.010 Intent.**

In recognition of the demand by visitors for diverse lodging options, this chapter is intended to establish a process to permit short-term rentals for single-family units that do not exhibit reasonable opposition by neighbors who may be directly affected, and when consistent with applicable Area Plan policies.<sup>1</sup>

#### **25.020 Establishment of Type I Short-Term Rental: Owner-Occupied**

Type I short-term rentals are owner-occupied or associated with an owner-occupied principal residence. This rental includes an entire dwelling unit or, if only part of the unit, includes at a minimum a sleeping room (with shared full bathroom). Rental is limited to a single party of individuals, and the owner is required to be present during the rental. The short-term rental use may be permitted for any single-family unit having land use designation(s) of SFR, ER, RR, MFR-L or RMH subject to Use Permit, if consistent with applicable Area Plan policies.<sup>1</sup> The use permit for this rental shall run with the owner and not the land, and shall terminate upon a change of ownership. Fees for appeal of Type I Use Permit decisions shall be waived.

#### **25.030 Establishment of Type II Short-Term Rental: Not Owner-Occupied**

Type II short-term rentals include rental of an entire dwelling unit that is not concurrently occupied by the owner or on the same parcel as a principal residence concurrently occupied by the owner. The short-term rental use may be established on any parcel (or group of parcels) with a single-family unit,, meeting the requirements of 25.060, and having land use designation(s) of SFR, ER, RR, MFR-L or RMH. The short-term rental must be consistent with applicable Area Plan policies,<sup>1</sup> must exhibit no reasonable opposition from neighbors within 500 ft. of the subject parcel, and must have adequate year-round access.

In addition to the requirements of this chapter, initiation and application for a Type II short-term rental shall be processed in the same manner as any land use redesignation (see Ch. 48, Amendments I. General Plan Map/Land Use Designation Amendments). The land use designation followed by the letters STR (e.g., SFR-STR) would indicate a Type II short-term rental is permitted.

#### **25.040 Notice requirements.**

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<sup>1</sup> The June Lake Area Plan will be revised shortly after the adoption of this chapter to identify appropriate areas for short-term rentals. Until the Area Plan revision is complete, no short-term rental applications shall be processed for June Lake. After Area Plan revision, applications can be accepted and evaluated for consistency with June Lake Area Plan policies per 25.010, 25.020, and 25.030.

- A. Notice shall be given to owners of surrounding properties and published in a newspaper of general circulation 30 days in advance of a public hearing.
- B. "Surrounding property," for the purposes of this planning permit, shall be defined as those properties that fall within a 500-foot radius drawn from the nearest limits of the parcel that is subject of the land use application. If a property is located more than 500 feet from the boundary of the parcel, but may be directly affected by any land use application on the subject parcel, then that property owner may also be noticed. Further, any property owners, regardless of their location or proximity to the parcel subject to a land use application, may receive notice as long as they submit their request in writing to the Planning Division more than 10 days in advance of the hearing. Such notice shall be given to those properties at least 20 days in advance of the hearing by mail to all persons whose names and addresses appear on the latest adopted tax roll of the County.

**25.050 Uses permitted.**

The following uses shall be permitted with a short-term rental approval, plus such other uses as the commission finds to be similar and not more obnoxious or detrimental to the public safety, health and welfare:

- A. All uses permitted in the underlying land use designation.
- B. Where the principal use of the subject parcel(s) is single-family residential, the residence or any accessory dwelling unit on the parcel(s) may be rented on a short-term basis subject to the requirements of 25.070.

**25.060 Uses permitted subject to director review.**

All uses permitted subject to director review in the underlying land use designation with which the short-term rental is combined shall be permitted, subject to director review approval.

**25.070 Uses permitted subject to use permit.**

All uses permitted subject to use permit in the underlying land use designation with which the short-term rental is combined shall be permitted, subject to use permit approval.

**25.080 Additional requirements.**

Any person or entity that leases, rents, or otherwise makes available for compensation, a single-family or multi-family residence located within an approved short-term rental established by this chapter, for a period of less than thirty (30) days, must first obtain a vacation home rental permit and comply with all applicable requirements of that permit, as set forth in Chapter 26, Transient Rental Standards and Enforcement.

Parcels located within conditional development zones (avalanche) shall not be allowed short-term rentals during the avalanche season, November 1 through April 15.

## Wendy Sugimura

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**From:** Stan Bluhm <bluhms2@cs.com>  
**Sent:** Monday, May 22, 2017 1:53 PM  
**To:** Wendy Sugimura  
**Subject:** June Lake Short Term Rentals

Hello Wendy,

I own a single family residence at 37 Lyle Terrace Road in June Lake. This, I believe, is in the Highway 158 Hillside Area.

I would like to go on record as being opposed to any allowance of short term rentals in this neighborhood.

Thank you for your diligent work on this issue.

Stan Bluhm

## Wendy Sugimura

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**From:** lynn stepanian <lynn\_stepanian@hotmail.com>  
**Sent:** Friday, May 19, 2017 8:35 AM  
**To:** Wendy Sugimura  
**Cc:** Nick Criss; Scott Burns  
**Subject:** Subject: Status of Mono County Code Chapter 25:Transient Rental Overlay District. and Candidate Properties for Overlay on Leonard Avenue and Carson View in June Lake CA 93529

Wendy,

I will unfortunately will not be able to attend the 5/20/17 meeting tomorrow because my children are in the midst of finals, so I ask that this email memorialize my thoughts in my absence. I have spoken to Scott Burns and Nick Criss throughout this process and they have been very generous with their time in discussing this important process with me. I now want to introduce myself to you.

I am a second generation resident of June Lake, dating back to my parents move to June Lake in 1984 as the proprietors of Lake Front Cabins for the next 20 years until their health forced them to move south, closer to family. In that time, I have come to find June Lake the most stunning and peaceful place to spend my precious free time. I have myself been a June Lake property owner since 1988, presently at 27 Carson View Drive, the street immediately above Leonard Avenue. In fact, my original address for that property was 42 Leonard Avenue and was subsequently re-identified as Carson View Drive.

I am among the consortium of property owners that, on 31 October 2016, submitted a "package" of Vacation Rental Permit Requests for several properties on Leonard Avenue/Carson View Drive, June Lake was hand carried to the Mono County Planning Division office in Mammoth Lakes under a forwarding letter to Messrs Nick Criss and Scott Burns. This package by the JUNE LAKE Leonard/Carson View Home Owner Group (LCVHOG) for Transient Occupancy Rental Overlay (TORO), was subsequently returned to our courier, Connie Lear of June Lake by Mr. Criss citing the reason that the Mono County Code Chapter 25:Transient Rental Overlay District was not accepting applications at that point.

