

# MONO COUNTY PLANNING COMMISSION

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commdev@mono.ca.gov

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## **Comment Letters General Plan Amendment 15-002 November 12, 2015**

**NOTE:** Comment letters are arranged in order received, not alphabetical.

Ross & Lynda Biederman

Jil Stark

Patrick & Catherine Hoefler

East Shore Silver Lake Improvement Association

Dennis Lindsay

**NOTE:** Comment letters received after agenda packet was sent.

Rod Goodson & Jill Malone

James & Ann Marie Mahoney

Ann Tozier

Patti Heinrich

Blake & Carol Sibla

**NOTE:** Comment letters received at public hearing

Igor Vorobyoff

Dewayne & Jill Wallentine

Carol McCahon

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DISTRICT #1  
COMMISSIONER  
Mary Pipersky

DISTRICT #2  
COMMISSIONER  
Rodger B. Thompson

DISTRICT #3  
COMMISSIONER  
Daniel Roberts

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza



October 29, 2015

C.D. Ritter  
Secretary to the Planning Commission  
P.O. 347  
Mammoth Lakes, CA 93546

RECEIVED  
OCT 29 2015  
MONO COUNTY  
Community Development

Re: General Plan Amendment 15-001 (b) Transient Rental Overlay District  
June Lake APNs 016-099-027,-036,-037,-041 and 016-096-06

Dear Members of the Planning Commission:

We are 22 year full time residents of the Clark Tract and wish to voice strong disagreement with the proposed Transient Rental Overlay District involving the above referenced properties on Nevada Street. This is our home. To allow transient rentals in this area betrays residents and allows a few home owners - who knowingly purchased homes in a non-rental area - to alter living conditions for everyone else living in the neighborhood. This is not a victimless action: those of us who live here must tolerate the tourist activity while rental landlords are elsewhere and happily oblivious to the issues created.

We recognize the obvious: guest renters are here for vacation and holiday activity. To approve this TROD request essentially creates a hotel zone within the Clark Tract that will alter the quality of life promised by living in a non-rental single family residential neighborhood.

Mammoth Lakes' recent vote on Measure Z clearly illuminates the public's wish to protect and preserve private neighborhoods. The June Lake Clark Tract is no different. County Supervisors, the June Lake Citizens Advisory Committee, and the majority of citizens attending public meetings have agreed that the Clark Tract is inappropriate for an Overlay District. It was determined that the roads are private, not well maintained and dangerous for rentals.

Of note, all Clark Tract roads are poorly maintained private roads for which Mono County has refused to provide maintenance nor snow removal. If an Overlay District is approved the County must consider incurred liability. By allowing vacation rentals on the Nevada Street dirt road the County risks lawsuits by inexperienced snow drivers in winter and pothole slip and fall suits by pedestrians. If the County is not willing to maintain the roads, then they should not allow rentals and collect TOT money on those same roads.

A quick drive through the area will reveal the obvious inadequacy of parking space and the danger to drivers attempting to navigate narrow, slippery and steep roads immediately connected to the proposed Overlay District. The single lane primary exit route from the upper portions of the Clark Tract-which is an ice sheet during the winter- descends steeply and ends onto the Nevada Street Overlay District road. It is a frequent site of stuck or sliding out-of-control vehicles with a well-deserved reputation of danger in June Lake. Visiting pedestrians often walk these roads oblivious to this danger. Nevada Street slopes upward to this "T" intersection and is also significantly icy.

We implore the Planning Commission to please protect and respect the non-transient rental zoning of the June Lake Clark Tract. Please do not open the gates to such duplicity and disregard for existing zoning ordinances and home owners who chose to live in a zoned non-rental neighborhood.

Respectfully,

*Ross E Biederman, Lynda G Biederman*

Dr. Ross and Lynda Biederman  
140 Wyoming Street  
June Lake, CA 93529  
760-648-1017

## CD Ritter

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**From:** Jil Stark <stark@fairplex.com>  
**Sent:** Monday, November 02, 2015 5:13 PM  
**To:** CD Ritter  
**Cc:** Scott Burns  
**Subject:** TROD application on Nevada Street in June Lake

RECEIVED  
NOV 02 2015  
MONO COUNTY  
Community Development

Dear members of the Planning Commission.

First, I am writing to you as a member of the June Lake CAC. A number of years ago we had a presentation of TRODS at a CAC meeting. At this time I believe it was implied by the County that a TRODS would not be allowed in the Clark or Peterson Tract. I do however clearly remember that our Supervisor, at the time, made it very clear that neither tract would be considered. Nevada Street is in the Clark Tract. It is very clear that the majority of residents in this single family area do not want the area turned into a weekend hotspot. There are two homes in this tract that have been renting illegally for about six years, both have received numerous complaints about this issue, but in this lengthy amount of time, both are still renting. As a member of the CAC I want to support the residents of this tract, who fear that if Nevada Street becomes a legal renting area the situation will move to include more homes in their area.

Second, as a resident of a home on the northern end of Nevada Street, I want to know what are the legal implications of an accident on a road that is not maintained by the County? The southern end of this street is badly engineered, it is not engineered at all. At the end of the paved entrance to the dirt road there is a small hill. If it rains, or if snow melts, water runs down this hill. In the winter the hill becomes icy. One residence next to the hill has received water damage. The road receives very little maintenance. It is posted at 5 MPH to keep the dust away from the homes and for safety reasons, it is a narrow dirt road. The four homes in the applied for TROD sit right on this road with minimum setback.

