

Comment letters received before 3:30pm on July 15, 2020.

Included:

- Kurt & Charlott Erikson
- Andre Blaine & Kori Jensen
- George Larson
- Tim & Kellie Schnabel

From: [Kurt Erikson](#)
To: [Michael Draper](#)
Subject: Comments for meeting tomorrow.
Date: Wednesday, July 15, 2020 9:30:22 AM

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Hi Michael,

Please find our comments for the July 16th Planning Commission Meeting below.

Mono County Planning Commission
Short Term Rental for Highlands in June Lake Proposition

Hi,

Our names are Kurt and Charlott Erikson. Our home is located at 16 Adler Strasse. We live next to the Interlaken Condominiums. We are in favor of short-term rental approval for our home. Here are some comments.

1. **Property Values.** Our opinion is property values will increase if short term rental is approved. Most of the properties in the Highlands are second homes and not owner occupied. They are empty most of the year. Short Term Rental will allow future and current property owners the confidence to build knowing they can help pay for the cost of ownership with short term rental approval. More people will buy and build second homes and the remaining lots will sell out. With no supply left, home values will increase. Myself and 2 of my friends purchased property in June Lake for this reason. Currently home building in the Highlands is expensive and slow. Home values remain low. It would be very difficult for us to to get our investment back if we were to sell our property today. (we have no plans to sell in the future...)
2. **Regulations.** We also want to protect the nature and character of June Lake and donot want loud parties, trash or disrespectful people in the Highlands. We are in favor of having a noise ordinance and other regulations, suspension of STR rights if broken to maintain our life quality. Living next to Interlaken which is primarily STR - we have never had an issue.
3. **Owner Occupied Rentals.** Most of us are **second home owners** and not here all the time so this would not be interesting. We are only interested in non-owner-occupied short-term rentals.
4. **Permits.** We prefer **no restrictions** but are ok with a 50% restriction on amount of STR rentals approved for the Highlands if necessary.
5. **Majority are in favor for Short Term Rentals.** The majority of us are for short term rentals. When we purchased our land in 2015, we were told that George Larson was working on getting approval for STR. We were even told by a realtor that our parcel

was grandfathered into the Interlaken permit but this was incorrect. We purchased and built our home believing that STR would be approved in the near future and this was a big factor in why we purchased and developed the land.

In closing, the Highlands is a master plan community with a limited number of lots available to purchase and develop. A vote no to Short Term Rentals will slow development of the Highlands and for most of the year it will be empty like it is today with minimum benefit to the town, ski resort, property values or community.

Kind regards,

Kurt and Charlott Erikson

To Whom it may concern; Regarding June Lake Highlands STR's

I have been in the business of short term renting my personal properties for 17 years. I understand fully the fears and apprehension the owners are conveying that oppose Short Term Rentals in their community. Through the years I have been able to overcome most of these objections with "Good Neighbor Policies" and mutual respect.

Good Neighbor Policies ensure that we respect each others right to use and quiet enjoyment of our property. Noise abatement is a big concern in all neighborhoods, with or without rentals. 10pm noise abatement is standard in most communities and should always be enforced. Trash & Recycling should have standard rules, as well as parking. The number of guests should be limited and an age restriction for the primary is very helpful. Rental contracts should state that breaking the rules can and will result in immediate eviction with no refund.

The Highlands should never turn into a party area if rules are obeyed. I believe STR's are a benefit in bringing tourist money into communities as well as TOT (Transient Occupancy Tax). Properties are maintained and kept in good condition to attract renters. Allowing STR's increases property value by allowing owners to offset expenses with the additional income. The homes are not occupied full time as with a standard rental property so there is a smaller footprint in the community.

I own a beach front property that only rents during the summer, the houses are 10 feet apart and with strict rules in place my neighbors are not bothered. I have evicted people maybe 4 times in 17 years, for noise and having to many people at the house.

The Highlands should be in a top price point and attract quality renters, I would be surprised if there were to be a lot of problems. The STR's currently operating at the Interlaken and the Victory Lodge have not caused any problems as far as I know. Those two properties have set a precedence for our community and unless there is something I am unaware of, they have done a good job. I believe all of the properties in the Highlands should have the same opportunity.

Sincerely,

Andre Blaine & Kori Jensen

From: [George Larson](#)
To: [Michael Draper](#)
Subject: Fwd: Short-term rentals
Date: Saturday, July 11, 2020 4:34:58 PM
Attachments: [Rentals004.pdf](#)
[Rentals005.pdf](#)
[Rentals006.pdf](#)
[Rentals007.pdf](#)
[Rentals008.pdf](#)
[Rentals001.pdf](#)
[Rentals002.pdf](#)
[Rentals003.pdf](#)

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Mr. Draper,

Thought I would share our history with the West Village property. If the option for short term rentals is approved, I would recommend that leaving anything up to our HOA not be done. Our HOA does not have much strength and is mainly involved in reviewing building plans to see that they follow guidelines in our CC&Rs.