As a property owner and long time participant in June Lake recreational and scenic attractions, I, along with our LCVHOG property owners, unanimously concur that Vacation Home Rental in June Lake needs to be regulated via permitting. Relative to this case of our LCVHOG-TORO request, the County has permitted Transient Occupancy Rental on both sides of LCVHOG properties, i.e., the North and South ends of Leonard Avenue, June Lake. Our properties in this area are significantly removed from Down Canyon residents (i.e., Clarke Track and others) many of whom are categorically opposed to Vacation Rental. Our LCVHOG believes that a Transient Occupancy Rental Overlay for our properties that lie between currently permitted properties will be of great benefit to June Lake and to Mono County in regulating and collecting taxes for Transient Rental Occupancies.

While I can appreciate the opposition to this permit process by those that love June Lake "as it is", I am concerned that they fail to recognize is that the very desire to preserve our hamlet frozen in time is hindering its economic viability and sustainability. I, like, others, chose June Lake because it is not "Mammoth", but the pushback has made it difficult for businesses to thrive. Through the permitting process, growing the tourism base will be controlled, bringing tax dollars while monitoring the influx. Our town needs an injection of dollars to sustain. If I understand correctly, second home residents don't have a vote as primary residents do. Given that

we pay taxes, I am in the dark on way this would be. If i misunderstand, please correct me. If that is true, I would appreciate some clarity on why this is so.

Thank you, Scott and Nick for your dedication and thoughtful hard work on this. I hope the other residents see that your intentions and goals are purely for the good of the June Lake community. We certainly recognize that and welcome the changes. We understand that the issue of Transient Occupancy Rental is pervasive across the State of California and the Nation in many areas such as June Lake where tourism is a big part of the local economy. We believe a path of least resistance approach to getting a TORO in place in at least one area of June Lake to be important to Mono County's ability to deal with this issue County wide. Our LCVGHOG neighborhood is cohesive in our request and can be a good test neighborhood for Mono County. As a neighborhood, we have worked together to communicate our unanimous desire to see this permitting move forward. Such communication is what this is all about, neighbors working together for our community.

The LCVHOG property owners are ready to resubmit our permits requesting the Planning Division and the Mono County Board of Supervisors to process each of our Group's request and provide us Vacation Home Rental Permits and then a related Transient Occupancy Rental Overlay for our properties on Carson View Drive and Leonard Avenue, June Lake.

Here's to a productive and successful weekend of meetings!

Lynn Stepanian  
323 309-4103

## Wendy Sugimura

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**From:** lynn stepanian <lynn\_stepanian@hotmail.com>  
**Sent:** Tuesday, May 23, 2017 2:43 PM  
**To:** Wendy Sugimura  
**Cc:** Barbara Prince; Larydsforell@aol.com; Bill@NanoStencil.com; Mt.Chet@roadrunner.com; bprince@princefinancial.com; Crest06@aol.com; waltstreeton@hotmail.com; jeripp@gmail.com; bryonny@amesdesignbuild.com; brett@amesdesignbuild.com; connielear@hotmail.com; Bob Gardner; Paul McFarland  
**Subject:** Re: Team LCVHOG SHOW TIME! Good Meeting!

Thank you Wendy, Chet and Lary for all your efforts on behalf of Our group and June Lake as a community!

On May 23, 2017, at 1:32 PM, Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)> wrote:

Hi, Lary and LCVHOG,

Thank you for the update, Lary, and thank you to the all the whole LCVHOG! It's a pleasure to work with a neighborhood group who coordinates on issues and can represent a united opinion.

As Lary mentioned, Chet did an excellent job capturing comments that the Leonard Avenue area is well-suited for short-term rentals with no known opposition.

Just the clarify next steps, these comments will be carried forward with a recommendation that short-term rentals be permitted in the Leonard Avenue Area. This approval would be approved through a General Plan Amendment, which will first be considered by the Planning Commission and then the Board of Supervisors. We hope this decision will come before the Board by late summer (hopefully September).

Assuming the Leonard Avenue policy to allow short-term rentals is approved by the Board, the County would then be able to accept and process the applications that Connie is holding for you. Let's hold off, though, on discussing the specifics of how that would work and the fees. While I could explain the how it would currently work under Chapter 25 and 26, some of those details may change as a result of these workshops. It's very complicated to keep track of all the bits and pieces at this stage, and so I just don't want to mistakenly misrepresent how things would work while so much is still in flux.

My suggestion to all of you is to continue to follow the discussion and the direction it takes, and continue to provide input. Once we understand better how this is all working out, then we can get into the details of processing your applications. One step at a time, to keep things simple!

Again, thank you! We appreciate your positive engagement and neighborhood coordination, and look forward to resolving this issue with your help!

Best,  
Wendy

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**From:** Barbara Prince [<mailto:princefinancial@sbcglobal.net>]  
**Sent:** Sunday, May 21, 2017 2:57 PM  
**To:** [Larydsforell@aol.com](mailto:Larydsforell@aol.com); [lynn\\_stepanian@hotmail.com](mailto:lynn_stepanian@hotmail.com); [Bill@NanoStencil.com](mailto:Bill@NanoStencil.com); [Mt.Chet@roadrunner.com](mailto:Mt.Chet@roadrunner.com); [bprince@princefinancial.com](mailto:bprince@princefinancial.com); [Crest06@aol.com](mailto:Crest06@aol.com);

[waltstreeton@hotmail.com](mailto:waltstreeton@hotmail.com); [jeripp@gmail.com](mailto:jeripp@gmail.com); [bryonny@amesdesignbuild.com](mailto:bryonny@amesdesignbuild.com);  
[brett@amesdesignbuild.com](mailto:brett@amesdesignbuild.com); [connielear@hotmail.com](mailto:connielear@hotmail.com); Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)>  
Cc: Bob Gardner <[bgardner@mono.ca.gov](mailto:bgardner@mono.ca.gov)>  
Subject: Re: Team LCVHOG SHOW TIME! Good Meeting!