Third, there is the whole issue of elected officials applying TRODS to areas where the majority of residents don't want them. Mammoth should send a clear message to the members of the Commission and to the County. Then there is Santa Monica that passed strict short term rental rules in May, and right now San Francisco is voting tomorrow on a measure targeting short term rentals. These ballot votes are costly and I hope unnecessary in our beautiful part of the world.

Most Sincerely,  
Jil Stark, 929 Nevada Street

Sent from my iPad

RECEIVED

NOV 02 2015

MONO COUNTY  
Community Development

**CD Ritter**

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**From:** PC <pch1951@msn.com>  
**Sent:** Monday, November 02, 2015 12:47 PM  
**To:** CD Ritter; Scott Burns; Lynda Biederman; blake.sibla@verizon.net; Jil Stark; Paul McCahon; Rod Goodson; dlindsay@juno.com; Nick Criss  
**Subject:** TROD application Nevada street Clark Tract  
**Attachments:** BOS Petition pg1 of 5.pdf; BOS Petition pg2 of 5.pdf; BOS Petition pg3 of 5.pdf; BOS Petition pg4 of 5.pdf; BOS Petition pg5 of 5.pdf

Dear members of the Planning Commission,

Again we are faced in the Clark Tract with another TROD application. We do not understand why the County keeps pursuing these TRODS when they already know the people in the Clark Tract are against it for many reasons. Some reasons are the roads and upkeep there of which the County does nothing to maintain and the roads are very dangerous for people who do not know and understand the roads especially in the winter. At last meeting with the Planning Commission I wrote a letter which I apologized for some of the strong things I said about the County...I guess I was wrong to apologize. With the new applications we have all the same problems and issues as stated prior. It appears the goal of the County is to create one large motel/hotel in all of June Lake. I do not know if the current applicants have been renting illegally or not but that is not the real issue. Attached is the petition that homeowners signed last time this was brought to the Planning Commission. Many on the petition are second homeowners who want to maintain their lifestyle and what they bought into. I handed the petition over to Blake Sibla who may have many more additional names to add from the Clark Tract.

We should not have to revisit this issue whenever someone decides to file an application. The Clark Tract should be ruled by the County as a no vacation rental Tract. A couple of TRODS have already sneaked into being approved because the way the County wrote the code. These TRODs too should be disapproved. We believe the County has acted on behalf of Mammoth Mountain and not the citizens of the county by the insidious approach it has taken with TRODs. It is time the County start working for the people of the community.

I hope you consider the facts and not approve the current applications in the Clark Tract. If you decide to approve then you should just approve the entire Tract open to rentals and get rid of this hodge podge approach. I will be unable to attend this meeting because I will be out of town but I hope you read and consider what we had to say.

Thanks,

**Patrick & Catherine Hoefler**

**Patrick & Catherine Hoefler**

**8 Wyoming Street**

**June Lake, CA 93529**

**Secretary to the Planning Commission**

**P.O. Box 347**

**Mammoth Lakes, CA 93546**

**RE: General Plan Amendment 15-001(b)**

**Dear members of the Planning Commission**

- The County has failed the homeowners in the Clark Tract except for a select few who have violated the law for years**
- And the County is tearing apart the heart and soul of our community**

**Where most home owners of the tract have followed the local laws and ordinances a select few have been allowed to illegally rent their properties for years to the detriment of home owners in the tract and now the county is about to reward them for their behavior.**

**We believe the county has intentionally turned a blind eye to the illegal activity because in over seven years of us complaining to the county with rental activity almost weekly the county inspector has never caught them renting. Even though the rentals are listed on a number of internet sites i.e. Vacation Rentals by Owner which includes comments from previous renters and the county has been powerless in enforcing the laws. The county has one inspector for all of Mono County and the inspector cannot inspect or try to enforce laws and regulations throughout the entire county by himself. The county has failed to adequately staff the inspector's office and require that office to enforce the laws and regulations.**

**Another example of how the county has failed our tract is there appears to have been no impact studies on the community. The tract has no association and everything that is done is done voluntarily by the home owners. Snow removal is done through voluntary contributions each year. A few citizens have taken upon themselves to acquire asphalt and fill our pot holes in an attempt to maintain the roads. My**

wife and I have gone to Lee Vining over six different years and purchased the asphalt and had it placed in our pickup truck and we would go fill the pot holes from the Whispering Pines all the way to our house on Wyoming Street. Many people have told me they thought it was the Whispering Pines doing the repairs but on the contrary they contribute nothing...I understand they do not even contribute for snow removal.

Now if one takes a look at the amount of additional traffic created by this rental activity it is easy to see that our roads deteriorate much faster with the additional amount of vehicles driving on our roads. If there are only six properties that are allowed to rent and each rental unit has an average of four cars that equates 24 additional vehicles going back and forth all day and night long plus the vehicles from the maids, managers, garbage, spa, and guests. This impacts the entire tract not just those next to the rental units. I believe those citizens who like us have made voluntary repairs to the roads will finally say why are we doing this for the renters. At that point the roads will be totally destroyed. And when it comes to our roads the county uses the excuse it is a private tract.

The process that the county employs to inform homeowners is seriously flawed. Only those owners next to the property in question are notified. The rest of the tract is not informed although the entire tract will be impacted. And one has less than two weeks to respond. The county is slicing out small pieces in the tract where they are changing the zoning but the zoning next to and around the tract remain the same. The tract will end up with a hodge podge of zoning where parts are commercial and other parts are residential. This is ridiculous! I have one petitioner (from an application on Washington Street that was approved) who said he was notified but he was gone on vacation and didn't know until he came back which was already too late. Another petitioner told me they were informed but had just purchased their house and did not know what was going on. This is no way to treat the law abiding homeowners of the tract. Some homeowners who when constructing or purchasing their homes had the intent up front to rent out their homes knowing the zoning was residential and rentals were not allowed. If they cannot afford their home then they should sell.

These changes in our tract will in all likely hood remain for the life of the tract...forever. We placed our property on the market because of what the county is doing. We had one renter next door who told me they were really interested in our property but decided that no way did they want to own another property next to a rental because they had gone through that before. So we have languished on the market for three years with no luck at all. Yes we are priced appropriately and will take a huge loss when and if it sells.

The sense of community is being taken away from us by the county. One likes to know who their neighbors are... not go outside every other day and one has a new crowd of neighbors and vehicles who cares less about our community. Community is our heart and soul and this is being destroyed.

We are helping subsidize the rentals and the businesses in June Lake. We thought this was a conservative county so why don't we let capitalism and the market place do its thing without us home owners subsidizing these people. It is neither our fault nor our responsibility if a business owner makes wrong decisions or is just incompetent.

The safety and liability issues that could arise are tremendous. It only takes one person to be injured on ones non rental property even if they are trespassing and be sued and held liable.

The county and the current and last supervisor have failed us personally. I communicated and tried to work with both supervisors but I noticed quickly what their agendas were...and those agendas were not for all the people but only for select people who violated the laws.

The county states this overlay is to help improve the economic viability of June Lake. This is totally inaccurate because it creates no additional economic viability for June Lake. Here is why...many of the renters I have talked to had previously rented rooms at many of our local motels including the double eagle. It's called spread the wealth away from local business owners and place that money in the pockets of home owners.

It's all about beds! There had been a push by Rusty Gregory along with a few of our leading business owners to create more beds. Guess what...if the mountain gets snow or would make snow the people would come and the beds would come naturally without creating havoc by allowing rentals in a residential private tract. More beds do not bring more people and in turn bring more snow to the mountain it is just the opposite. This is simple economics. I wonder how much more money these motel owners would have made if illegal rentals were not occurring? Especially over the past four years! When an entrepreneur sees an opportunity to make money the beds will be created.

Transient Rental Overlay has been codified now for about two years. In the code it states any violation of the code will incur a \$1000 fine for the first rental and \$2000 for each rental thereafter. There has been no enforcement of this new code since it was codified. What makes the county think that if these homes are approved that there would be enforcement of the new code since the county has never enforced any code relating to illegal renting?

My home will be surrounded by rental homes with at least three homes adjacent to my property, and one property where I provided an easement to cross my property to get to the paper road to construct his house on the other side of the paper road. According to the county attorney I was told that paper roads not used as a road would be shared for use by adjacent property owners. So I have property on the other side of the easement road that cuts through my property and fifty percent use of the paper road. However, the Shea property took over the entire paper road and turned it into his driveway for his renters and the county refusing to rectify the matter. This is not fair and in total contravention of what the county attorneys' stance is on paper roads. Neither Shea or his property manager know where the property limits are.

- Problems we have encountered because of illegal rentals:

Physical and personal intimidation.

Beer bottles, cans and other garbage thrown onto our property.

Garbage placed outside for the animals even though I have read the rules provided to the renters to not place garbage outside. It happens anyway and our bears are then exterminated!

We have had RV's, campers, boats, trucks, and cars parked on our property and have counted as many as sixteen cars staying at Shea's property where they are parked on the road, on our property, and other owners property.

I have had parts of our driveway damaged from renters who use chains to get up the hill or damaged in the summer when the asphalt warms up the big trucks tear up the asphalt.

Most of these rental units have no land for the renters to play so they come onto my property.



**Renters slide down above my property and onto my driveway which in good winters can be as high as eight feet. They have damaged or destroyed numerous young trees I had planted where they do their sledding.**

**I have had rocks thrown onto my roof of the house and chunks of loose pavement from the road dug up and thrown by children all over my driveway while their mother was watching.**

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**Parties late at night ending up on the road under our bedroom keeping us up.**

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**In summary:**

**The illegal renters have joined with the county to bully the entire tract in getting what they want by pulling the blanket over to them...this is not fair.**

**There was no county enforcement before the new code and no enforcement by the county after the new code.**

**The code is forcing neighbors to police other neighbors which in turn creates hate and discontent in the community.**

**The increased wear and tear on the Clark Tract roads would be borne by all homeowners on a voluntary basis and therefore our infrastructure would fall apart in short order.**

**The current owner and manager of the Shea property on California St. have caused physical and personal intimidation therefore how could we ever complain to either one about their renters' violations per the code?**

**Once there is a violation that impacts the neighbor of the rental unit it is already too late...the harm has been done!**

**The safety and liability concerns of the homeowners have not been addressed and these are serious concerns.**

**This activity will not create any additional economic benefit as a whole but in fact just transfer revenue from the motel owners to the homeowners renting their properties.**

**The process the county is employing in notifying homeowners within 100 feet of the proposed rental overlay is flawed because the entire community is impacted because of the roads, increased traffic, and noise.**

**What was once a nice friendly community has changed to seeing new strangers every week who do not care about the community and have no interest in the community.**

**We do not know who these renters are which creates an unsafe feeling throughout the community let alone trespass, vandalism, and possibly home break-ins.**

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**Sincerely,**

**Patrick & Catherine Hoefler**





This is addressed to the Planning Commission concerned about the Transient Rental Overlay.