Thank you all for the report and the update. We had planning on being there but Dave was not out of the woods in time to clear him for the travel. we will definitely try to make the next one thank you again Barb & Dave Prince

**Barbara Prince**  
**Prince Financial Corp**  
1712 19th St. #102  
Bakersfield, Ca 93301  
(661)326-7300  
Efax: 661-215-5717  
Cell: (661) 599-0841  
Email: [Bprince@princefinancial.com](mailto:Bprince@princefinancial.com)  
Web Address: [www.princefinancial.com](http://www.princefinancial.com)

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**From:** "[Larydsforell@aol.com](mailto:Larydsforell@aol.com)" <[Larydsforell@aol.com](mailto:Larydsforell@aol.com)>  
**To:** [Larydsforell@aol.com](mailto:Larydsforell@aol.com); [lynn\\_stepanian@hotmail.com](mailto:lynn_stepanian@hotmail.com); [Bill@NanoStencil.com](mailto:Bill@NanoStencil.com);  
[Mt.Chet@roadrunner.com](mailto:Mt.Chet@roadrunner.com); [bprince@princefinancial.com](mailto:bprince@princefinancial.com); [Crest06@aol.com](mailto:Crest06@aol.com); [waltstreeton@hotmail.com](mailto:waltstreeton@hotmail.com);  
[jeripp@gmail.com](mailto:jeripp@gmail.com); [bryonny@amesdesignbuild.com](mailto:bryonny@amesdesignbuild.com); [brett@amesdesignbuild.com](mailto:brett@amesdesignbuild.com);  
[connielear@hotmail.com](mailto:connielear@hotmail.com); [wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)  
**Cc:** [bgardner@mono.ca.gov](mailto:bgardner@mono.ca.gov)  
**Sent:** Saturday, May 20, 2017 8:49 PM  
**Subject:** Re: Team LCVHOG SHOW TIME! Good Meeting!

Hey All Again:

We were well represented today at the 3PM meeting that was very well conducted by Wendy Sugimura of the Mono County Planning Division. Bob Gardner, the Mono County Supervisor who is responsible for June Lake was also in attendance.

Wendy Sugimura worked through a focus group like process, with Chet Schrieber of our LCVHOG recording inputs from the group. Connie Lear also provided valuable inputs to the discussion and focus effort. These results will be published via the Mono County Email in conjunction with the ongoing working group efforts.

The good news is that our area, LEONARD AVENUE AREA (which includes the house on North side of Bruce street to the forestry service land), is a VERY GOOD FIT with no drawbacks for SHORT TERM Rental policy update to the General Plan. This process may take until September. Both Supervisor Gardner and Wendy Sugimura are encouraged by our Group's joint effort writing to the Planning Division and the Board of Supervisors as a group and submitting our LCVHOG package.

Next steps as I understand them are as below. I have cced Wendy Sugimura on this email with a request that she correct my next steps if I have it wrong.

Step 1: After completion of the ongoing community outreach and analysis efforts, the Mono County Planning Division will submit the LEONARD AVENUE AREA (LAA) for a Mono County General Plan Amendment that will set policy in place that will allow permitting of Short Term Rentals in the LAA in June Lake.

Step 2: A second General Plan Amendment will then be processed by the PLanning Division that modifies the June Lake General Plan to permit Short Term Rentals in the LAA of June Lake. This process is kicked off by a Joint Request from the Members of the LCVHOG. I am not clear on the fee/s for a General Plan Amendment??? Maybe Wendy can help us out here???

Step 3: Given a Modified June Lake General PLan, the individual home owner VACATION RENTAL PERMIT REQUESTs will then be processed by the Mono County Planning Division. The fee for this permit is \$495. I know we wrote checks for \$500 last October. We can fix that if we have to update our applications. Also good to know, this is a once forever fee!!

PLease note that the LCVHOG package of seven permit requests that Connie Lear hand carried to the Planning Division last October, is held by Connie in her office. We may need to update our permit request due to the time lapse since October 2016.

OK, all for now. Unless there is some major unforeseen event that occurs, it looks like we are track to reach our goals for getting ST permits in place in 2017.

We owe many thanks to Wendy Sugimura and the Planning Division Staff for there longstanding efforts to work this problem with and for us.

Also many thanks to Supervisor Bob Gardner, our new Mono County Supervisor for June Lake, for his interest and support.

Recommend look for updates to status as they are sent out via email and the Planning Division's Website.

Best Regards to All,

Lary

**Lary Don Smith**  
Incite Support Services, LLC  
1211 W. Imperial Hwy Ste 223  
Brea, CA 92821  
P.O. Box 10403  
Fullerton, CA 92838  
Phone: 202-251-0021  
Email: [Larydsforell@aol.com](mailto:Larydsforell@aol.com)

-

[In a message dated 5/18/2017 10:14:47 P.M. Pacific Daylight Time, Larydsforell@aol.com writes:](#)

**Hey All:**

- **I hope all have taken time to look at the documentation and efforts that the Mono County Planning Division has been making to move the Short Term Rental permitting process forward in June Lake. Wendy Sugimura in particular has thrown herself into this challenge full bore. Please, Let us give her our best support by showing up at the Community Center at 3 PM - 4:30 this coming Saturday 20 May, to participate in discussion and promotion of Transient Rental permitting for the Leonard Avenue Area Neighborhood work shop, led by Wendy.**

- **I have pasted in the schedule for these activities at the bottom of this email.**

- **See you there!**

- Best,

-  
Lary Don Smith

Phone: 202-251-0021

Email: Larydsforell@aol.com

-  
NEIGHBORHOOD WORKSHOPS

Location: June Lake Community Center

90 West Granite Avenue

June Lake, CA 93529

May 13 – Sat

1:00 pm – 2:30 pm Clark Tract

3:00 pm – 4:30 pm Open Session (All Neighborhoods)

May 20 – Sat

12:00 pm – 1:00 pm Open Session (All Neighborhoods)

1:00 pm – 2:30 pm Peterson Tract

3:00 pm – 4:30 pm Leonard Avenue Area

5:00 pm – 6:30 pm Highlands

7:00 pm – 8:30 pm Clark Tract

8:30 pm – 9:00 pm Open Session (All Neighborhoods)

May 22 - Mon

12:00 pm – 1:00 pm Open Session (All Neighborhoods)

1:00 pm – 2:30 pm Clark Tract

3:00 pm – 4:30 pm Hwy 158 Hillside

5:00 pm – 6:30 pm Dream Mountain

7:00 pm – 8:30 pm Focus Group: Lodging and Business

8:30 pm – 9:00 pm Open Session (All Neighborhoods)

May 25 – Thurs

4:00 pm – 5:00 pm Open Session (All Neighborhoods)

5:00 pm – 6:30 pm Clark Tract

7:00 pm – 8:00 pm Open Session (All Neighborhoods)

COMMUNITY-WIDE MEETINGS

1. Discussion of Workshop Data & Information

June 7, 6-9 pm

2. Discussion of Data Analysis & Policy Direction

June 14, 1-4 pm

3. Discussion of Potential Draft Policies

June 28, 6-9 pm

The community-wide meetings will be followed by meetings and/or public hearings by the Planning

Commission, and then the Board of Supervisors, to make a final decision.