We who are homeowners in the Clark Tract of June Lake are opposed to any transient overlay in our community because of the increased wear and tear on our fragile roads, garbage, parking, and trespass.

Name	Address	Phone #	
Dwayne Wallaten	32 W Washington	760 648 7957	Res,
Robert Munking	133 Washington	760 648 9936	Res,
Janet Hammetton	60 Wyoming	<del>760 648 1648</del> 760 7678	2nd
Pat Harp	8 Wyoming	760-648-1659	Res
Catherine Hoop	"	"	"
Gill Wallentune	32 Washington St.	760 937-5597	Res
Roxanna Faden	82 Waterfall St.	760 648-7898	
Tony FODERH	82 Waterfall St.	760 648-17898	
Justin Byers	151 Wyoming St.	678-617-9981	2nd
Denise M. Craig	64 California St.	760-648-1135	Res.
John Elyworth	108 CA St	760 914 0094	
Bill Reym	14 Wyoming st.	949-499-5672	2ND
Wally	105 Washington St	760-648-1085	
Paul Berding	105 Washington St	760-648-1085	
Blake Debra	136 North View Lane	760 937-5910	
Carol Debra	136 North View Lane	760-937-1597	
LYNN DORAN	39 WASHINGTON ST	310-377-1757	



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Name	Address	Phone #
Cynthia Hous Meal Tray	21 Washington St. June Lake Ca	760-473-2732 "
John M. J.	50 S. Texas St.	760-914-0796
Egubekha Baer	36 Wyoming St.	760 648-7565
William C. Baer	36 Wyoming St	760 648-7565
Bob Hatty	60 Wyoming St	760 648 7678
Pat Hally	60 Wyoming St.	760 648 7678
Dennis Lindsay	5424 Boulder Dr.	760 648 7686
Rod Goodson	100 Mountain View Lane	760-533-1252
Jill Malone	100 Mountain View Lane	760-533-3188
Paul McCallan	130 W. Steelhead Rd	760-914-0079
AL Heinrich	209 Deer Meadow Lane	760 648-1914
Goss Biederman	140 Wyoming St	760 648-1017



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# Clark Tract Overlay

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Fred

Greentrees Hydroponics

HP

Isabelle

Janmie Nash



Lynda Biederman (lgbiederman@yahoo.com)

To: pch1951@msn.com

Parts of this message have been blocked for your security. Show content | I trust lgbiederman@yahoo.com content.

I Lynda Biederman am opposed to allowing rentals in the Clark Tract. I live at 140 Wyorr in the Clark Tract as a full time resident of Jt and strongly believe that transient rentals in Tract would be dangerous due to the private roads and hills.

Lynda Biederman

**Lynda Biederman**

REALTOR® - Associate

**JUNE LAKE PROPERTIES, INC.**

BRE License #01444897

[lgbiederman@yahoo.com](mailto:lgbiederman@yahoo.com)

<http://junelakerealestate.com>

(760) 648-7505 Office

(760) 914-0950 Cell

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Information Deemed Reliable, but Not Guaranteed



Rentals

601club@adelphia.net (601club@adelphia.net)

Add to contacts

5/05/15

[Keep this message at the top of your inbox]

To: pch1951@msn.com

601club@adelphia.net

I trust 601club@adelphia.net. Always show content.

We do not support another rental property on Wyoming St in June Lake.

Gregory & Marsha Bock

128 Washington St

June Lake, CA 93529





Dear Patrick and

Catherine,

Thanks for the heads up on this issue. We are strongly against a "Transient Rental Overlay District". The hill above our cabin is already a disaster in winter. Please include us in opposition to this crazy idea.

Fin and Winnie Martin

h-310--541-1889

c-310-291-1999



# East Shore Silver Lake Improvement Association

(ESSLIA) Silver Lake Tract

Mark Shoemaker  
President

Jil Stark  
Exec. Vice President

Kris Capra  
Vice President

November 3, 2015

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

RECEIVED  
NOV 04 2015  
MONO COUNTY  
Community Development

Subject: Transient Rental Overlay District (TROD)  
Along Nevada Street & S.R. 158 at June Lake

Dear Sirs,

I am currently President of the East Shore Silver Lake Improvement Association (ESSLIA). We have 27 Forest Service cabins along Nevada Street on the shore of Silver Lake. These cabins were built from 1924 to 1953. After the first few cabins were established in 1924 our Association developed a small road now known as Nevada Street, a 1.5 mile road beginning at Highway 158. Since that time the 27 cabin owners of ESSLIA have been the main contributors to the upkeep of Nevada Street. We are now faced with a proposal to amend the general plan use designated map to add 6 parcels along Nevada Street to the TROD. We formally oppose this amendment to the general plan for the following reasons:

1. Nevada Street was not nor ever has been engineered for heavy traffic flow. It was originally engineered for 6-7 months of use for the cabins along Silver Lake between April and November, before the snow pack. We feel increasing the transient flow of traffic will cause serious damage to the road, especially during the winter months. This road was not engineered to professional standards, and as a consequence is quite hummocky, and drains poorly, making it slick, muddy and dangerous in wet seasons.
2. The parking situation is currently not optimized for the current residents, which causes congestion from a passage and safety perspective. Section 25.050.4 requires that "...property must be certified by the CDD as complying with parking requirements..." which is currently not the case.
3. Section 26.010 B implies that expanding transient rentals will provide an economic benefit to the community and to Mono County due to increased TOT receipts, however, this will not be the case. It should be noted that a review of the existing June Lake Community already has a surplus of rental properties available. An additional increase of rental properties will not, in aggregate, create more rental income, and thus will not create an economic benefit for all property owners. Likewise, Mono County will not benefit, since this amendment will have no impact on the total Transient Occupancy Tax collected. While the addition of certain new rental properties could benefit those specific owners, it will simply take existing rental income from other property owners in the June Lake community.

ESSLIA has long been a strong economic and philanthropic contributor to the June Lake Community. On behalf of ESSLIA, we have conveyed our concerns and appreciate the opportunity to be heard on this important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Shoemaker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Shoemaker  
President, ESSLIA

Nov 6, 2015

RECEIVED  
NOV 06 2015  
MONO COUNTY  
Community Development

Mono County Planning Division  
Courtney Weiche  
PO Box 347  
Mammoth Lakes, CA 93546

RE: Transient Rental Overlay Districts

Gentlemen:

I am a homeowner in the Clark Tract and have concerns about any TROD in the Clark Tract. I have been the victim of illegal renting in the area for years with noise and property damage. The people applying for this TROD always try to pass this through in October because most of the part time homeowners are not in town and they hope to sneak it through. This is not right, nor fair to the homeowners that bought or built their homes thinking they are in a Single Family Home location and now they are in the middle of the Hotel District. Their property values are going down and that is a loss to the homeowners and the county over time. All the issues we had with the last request are the same, i.e., the private roads cannot handle the traffic, and there is NO snow removal. Is the county going to assume the legal liability? This will be very bad for the County and the homeowners. There will be NO net gain to the County in TOT Tax because they will be taking business from our local hotels and motels. The other issue is will they pay the TOT Tax? How does the county enforce this? Any cost for enforcement will be greater than any gain. It is much better to trust our local businesses than to try to collect from private owners. To net it out the local homeowners have to put up with part time renters and the County does not gain anything but liability. Why would we want to do this?

Yours truly,

Dennis E. Lindsay  
5424 Boulder Drive (Hwy 158)  
June Lake, CA 93529

**TO:** Mono County Community Development Department Planning Division  
P.O. Box 347, Mammoth Lakes, CA 93546

**FROM:** Rod Goodson and Jill Malone  
100 Mountain View Lane, June Lake, CA 93529

**DATE:** November 9, 2015

**RE:** Transient Rental Overlay District  
Nevada Street, June Lake, CA

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NOV 10 2015  
MONO COUNTY  
Community Development

Dear Ms. Ritter, Mr. Burns, and the members of the Planning Commission:

We are writing with respect to the proposed Transient Rental Overlay District for Nevada Street within the Clark tract of June Lake, and we wish to state our strong opposition to this proposal.

We respectfully ask the Planning Commission to protect the June Lake Clark tract and show consideration for the homeowners who purchased and/or built their homes in this area with an understanding of and appreciation for the zoning laws that exist here. These zoning ordinances are in place for a good reason and are highly valued by the people in this neighborhood. Changing the zoning in the Clark tract is not only unnecessary, it invites a host of problems that include increased traffic on roads unable to accommodate it and an escalation in accidents, noise, animal disturbances, and debris.

Short-term overnight rentals, while appropriate for some areas, are especially inappropriate for the Clark tract. These rentals cause a high influx of people in the area which is not consistent with the character of the neighborhood. In addition, the privately maintained roads have limited parking, are steep and narrow, and require extra care to drive. Snow removal is spotty and not reliable, resulting in hazardous driving conditions. Please refer to the information related to the application on Mountain View Lane which resulted in much neighborhood pushback and was ultimately withdrawn.

Sincerely,

Rod Goodson and Jill Malone

JILL MALONE  
ROD GOODSON

100 MOUNTAIN VIEW LANE, JUNE LAKE, CA 93529

760-633-1177

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MONO COUNTY  
Community Development

November 9, 2015  
C.D. Ritter  
Secretary to the Planning Commission  
P.O. Box 347  
Mammoth Lakes, CA

Re; General Plan Amendment 15-001 (b) Transient Rental Overlay District  
June Lake APN's 016-099-027, -036, -037, -041 and 016-096-06

Dear Members of the Planning Commission:

We are the owners of the home at 781 Nevada Street and wish to voice our strong disagreement with the proposed Transient Rental Overlay District involving the above referenced properties on Nevada Street.