For details and updates, see the website and register your email address:

<http://www.monocounty.ca.gov/rpac-june-lake/page/june-lake-short-term-rentals>

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## Wendy Sugimura

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**From:** Randy <Randy@haaker.com>  
**Sent:** Wednesday, May 31, 2017 4:18 PM  
**To:** Wendy Sugimura  
**Subject:** June Lake Short Term Rentals

**Categories:** JL STRs

Wendy

Last Thursday I attended the meetings you conducted – one a general session and one focused on the Clark Tract. We met briefly and I appreciate all the work you have done to involve the Community in discussion about this important issue. My wife, Allison, and I have a strong interest in the June Lake Community and it's future as we have been coming here for many years and now own a home in the Peterson Tract at 841 Palisades Dr.

We do not presently rent our home and have no plans to do so. However, many family members, friends, employees, and others have visited our home and we hope will continue to do so. We have also offered a stay at our home at numerous charitable auctions, raising many thousands of dollars for good causes.

We chose to become homeowners in June Lake because of the incredible natural beauty and recreation, the laid back lifestyle, and our general love of the area. In many ways, I would want things to stay just as they are, even including the iconic fixed double chair from the parking lot to the June Mountain ski lodge. However, I know things can't stay the same. In fact, they don't. Our Community is dependent upon tourism in order to survive. Without a regular influx of visitors, our businesses of all types will struggle and even close and the local agencies on which we all depend will decline for lack of revenue.

In my opinion, we need to do all we can to stay relevant as an Eastern Sierra tourist destination. There is a change to a sharing economy world – wide. Solvable fears about bad behavior shouldn't get in the way of taking a logical step to support the tourism industry that supports all of us who live and/or own property in the area. We need to encourage responsible investment and development in June Lake or the relatively minor concerns voiced by those against short term rentals will be irrelevant.

Further, I know of no study or logic indicating that short term renters are more likely to engage in disruptive behavior than longer term renters or any other group. I personally think that if short term rentals are generally allowed throughout the community, the impact will be minor in terms of the number of homeowners utilizing their home for that purpose, and non – existent in terms of disruption. However, one likely impact if we take the restrictive route is that June Lake property values will lag, reducing future investment and stability.

The need for our Community to support our economy is way more important than other solvable concerns. Let's send a message encouraging visitors. That's my opinion.

Randy

E.R. "Randy" Blackman  
President  
Haaker Equipment Company | Total Clean  
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**"Nobody works harder for you than Haaker."**

## Wendy Sugimura

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**From:** K Taylor <forkendrick@gmail.com>  
**Sent:** Thursday, April 27, 2017 8:35 PM  
**To:** Wendy Sugimura  
**Subject:** Re: June Lake short term rentals - Neighborhood Maps

**Categories:** JL STRs

Hi Wendy,

Thanks for the fast response and explanation of the land use designation in the Peterson Track.

However that still does not explain why the two areas are being separated for consideration of allowing short term rentals. The area functions as one geographic neighborhood with one set of rules related to short term rentals. Allowing two sets of rules related to short term rentals within the same geographic neighborhood does not make sense. So I think both the MFR and SFR areas of the Peterson Track should be in the same "Neighborhood" for the short term housing discussion because, in fact they ARE in the same neighborhood on the ground.

It is not fair that two lots adjacent to mine will be able to vote to change the rules to allow short-term rentals and I will NOT be able to vote on the change because of a new line on a map. Allowing short term rentals on properties adjacent to mine will certainly have an adverse effect on me. I know this from personal experience.

It is my rough understanding that in Mammoth owners within 500 ft of a property have an opportunity to oppose a change that allows short term rentals. Could a similar situation be implemented in June, such that property owners within 500 ft of any "short-term neighborhood" would be able to have the same influence on the outcome as the people that live in the "short-term neighborhood"?

Thank you,

Ken Taylor

On Thu, Apr 27, 2017 at 4:02 PM, Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)> wrote:

Hi, Ken,

Thanks for your email. That orange area in the Peterson Tract actually has a different land use designation that governs its land uses. It is Multi-Family Residential (MFR), and the rest of the Peterson Tract is single-family residential (SFR).

This policy discussion is only applicable to single-family land use designations, and so that orange area is excluded. I know it doesn't look different, but that is the technical land use designation in the General Plan.

Thanks,

Wendy

**From:** K Taylor [mailto:[forkendrick@gmail.com](mailto:forkendrick@gmail.com)]  
**Sent:** Thursday, April 27, 2017 3:56 PM  
**To:** Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)>  
**Subject:** June Lake short term rentals - Neighborhood Maps

Hi Wendy,

I am confused by the June lake neighborhood map that is on line. It shows the Peterson track in yellow. But the eastern portion of the Peterson track is shown in orange.

When you walk around there is no noticeable difference between the yellow and orange areas. The orange area does not have adjacent commercial property, different zoning, or any natural barrier. The boundary runs down the middle of the street and doesn't make sense. It looks like a special carve out for someone.

Is the orange portion being treated as a separate neighborhood?

What is the name being given to it?

Why is it being treated differently?

The orange area should be treated like the rest of the Peterson track.

Ken Taylor

May 11, 2017

June Lake Citizens Advisory Committee  
c/o Wendy Sugimura, Mono County, California  
PO Box 347  
Mammoth Lakes, CA 93546  
[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)

Re: June Lake Single Family Home Short Term Rentals – Petersen Tract

Dear June Lake Citizens Advisory Committee:

Unfortunately, we are unable to attend the neighborhood discussion meetings and instead offer this letter as our strong opposition to short term rentals in the Petersen tract.

Since we were children we have been visiting and loving June Lake and all it has to offer all year round. We've spent many vacations here with our families and friends.

For the past four years, we have been the proud owners of a second home in June Lake's Petersen tract. We chose this area because of the quiet, peaceful surroundings of the neighborhood and because short term rentals are not allowed. It's our place to get away from the city and relax in nature.