We believe our quiet single family residential area should remain just that and we believe that the TROD will greatly diminish the quality of life for Clark Tract homeowners and homeowners on Nevada Street for the following reasons:

1. Nevada Street from County Road 158 past the subject properties is already a narrow, poorly maintained road and is unpaved directly in front of the proposed TROD properties. It is full of potholes and during periods of rain and/or melting snow is filled with deep pools of water, turning to dangerous ice with cold evening temperatures. It is a hazard for pedestrians and vehicles alike.
2. The parking on such a narrow road would be impacted greatly as there is little room for either onsite or offsite parking for these properties and there is often "overflow" parking for the Whispering Pines on Nevada Street. Nevada Street is the only means of ingress and egress for the residents along Silver Lake for +/- 1 mile.
3. The intersection of Nevada Street and California Street (the exit for Clark Tract residents) is a blind and dangerous intersection, even to local knowledgeable residents. Traffic from renters would exacerbate this danger and serious injuries would likely occur. In winter, the ice on both streets creates a great driving hazard and occasion for accidents.
4. The entire area is in a dangerous fire zone and increased traffic and/or parking along Nevada Street would inhibit the ability of fire service vehicles and/or medical equipment from proceeding further down Nevada Street to assist the 27 cabin owners along Silver Lake, as well as any homes or structures on Steelhead Drive in case of an emergency. In addition, cabin owners may be severely inhibited from adequately and conveniently evacuating ahead of any fire threat. The same issue applies as all of these homes are in a flood plain and could be impacted by any failure of the dams on Agnew and/or Gem Lake requiring immediate evacuation per So. California Edison.
5. The increase in both vehicle and pedestrian traffic on Nevada Street will likely result in an increase in more accidents with litigation against the County as well as adjacent, innocent homeowners who are not renting their properties. The County should not be allowed to "transfer" this liability to private citizens when it does nothing to maintain the road and limit liability.

6. It is well known that Transient renters do not possess the same concern for the surrounding environment and the flora and fauna of the area will be impacted negatively. In addition, vacation and holiday renters are unknowledgeable about the neighbors and, generally, do not maintain the same quiet behavior as local homeowners. The quiet enjoyment by homeowners to which they are entitled and for which they purchased would be disrupted dramatically.

In consideration of the above, we strongly urge the Planning Commission to maintain the status quo of this non-rental neighborhood and maintain the quality of life to which we, and other homeowners in the immediate area, are entitled.

Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, consisting of a stylized 'J' and 'M' followed by 'Ann Marie Mahoney' written in a cursive script.

James and Ann Marie Mahoney  
781 Nevada Street  
June Lake, CA 93529  
760 648-



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Community Development

November 10, 2015

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

Re: Transient Rental Overlay District application on Nevada St., June Lake

Dear Planning Commission:

I have continuing grave concerns about TRODs in the Clark Tract of June Lake, and am fundamentally opposed to them, even ones not adjacent to my home. Here are some of my reasons, and I think they are compelling ones that should be considered seriously. I know many of my neighbors feel similarly.

Our roads get no maintenance whatsoever from Mono County, even though we pay taxes like everyone else. There is no grading, no pothole repair, no plowing, etc. Even when the street signs rot and fall over they are not put back up unless a neighbor decides to do it (most have fallen over at some point, some still are). Parking and snow storage is very limited, as well. Yet, the county wants to allow more TRODs, which I believe will bring more traffic to our streets, adding to the problem.

I have lived full time in my Clark Tract home for 6 ½ years now, and have seen a growing bear problem. Houses across from me have had screens and windows, destroyed in the last couple of years, resulting in some break-ins. I do not like to see the bears harmed in any way, and I think that increasing transient visitors in our tract increases the potential for the attractive nuisances that lead to their demise. Even locals forget food in their cars occasionally and I guarantee that people who come from out of town are more likely to forget, even if instructed by the rental owner. There have been too many bears exterminated as a result of these human failures.

There is only one enforcement officer, and with the downsizing the county has had to endure I do not see them increasing that to two any time soon. However, they continue to want to allow an increase in rentals putting a potential strain on the one staff person who can control any problems that may arise.

The Clark Tract is a quiet, residential neighborhood where some locals have chosen to live full time. Please don't turn it into a mini-hotel district.

Respectfully,  
Ann Tozier  
302 W. Steelhead Rd.  
June Lake, CA 93529

CD Ritter

---

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NOV 10 2015

MONO COUNTY  
Community Development

**From:** HeinrichsFour@aol.com  
**Sent:** Tuesday, November 10, 2015 9:14 AM  
**To:** CD Ritter  
**Cc:** Tim AlpersContact; Larry Johnston; Tim Fesko; Fred Stump; Stacy Corless; mtnlgb@yahoo.com  
**Subject:** Nevada Street TROD  
**Attachments:** TROD Ltr Alpers 7-14-15.doc

CD please include my letter in the Planning Commission packet.

Mono County Supervisors and Planning Commission,

Please consider the attached letter as opposing the Nevada Street TROD. This subject has come up numerous times at June Lake CAC meetings and, to date, has not been resolved. As stated in the attached letter, the County told the community at a CAC meeting that residential areas were not affected, however, subsequently, the county presented the opposite plan to the BOS. Several members of the community are currently considering a costly ballot measure, like Measure Z, that passed in Mammoth. Additionally, several community members are considering the legal merits of the county's action, wherein the County advised the community that the residential areas, such as the Clark Tract, would remain SFR zoned and later reversed this position without advising the Community..

Thank you for your consideration,

Patti Heinrich

To: Tim Alpers  
Mono County Board of Supervisor

July 14, 2015

Scott Burns  
Mono County Planning

Subject: Incorporation of Transient Rental Overlay District (TROD) into the June Lake Area Plan

Dear Tim and Scott,

The philosophy of TROD was first presented to the JLCAC in 2009. At that time, several residents and CAC committee members were concerned about the adverse impact ramifications on property values and quality of life caused by weekend/holiday rentals.