Prior to residing in the Petersen tract, we owned a condo in the village. While we were thrilled to buy our first place in our beloved June Lake, the excitement died a few months after we moved in. We quickly realized that the majority of the units were rentals and were stuffed with too many people nearly every weekend. Parking was a nightmare due to the increased number of cars. Parties would go on all night. Early-rising fishermen would drag their coolers across the asphalt and yell from the car to their buddies. After midnight arrivals would wake us every weekend. We complained but were met with deaf ears by the rental company.

We encourage the committee to recommend AGAINST short term home rentals in the Petersen tract for several reasons:

- Access in and out of the tract is very limited; only one road is available (Rainbow Street)
- Road conditions have been getting worse every year due to weather and use
- Streets are narrow and will not be able to handle additional traffic
- Parking is very limited especially in the winter when empty lots are used for snow storage (the topography adds to this problem)
- Private roads are not maintained in the winter
- Pet feces is already a problem; short term renters are likely to make it worse
- Residents purchased/live in the neighborhood because short term rentals are not allowed
- Preservation of the quiet and scenic neighborhood
- Wildlife (deer, bear, cats, etc.) are able to roam freely without being disrupted

- Some (possibly all) of the rental company owners do not live in the Petersen tract and will benefit monetarily without having to experience the problems caused by short term renters

We believe that allowing short term rentals in the Petersen tract will be detrimental to the many families that choose the neighborhood as their home. We hope that the committee will consider the undeniable benefits of keeping the tract free of short term rentals.

Sincerely,

Danny and Gina Stymacher  
803 Piute Drive  
June Lake, CA 93529

## Wendy Sugimura

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**From:** Dale Greiner <dtgreiner@gmail.com>  
**Sent:** Saturday, May 27, 2017 11:26 AM  
**To:** Wendy Sugimura  
**Subject:** STR's

**Categories:** JL STRs

Hi Wendy:

I am submitting this email in support of the STR approach in a form that benefits the owners to the max. This is a win-win situation for all involved. Any other approach would be a disadvantage to the owners or the County. I would like to see the County be more involved in the code enforcement portion to provide a level of comfort for the citizens who encounter unsavory renters.

As a side note; not allowing STR would be very detrimental to the Village of June Lake as well as income for the County.

Respectfully--  
Dale Greiner  
23 Granite Ave  
June Lake

## Wendy Sugimura

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**From:** Leslie Chapman  
**Sent:** Monday, April 17, 2017 3:48 PM  
**To:** Scott Burns; Wendy Sugimura  
**Subject:** FW: Form submission from: Contact the County

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

From: Mono County California [mailto:noreply@mono.ca.gov]  
Sent: Monday, April 17, 2017 3:10 PM  
To: Leslie Chapman <lchapman@mono.ca.gov>  
Subject: Form submission from: Contact the County

Submitted on Monday, April 17, 2017 - 3:10pm Submitted by anonymous user: [68.118.142.66] Submitted values are:

Name: James Heiting

E-mail Address: heit49@aol.com

County Department: Community Development

Comments: I am a property owner in June Lake at the Edgewater Condos. I understand there may be a meeting to discuss short-term vacation rentals in June Lake in the next month or so. I want to voice my support for continuing availability of short-term rental space in June Lake. Such is a necessity to the economy of the area and the life of the area.

IP Address: 68.118.142.66

The results of this submission may be viewed at:  
<http://monocounty.ca.gov/node/913/submission/1306>

## Wendy Sugimura

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**From:** Bob Gardner  
**Sent:** Wednesday, May 24, 2017 5:51 PM  
**To:** Wendy Sugimura  
**Subject:** FW: June Lake Short Term Rentals

fyi as we discussed.

Bob

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

From: Gib Lanpher [mailto:eglanpher@yahoo.com]

Sent: Monday, May 1, 2017 9:10 AM  
To: Bob Gardner <bgardner@mono.ca.gov>  
Cc: stark@fairplex.com  
Subject: June Lake Short Term Rentals

Dear Bob:

I understand that there are a series of meetings scheduled at the end of May that will be addressing the issue of short term rentals on the June Lake loop. Like many second home owners we will not be able to attend as we normally spend July-September at the Williams Tract house that our family built in 1960. Through you, however, I would like to share a few thoughts on the issue.

First, the

Williams tract is quite small compared to the other tracts being evaluated. There are essentially only two roads, Aspen Road off of highway 158 which has long been accepted by and maintained by the County, and Pinecrest Avenue which is privately maintained. Our house, 75 Pinecrest, is one of four on the Avenue -- all second homes. Rarely are any used in the winter because Pinecrest is steep and impossible to plow once serious snow falls. While I hesitate to speak for my three Pinecrest neighbors, I'm quite sure that like us they do not favor opening our neighborhood to short term rentals.

Second,

let me address the Aspen Road portion of the Williams tract.

I think there are six privately owned single family homes and two long-term rental duplexes on the Road, and two commercial cabins/condos just as one enters Aspen Road from 158. I believe only one or two of the single family homes are occupied year-round. John and Candy Logue should be consulted as one of these owner/occupiers.

Finally, I'm

curious as to what is driving the push for short term rentals. Most, if not all, June Lake property owners knew or should have known about the 30 day rule when they acquired their properties. Now some want to change the rule so they can monetize what may have been an excessive investment. Is there a push by Mammoth/June Mountain to encourage more local beds to support the ski area? I imagine the County is probably supportive as it would increase TOT revenue from an unincorporated area. It seems to me that changing the long time well understood rules leaves those of us who bought/built in non-commercial areas of June Lake in the lurch.

Bob, Please  
share the foregoing with the relevant CAC and County folks.

As long time owners and pretty substantial taxpayers, I think it would be better to schedule important meetings for July/August when more second homeowners would be available to attend. While meetings are worthwhile, I think before there are any changes in the rules regarding rentals, the County should poll all property owners on each of the potentially affected tracts. It would not be hard as the County has all names and addresses in the tax office.

Best regards. Gibson  
Lanpher

3801 Warren st. NW

Washington, DC 20016

## Wendy Sugimura

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**From:** David Rosky <dave.rosky@gmail.com>  
**Sent:** Thursday, May 11, 2017 3:41 PM  
**To:** CD Ritter  
**Cc:** Wendy Sugimura; Bob Gardner  
**Subject:** Re: June Lake Short Term Rental Process

Dear CD,

Thank you very much. I apologize if the tone of my letter seemed a little too strong, I'm just a proponent of a process that is fair to both sides.

I recently thought of one additional point I'd like to make to the commission in advance of the meetings, I hope you feel it's appropriate to pass this on as well.