At the August 4, 2009, CAC meeting Mark Magit presented the TROD proposal. The public and CAC committee members voiced concerns about negative impacts on residential neighborhoods and Mark and Supervisor Bauer advised, as stated in the meeting minutes "No single family residencies are now included in the proposal."

Several other relevant comments were made by members of the public and CAC committee members during the CAC meeting:

Ron Gilson (public) – "emphasized his opinion that the County should not have the decision to allow transient rentals; it should be up to the neighbors"

Rob Morgan (CAC) – "Is this setting a precedent to allow residential rentals?"

Jerry Allendorf (President CAC) – "People who live nearby ought to be notified."

Jil Stark (CAC)- "I thought we decided that we would send a survey or questionnaire." and "do the residents of June Lake want this?"

Dale Bromberger (CAC) – "In favor, once we get a consensus of what the tracts want."

Additionally, Scott Burns presented "June Lake SFR Transient Rental Options" at the July 7, 2009 CAC meeting that stated "apply to specific neighborhood area (ability to isolate rental area properties – would not include all SFR)."

Another relevant statement is contained in the 7/7/2009 Draft V. 1, Transient Rental of Single Family Residences, ¶ 1, line 14, "The Board of Supervisors also finds that the transient rental of single family residents raises concerns in the communities where this use may be permitted, due to the potential of increased traffic, noise, density, and disturbance to the peace and quiet of those areas of these transient uses are not properly regulated."

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To: C.D. Ritter, Scott Burns, and the Members of the Planning Commission

Re: Mono County Community Development Department Planning Division  
Transient Rental Overlay District, Nevada Street June Lake, CA

Dear Ladies and Gentlemen,

November 10, 2015

We are writing with respect to the newly proposed Transient Rental Overlay District for the Clark Tract of June Lake, and we wish to once again voice opposition to this proposal. We would hope that with the outpouring of local sentiment and the overwhelming passage of Mammoth's Measure Z, the appointed and elected County Officials would heed the Public's strong wishes and not continually tamper with well thought-out and well established zoning laws and districts. To encourage the development of 'hotel-zones' within the heart of a residential neighborhood is egregiously contrary to good planning and stewardship of the land.

Having successfully sold property and represented many within the 'proposed district' for well over three-decades, I can assure you that individuals and families select an area in which to purchase, reside and recreate for a reason. Zoning and Land Use is paramount in that process. To change and alter this edict is truly a betrayal of the trust and confidence we the people have entrusted you to represent and protect. We respectfully ask the Planning Commission to demonstrate consideration for the homeowners who purchased and/or built in this area with an understanding and appreciation for the zoning laws that exist. These zoning ordinances are in place for a good reason and are highly valued by the people in our neighborhood.

Lastly and of great importance is the fact that removing potentially and much needed longer-term rental properties from the working public is simply more poor planning and bad judgment. Where will our local employees live, what kind of rental rates will they be subjected to, and how far may they be forced to travel if the pool of rental dwellings continues to shrink? There are already in place income generating opportunities should the proponents of this 'hotel district' choose to rent to locals for longer-term tenancies. Short-term overnight rentals are especially inappropriate for the Clark Tract and inconsistent with the character of the residential neighborhood, where access is limited and County services are sorely lacking (i.e. snow removal, road maintenance, trash removal, etcetera).

A similar proposal on Mountain View Lane was soundly defeated for good and obvious reasons. I hope the Board has the resolve, foresight and consistency to honor and protect the majority of the citizen's neighborhoods, existing uses, wishes and goals.

Respectfully submitted,

*BLAKE & CAROL SIBLA*

Blake & Carol Sibla  
136 Mountain View Lane  
June Lake CA 93529

**Courtney Weiche**

---

**Subject:** FW: Planning Commission Meeting This Thursday

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NOV 12 2015  
MONO COUNTY  
Community Development

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

**From:** Igor Vorobyoff <[igorthe5th@gmail.com](mailto:igorthe5th@gmail.com)>

**Date:** Mon, Nov 9, 2015 at 6:40 PM

**Subject:** Planning Commission Meeting This Thursday

**To:** Pat Gale <[pgale81@gmail.com](mailto:pgale81@gmail.com)>

Hi Pat,

Are you coming up for the meeting to approve/disapprove the Transient Residency Overlay District? I read the input from people against it, who include the Silver Lake association and a bunch of people in the top of the Clark Tract. The association's main concern is with road maintenance. I'm fine with the idea, having lived with renters at the Anderson house over the last year. It's actually kind of nice to have some people around, since usually this is a ghost town otherwise down here.

Igor

Sent from my iPad

November 10, 2015

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To the Mono County Planning Commission

Subject: Transient Rental Overlay District (TROD)  
Along Nevada Street & S.R. 158 at June Lake

Dear Commissioners:

My name is Igor Vorobyoff and I live year-round at 35 Silver Meadow Lane, just off Nevada Street. We are a community of 16 properties geographically separate from properties of the Silver Lake Association and the upper portion of the Clark Tract. Only six of the properties are occupied by year-round residents, of whom four are owners and two are tenants. The remaining 10 properties are used as second homes. One property, the Anderson's at 9 Silver Meadow Ln., is already under the TROD (Transient Rental Overlay District) program.

I would like to address some of the fears expressed regarding the proposed Transient Resident Overlay District in letters from the East Shore Silver Lake Improvement Association (henceforth the Association) and residents of the upper Clark Tract.

First, The Association is concerned that the added traffic will adversely impact Nevada Street. There is no way to quantify future impact, but I can say two things about it. First, from personal communications I know that two of the property owners do not intend to take advantage of this program in the near future. The third is one of the rental properties with year-round tenants, who logically will not have an additional impact on the road, since they are already using it. So we are left with just one property that will be opening its doors to paying guests in the near future. Clearly the overall added impact from traffic related to the four properties in question will be minimal in the foreseeable future. And if someday the two other property owners decide to rent out their properties, the impact wouldn't be more than if they simply came up more often.

But let's say a problem arises. We have been cooperating with the Association in maintenance of Nevada Street ever since I built my house here in 1982. Because I am a year-round resident of this community with time on my hands and because no one else seems to want the job, I have been serving as its unofficial representative in negotiations with the Association on our share of road maintenance expenses. I'm sure the Association would agree with me that we have had a good working relationship. And I'm certain that should adverse impacts arise some time in the distant future, we can work things out to everyone's satisfaction, just as we have in the past. I know the four owners well, and they are friends of mine. I can confidently predict that they will cooperate reasonably in mitigating adverse impacts.

Second, Some owners in the upper portion of the Clark Tract are concerned about illegal rentals and unruly tenants. We have no illegal rentals in our community. As for unruly tenants, let me say this:

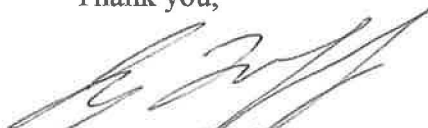
We live in a resort town, not some exclusive suburb in LA County. We are dependent on visitors, without whom the town would probably never have come into existence, and we would not be fortunate enough to own properties here. Nor, perhaps, would the town continue to exist without the presence of paying guests. A sure way to keep them coming is to make them feel at home. Treat them as part of the community, and they will be encouraged not only to return, but also to respect their neighbors. My own experience with guests at the Anderson house at 9 Silver Meadow Lane (next door to me) tells me this is true. I've made it a practice to introduce myself to them and offer to share my knowledge of the area with them. In the year the property has been under the TROD program, guests have behaved responsibly, and our interaction has been mutually beneficial.

Third, the Association and owners in the upper Clark Tract say our roads are steep and dangerous. That may be so in the upper Clark Tract, but on Nevada Street there is but a single short grade of about 50 feet at its southern end. In all my years on Silver Meadow Lane I have never witnessed or heard of a vehicle failing to negotiate our community's segment of the road, save for three occasions: several years ago a commercial pickup got stuck in soft dirt created due to inadequate drainage, last year a foreign tourist backed into a ditch that we dug to improve drainage (we have since raised berms alongside the ditches), and many winters ago, when I was young and foolish, I got stuck on the short grade at the southern end of the road. I don't think three instances in 35 years warrant calling the road dangerous.

Finally, when considering your decision, please remember that there has been no open opposition to the proposed Overlay District from the 16 property owners of our community.

I am delighted to vouch for the four owners under the present application as responsible members of our community who would do nothing to its detriment.

Thank you,



Igor Vorobyoff

**CD Ritter**

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**From:** Scott Burns  
**Sent:** Wednesday, November 11, 2015 6:31 AM  
**To:** Courtney Weiche; CD Ritter  
**Subject:** Fwd: Clark tract June Lake

**RECEIVED**  
NOV 12 2015  
MONO COUNTY  
Community Development

Sent from my iPad

Begin forwarded message:

**From:** [jillwallentine@gmail.com](mailto:jillwallentine@gmail.com) <[jillwallentine@gmail.com](mailto:jillwallentine@gmail.com)>  
**Date:** November 10, 2015 at 7:04:27 PM PST  
**To:** [sburns@mono.ca.gov](mailto:sburns@mono.ca.gov) <[sburns@mono.ca.gov](mailto:sburns@mono.ca.gov)>  
**Subject:** Clark tract June Lake

Scott, my husband and I are concerned about people renting their homes out for vacation rentals. We bought are home 32 years ago because it's quiet and very little traffic. The roads are not up to handle more traffic than we have now. Tourist do not know how to drive in winter conditions, our roads are not designed for two way traffic and parking is very limited. June Lake is hard pressed to fill the motels. We do not need more rental properties especially in a tract that is Not zoned for it. We've raised 3 kids in the Clark tract because there hasn't been a lot of traffic. We have a son who just bought a home in the Clark tract with a small child. One reason, because of it's quiet surroundings and lack of traffic. The folks who want to do this knew it wasn't zoned for this lifestyle. Please take into consideration the zoning as it stands. We are concerned long term residents parents, and grandparents.  
Sincerely, Dewayne and Jill Wallentine  
Sent from my LG G Vista, an AT&T 4G LTE smartphone



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**CD Ritter**

---

**From:** Carol McCahon <cemccahon@gmail.com>  
**Sent:** Thursday, November 12, 2015 7:08 AM  
**To:** CD Ritter; Scott Burns  
**Subject:** Clark Tract TROD

To Whom it may Concern:

I am against TROD anywhere in the Clark Tract. I think that the Clark Tract is an inappropriate residential community for this type of occupancy for several reason ... all of which have been already brought forward in previous attempts and remain valid.

Respectfully,

--  
Carol McCahon