The additional point I'd like to make is that in his document, Supervisor Johnston justifies the necessity of an 80% approval rate by the fact that the vote must be taken on an underlying zoning change as opposed to simply an overlay or special use permit approach. The necessity of requiring an underlying zoning change is justified by the assertion that allowing any overlay or special permitting process would represent a de facto zoning change.

I believe this is hyperbolic at best, somewhat misleading at worst. It is the county's prerogative to manage land use based on a number of criteria, and often simple zoning can't provide the nuanced or fine-grained control required to meet multiple sets of goals in a harmonious way. Overlays and special use processes are long-established ways of providing this. They have been utilized in many locations to provide fine-grained control and to allow multiple goals to coexist in realistic ways that are often not feasible with a blanket zoning change.

An approach of requiring an underlying zoning change is excessive and ill-suited to achieving the original goals that were envisioned by allowing limited, controlled short term rentals in the most non-impactful way possible, and would introduce a (perhaps intended) unnecessary bias into the decision making process.

Respectfully yours,

David Rosky

On Wed, May 10, 2017 at 10:01 AM, CD Ritter <[cdritter@mono.ca.gov](mailto:cdritter@mono.ca.gov)> wrote:

Dear Mr. Rosky,

Thank you for your comment letter on short-term rental meetings. It has been scanned and forwarded to the Planning Commission.

~ CD

**From:** David Rosky [mailto:[dave.rosky@gmail.com](mailto:dave.rosky@gmail.com)]  
**Sent:** Tuesday, May 09, 2017 10:50 PM  
**To:** Larry Johnston; Fred Stump; Bob Gardner; John Peters; Stacy Corless; CD Ritter

**Cc:** Wendy Sugimura

**Subject:** June Lake Short Term Rental Process

Dear Mono County Supervisors and Planning Commission,

My name is David Rosky and we are residents of June Lake, in the Clark Tract. We received the mailings regarding the short term rental meetings, and I decided to take a look at the detailed documentation on the county web site. With all due respect, I was both surprised and dismayed by what I saw.

Please note, this letter is not to discuss the merits, issues, or implementation details of short term rentals, it is to express concern over the process as laid out in the documentation. I will simply note here that we have been generally in the middle on the issue itself. We have not had any plans to engage in short term rentals ourselves, although we are not afraid of it, and if it is implemented in a careful and reasonable way, we see possible benefits to the community and members of the community.

This process is being presented as an open, fair community process, yet the primary document driving the process (.../johnston\_trod\_process\_10.04.16.pdf) is an extremely biased document written by supervisor Johnston, who, from reading the document, is very heavily against any implementation of additional short term rentals in June Lake, a district which the supervisor does not even represent.

The supervisor has a right to his opinion, as does everyone, but to base a supposedly fair and open community process on such a heavily biased document is unconscionable. To wit:

1. After any discussions, the process specifies an 80% approval vote in any given community. This is outrageous. Obtaining such a large majority on even a slightly controversial issue would be nearly impossible. One might as well just skip the discussions and implement what would essentially be a forgone conclusion. Even if there is a "silent majority" in favor of short term rentals, requiring an 80% approval stacks any election hopelessly in favor of those opposing. This represents a poisoning of any fair community process with an extremely biased election.
2. The process specifies the vote be on a change to the underlying zoning, not on an overlay zoning. As if an 80% approval vote isn't enough, this is an attempt to stack the process even further. Many people who are relatively middle-ground on the issue (as I am), and probably even many who are largely in favor of limited short term rentals would be reluctant to vote for an underlying zoning change, whereas they may be willing to consider an overlay process requiring special permits that would allow more fine-grained control over the short term rentals.

The combination of the above do not represent an open and fair community process, but rather a thinly veiled attempt to stack the decision making process so heavily and unfairly in favor of opposition that a "no" vote is a guaranteed outcome, which can then be presented to the board and planning commission as "proof" that June Lake is "incompatible" with short term rentals of any kind.

With all due respect, it is surprising and disappointing that the board and planning commission would sanction, promote, and incorporate such a heavily biased process based on a similarly biased document, and present it as a fair, open community process. I am completely in favor of accessible public input, but I sincerely hope the more extreme specifications of this process will be reconsidered.

Respectfully yours,

David Rosky

June Lake, CA

## Justin Nalder

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**From:** Wendy Sugimura  
**Sent:** Thursday, March 16, 2017 2:35 PM  
**To:** 'Ian Fettes'  
**Subject:** RE: Short-term rentals - neighborhoods

Hi, Ian,

Thanks for your input.

The map exercise is to define neighborhoods so we can hold separate meetings for the various areas. It was suggested (by Supervisor Johnston and confirmed by the CAC subcommittee) that the answer to the rental question should be determined at a neighborhood scale.

Your comment is very applicable, I think, to an actual policy about how to evaluate a rental proposal. I'll record it as part of the conversation and make sure it is reflected in the input received.

Just a clarification on your rental – a rental for 30 or more days is not considered a “transient” or “short-term” rental. That is defined as a “long-term” rental and the County doesn't have anything to do with it. If you want to rent for less than 30-days at a time, you'd need to apply for a Use Permit for a Type I rental.

If you would still like to provide input on how to separate out neighborhoods so these areas can discuss rentals, please feel free to do so! I'll be sending a reminder email to the group a little later, hopefully this afternoon.

Thanks,  
Wendy

**From:** Ian Fettes [<mailto:ian@mechdc.com>]  
**Sent:** Wednesday, March 15, 2017 3:44 PM  
**To:** Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)>  
**Subject:** Short-term rentals - neighborhoods

Hi Wendy,

During to the June Lake sub-committee meeting last week, you asked for our thoughts on definitions of neighborhoods.

Personally, rather than trying to define neighborhoods, I wonder if a better approach would be to define areas of influence.

In other words, if a dissenting person can neither see nor hear the property wishing to rent - and no traffic to or from the rental property passes the dissenters property - then the dissenters opinion should have no influence on decisions regarding that particular rental property.

In my particular case, I have what would be considered a Type 1 property. I rent it on a longer term basis - one month or more. When I rented short-term, my occupancy rate was about 40%. Now my occupancy rate is essentially 100%. Before, I had one/two guests with one car. Now I have 2-plus guests with 2 cars, so, consequently, the vehicle traffic is higher. The argument against short-term rentals gets pretty thin when applied to Type 1 rentals - which will be rented, one way or another.

I hope this is useful.

Thanks,

Ian Fettes

## Wendy Sugimura

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**From:** Wendy Sugimura  
**Sent:** Wednesday, May 24, 2017 10:31 AM  
**To:** 'Ann Tozier'; Bob Gardner; Paul McFarland; Scott Burns  
**Subject:** RE: concerns

Hi, Ann,

Thanks for your email and for sharing your concerns. I can appreciate how this stage of the process is very unsettling. It seems like a lot of chaos and information, and how that will get us to where we want to go seems very unclear.

I would ask you to be patient – the next step of analysis should help clarify what has support and what doesn't, and where we might go from here.

I think of it like this - anytime something big is reorganized – let's say a kitchen – all the dishes, pots and pans, various implements, spices and food, etc., have to be pulled off the shelves so everything can be emptied and cleaned. At that point, it's a massive mess of stuff and we wonder what in the world we're doing, and how we're going to put it all back so that we have a functional kitchen again.

However, we plan for where things will go, and as we start to put things back, the pieces fall into place, perhaps in ways we didn't entirely expect when we set out.

In this process, we're at the point where we've pulled everything off the shelves. I think it's been a great conversation – folks have aired their issues and been able to discuss them in a non-confrontational way, and I think some folks have learned a lot about the whole spectrum of issues and opinions that are out there. We now need to start putting things back on the shelves and applying some order to all this stuff – that is the next step.

I'd also point back to the "principles" the sub-committee established at the outset of this process, before we ever knew how many workshops we would hold or what the format would be. Opportunity for input, consensus/common ground, public engagement, and finality and certainty provide the sideboards for how we do this. These workshops were purposely designed to extract people from entrenched positions for and against, and allow for discussion about the issue itself – not just one's position. That is how we ensure input and engagement, and seek common ground.

At the end of the day, if the Board wants to send the question to a vote, they can still do that. There would be a lot of questions to figure out, and so that would be a whole different conversation. We did discuss the vote in the sub-committee, and I think it was you who raised the point that there would need to be a lot of education that would need to go along with it. At the very least, these workshops provide that education for those who have attended.

Also, keep in mind that while the Clark Tract (and to some extent, Petersen Tract,) is the most contentious, this process may allow for the other areas of June Lake to be resolved. That resolution would be better than where we started from, at any rate.

I think the long time frame of workshops is playing into some frustration as well. We started these workshops on May 13, and folks won't start to see how the information works for us until early June. Uncertainty for that long can be aggravating.

Normally, we would have kept things moving faster from workshops to analysis, but these dates were identified by the subcommittee and community as being needed to ensure adequate opportunity for input. We just have to be patient and allow everyone that opportunity before we start to sort through the information. You raise valid points about the

information itself, and Paul and I have been discussing these issues as well. We'll do our best to address these issues and try to clarify what this information represents and how it is to be used. It certainly does not meet statistical or scientific data integrity, and we would never represent it that way.

Anyway, I don't know if this helps at all. My main point, I suppose, is to ask you to be patient and let it play out.

Thanks,  
Wendy

**From:** Ann Tozier [mailto:anntozier@gmail.com]

**Sent:** Wednesday, May 24, 2017 7:34 AM

**To:** Bob Gardner <bgardner@mono.ca.gov>; Wendy Sugimura <wsugimura@mono.ca.gov>; Paul McFarland <pmcfarland@mono.ca.gov>; Scott Burns <sburns@mono.ca.gov>

**Subject:** concerns

I have already expressed my concerns over how this transient rental issue is going to be determined for each neighborhood in June Lake, and yes my primary concern is for my, the most contentious, tract. Though I have already expressed myself a little to Wendy and Scott, I would like to emphasize my thoughts in an email, because a lot of time is being spent on this and a lot is at stake.

I don't see any way to get around a vote, at least for the Clark Tract, by property owners. The way the information is being gathered makes no sense to me toward the eventuality of finding a clear answer, yay for STR, yay for STR with modifications, or nay to STR.

For starters, I know you have received emails and they were probably not able to attend any meeting and produce sticky dots or "get educated." Attendees were "forced" to write negative comments, even if they were for STR, and positive comments, even though they may have been against them. As a result, those ideas mean nothing about how anyone feels about allowing them or not. The same goes for the sticky dot exercise. The sticky dot exercise was the only one that resembled, and I say "resembled" because I know it was not, a vote. I put a number of dots on ideas of how to improve STR, even though I am against them in the Clark Tract (except for possibly Type 1). I did that because if the "vote" was to keep them, I would want them modified... but it did **not** mean I want them in my neighborhood. The mere gathering of ideas from both sides does not constitute a conclusion of how folks fee.

I don't see getting around a vote. What do you see?

Thanks, Ann

## Wendy Sugimura

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**From:** David Rosky <dave.rosky@gmail.com>  
**Sent:** Thursday, May 04, 2017 2:19 PM  
**To:** Wendy Sugimura  
**Subject:** Re: Short term rental workshop question

**Categories:** JL STRs

Hi Wendy,

Thanks for the reply.

I will try to make one of the meetings. We're part time residents, planning to be full time in a few years, but at the moment we here primarily on weekends. If I end up not being able to make the meeting, then I can perhaps make a statement through email.

It also sounds like some letters should potentially be addressed to the supervisors and planning commission, since it sounds like to some degree, decisions have already been made regarding June Lake, and these meetings might largely be passing it down. I don't specifically mean that to sound cynical, but it sounds like it might be the case to some extent.

A few additional observations for the moment:

What really concerns me is the process. I could accept what you are saying if, for example, it can be proven (through an official vote of some kind, not just a count of vocal people at a meeting) that a true majority of the residents of, say, the Clark Tract are strongly against it. My perception, however, is that the "incompatibility" is the perceived result of a very vocal minority. Casting separate rules into concrete for individual neighborhoods based on a vocal minority is not right just to make sure that the county will never need to deal with and resolve conflict. Conflicts may occur, but they should be dealt with rather than cause everyone to be unable to avail themselves of the general policy.

Furthermore, for specific restrictions to be placed on individual neighborhoods, people should have to show that such activity actually physically affects them in a negative way.

I don't want to be all negative, and I've been taught that if you are going to complain about something, you should offer an alternative. To that effect, what I feel would be far more appropriate are specifically stated mitigations that have to do with physical issues like parking, traffic, noise, etc., not some general "incompatibility" based on a loud minority of people who just simply don't like the policy even though it can be implemented in a way that would not affect them.

Examples of the above might be limits on the number of nights per year, limits on the number of rooms or renters, limits that state that the property owner must be present (e.g., bed and breakfast type operation vs. all-out rental), etc. These kinds of limits might be acceptable in order to reduce the impact in certain areas rather than a black-and-white, all or nothing approach.

To end with a question, are the specific characteristics of these overlays still under consideration, such as I just mentioned in the previous paragraph? If so, I might like to add some details to those proposals and have you register that as a comment. Or is the decision now just whether various June Lake neighborhoods are completely in or out?

Thanks..

Best regards,  
David

On Tue, May 2, 2017 at 1:46 PM, Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)> wrote:

Hi, David,

I understand your concern, and your rationale is the reason why the initial approach utilized one “tool” or “mechanism” for all of Mono County. Through the controversy that ensued, and conversations with the Mono County Board, Planning Commission, the June Lake Citizen Advisory Committee, and general community conversations, some recognition surfaced that different neighborhoods in June have different characteristics and different levels of tolerance for short-term rentals.

The current approach is similar to a land-use “zoning” type of exercise, where some areas are more appropriate for commercial, or residential, or mixed use. Even within residential, there are several levels of “intensity” that are zoned differently. So, the idea that different neighborhoods have different character such that short-term rentals are compatible with some and not others has the same logic pattern.

Regardless, you are welcome to voice your concern about the approach, either in the upcoming meetings or I can log your email as your comment. However, just to be clear, this approach is the direction I received from the Board, which was then vetted with the Planning Commission and June Lake CAC, and so I can’t unilaterally decide to change it. I would still encourage you to add your opinion about it to the mix, though.

Hope this helps!

Thanks,

Wendy

**From:** David Rosky [mailto:[dave.rosky@gmail.com](mailto:dave.rosky@gmail.com)]  
**Sent:** Thursday, April 27, 2017 9:34 PM  
**To:** Wendy Sugimura <[wsugimura@mono.ca.gov](mailto:wsugimura@mono.ca.gov)>  
**Subject:** Short term rental workshop question

Hi Wendy,

My name is David Rosky, and we are in the Clark Tract. I have received the mailings regarding the workshops and will try to attend one of them.

I'm particularly both curious and concerned about a comment in the body of the email, though. At one point, it says "Each neighborhood will have the opportunity to consider if short-term rentals should be allowed or not, and the implications of those decisions." I'm wondering how such a decision would proceed. Would a small handful of vocal opponents of short term rentals be allowed to decide at a meeting for the entire community? Would it require a vote among the community at large, with a required minimum participation?

I personally feel that in an area without a specific HOA or specific CC&Rs, whatever rules the county adopts as whole should apply in those areas. Otherwise, we are effectively being forced into a de facto CC&R that we never agreed to.

The county should consider public opinion in its rule making, but whatever the county decides should be both binding on, and available to, all residents that don't have specific overriding CC&Rs already in place. If a certain neighborhood can make themselves exempt from one set of rules, what't to keep them from making themselves exempt from any other set of rules? It sets a bad precedent to do so.

Best regards,

David

## Wendy Sugimura

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**From:** Ian Fettes <ian@mechdc.com>  
**Sent:** Sunday, May 21, 2017 7:05 PM  
**To:** Wendy Sugimura  
**Subject:** STR's

Hi Wendy,

I'm a little disturbed that it's apparent that people still do not understand the difference between Type 1's and Type 2's - even though you outline the differences at the beginning of each meeting.

Jill Stark, who I think has attended most of the meetings so far, came up to Scott Burns and I on Saturday and, in the course of our discussion, asked "what exactly is the difference between the two types of rentals".

Also, again on Saturday, I had a discussion with Roxanna (Fodera?) and it was clear that she did not appreciate the difference between the two. She has been present at every meeting that I've attended.

As you know, the two types of rentals are significantly different, and that is presumably why the County has introduced the concept of the Type 1.

Type 1's have been excluded from the moratorium on SLR's in Mono County (with the exception of June Lake) precisely because they have not attracted the controversy associated with Type 2's.

The occupancy of Type 1's is limited - typically one to two people and, because the properties are owner-occupied, the management is on-site. That's obviously why Type 1's have received more general acceptance.

I listen to your description of the two types and, although it seems clear to me, I'm concerned that somehow it's just not getting across.

Anything that you can do to better clarify this distinction would be greatly appreciated.

Thanks!

Ian

## Wendy Sugimura

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**From:** Debra Bryan Mahony <bryanmahony@gmail.com>  
**Sent:** Friday, May 12, 2017 12:18 PM  
**To:** Paul McFarland  
**Cc:** coachronci@gmail.com; lilabldona@suddenlink.net; sammahony@gmail.com; sierrahiker@hotmail.com; Member Service; Ann Tozier; Bob Gardner; ian@mechdc.com; mrosasltd@hotmail.com; dlindsey@juno.com; bill@nanostencil.com; gretchen03@earthlink.net; carol.postmus@gmail.com; rebjl1@yahoo.com; Wendy Sugimura  
**Subject:** Re: Vacation Rental Study - Colorado Association of Ski Towns

Hi Paul,

Thank you for the Colorado Ski Town discussion.

Another interesting manner in which Lake Tahoe is managing the nightly rental situation, can be found on VRBO, HomeAway/VacationRental website.

Tahoe has 'noise sensitive communities'. These are homes that are close together, where loud noise in or out could disturb neighbors.

The rental agreements for these nightly zoned rentals, have very stringent and specific rules regarding noise and the control of noise.

This is another way the Tahoe communities have addressed nightly rentals.

Sam and I will miss the May 13, 2017 meeting, as we are out of town moving the 90s parents into assisted living.

We look forward to attending the remainder of the community meetings.

Sincerely,

Bryan Mahony

On Wed, May 10, 2017 at 9:09 AM, Paul McFarland <[pmcfarland@mono.ca.gov](mailto:pmcfarland@mono.ca.gov)> wrote:

Hello June STR sub-committee folks –

Please find attached a study from the Colorado Association of Ski Towns addressing the issues, emerging trends and best practices surrounding vacation home rentals. This report is also now posted on the County's short-term rental webpage at <http://www.monocounty.ca.gov/community-development/page/short-termtransient-rentals>

Please feel free forward this report around to others you know are interested.

Thanks, paul

Paul McFarland

Assistant Planner

Mono County Community Development Department, Bridgeport Office

[760-932-5433](tel:760-932-5433)

Office Hours – Tuesday, Wednesday, Thursday 8am to 3pm

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