George Larson

Subject: Short-term rentals

July 11, 2020

Members of the Mono County Planning Commission

% Michael Draper

Mono County Planning

PO Box 3417

Mammoth Lakes, CA 93546

I thought you might appreciate a little history of our 2 tracts in June Lake. The property was acquired by trade with the USFS in the early 1980s. It consisted of about 25 acres and was zoned in the West Village General Plan for a density of 10 to 12 units per acre, the same as existed for Interlaken and other adjoining West Village properties.

We had envisioned a community of condominiums similar to the Interlaken development built by Bud Hayward. However, time and market conditions made us realize that it made more sense to not try to develop to that density and to modify our land plan to single family lots. Our first tract, Tr 34-24, consisted of 39 lots with good roads and underground utilities.

In the early 2000s we received Mono County approval for an additional 28 lots. This is Tract 34-26. Again, good roads and underground utilities were provided. In addition this tract was built with gas distribution to each lot from central tanks. We did not want large unattractive tanks on each lot. These lots are adjacent to Interlaken. Tract 34-26 has 10 duplex lots and 18 single family lots. Our desire was for these duplex lots to be allowed short-term rentals. The County Planning Department felt that only long-term rental should be allowed.

In 2006 the shortage of "warm beds" in June Lake was creating financial problems for June Mountain and other local businesses. I have had discussions with a number of Mono County Supervisors over the years on this issue. These include Joann Ronci, Vikki Magee-Bauer and Tim Alpers.

All have agreed that West Village was designed for short-term rental units but the shortage problem still exists. In addition, no long-term rental units have been built on any of our Tract 34-26 lots. It is not a desired option for those purchasing our lots.

I believe that by allowing short-term rentals on any of the two Highlands tracts is of value to Mono County and the citizens of June Lake. Not all lot owners will opt to occasionally rent their property, but those that do will provide more "warm beds" in town for financial support of local businesses and increased tax revenue for the county.

Attached are a few news articles and letters that are applicable.

Thank you for your consideration.



George R Larson

Co-manager

June Lake Highlands LLC

To the surprise of most people in attendance, Rusty Gregory, CEO of Mammoth Mountain, showed up at a meeting in June Lake last week to discuss the consolidation of operating days at June Mountain.

The Citizens Advisory Committee (CAC) held their meeting on March 7, and the big item on the agenda that caused June Lake's Community Center to be standing room only was the rumor floating around that Mammoth was planning on only keeping June Mountain open for four days per week, plus holidays, in the 2006-2007 season.

Gregory explained that while a decision was not confirmed, and would not be for another month and a half, consolidating June Mountain's operation to four days next season was, to him, the right idea and what he would be pushing for. He also stated that consolidating operations is not a step toward shutting June Mountain down.

Gregory became teary eyed as he spoke about the troubles that Mammoth had gone through in the late 80s, which led to "Black Monday" and the firing of 150 employees in one day.

"I was principally responsible for that and I never want to have to go through it again," Gregory said.

He claimed the reason Mammoth got into that type of situation was that they ignored their financial problems for too long and ending up having no choice.

"I don't want that to happen with June Mountain and that is why we need to do something now," he added.

According to Gregory, June Mountain is making money, about \$3 million per year, but they end up spending \$2.7 million to keep the mountain running. That means the ski resort makes about \$300,000 per year.

"By closing three days per week next year I think we can make \$750,000, which would be reinvested back into June Mountain and the community," Gregory said. "We will intensify the demand by limiting the supply."

Gregory hopes that the consolidation will help the June Lake community dictate their circumstances and not let the circumstances dictate them.

"We need to go to the market with vigor and say we want this and if you do something different then you're out," he added in reference to the Rodeo Grounds now owned by Intrawest. "We need to show them that they will make more money by building what the community wants."

"Intrawest is for sale and I have made an offer to buy the Rodeo Grounds back, but Intrawest knows how valuable the land is and they want 50 percent more than what I offered."

Gregory also said that Mammoth Mountain is trying to buy back the land in Mammoth that Intrawest has not yet developed. (A press release received from

Intrawest Corporation on Monday, March 13 stated that Intrawest had sold "the majority of its real estate at the Town of Mammoth Lakes for \$60 million pre-tax profit," but retained "real estate at June Mountain representing the future development of approximately 500 residential units.")

After his emotional speech, Gregory did put his corporate hat back on when asked where June Mountain employees were supposed to ski and snowboard on their days off since many either do not want to ski and snowboard at Mammoth or do not have means of transportation to get to Mammoth.

"I suppose you will be backcountry skiing then," Gregory said, not seeming to understand that one of the perks of working at June Mountain is skiing at June Mountain on days off.

June Mountain will still allow employees to work 40 hours per week by assigning four, 10-hour days to those who want that many hours. There will also be a need for employees to work the days before and after the mountain is open each week in order to open and close things up.

Another reason for the consolidation at June Mountain is to create a mountain that is not just an extension of Mammoth.

"Dave (McCoy) bought June Mountain for the excessive demand at Mammoth," Gregory said. "June should not just be an appendage; it should not be a Warming Hut Three."

Gregory pointed out that the June Lake community has been shrinking since 1985. A point that many community members stood up and seconded.

"We need a variety of employment opportunities, and we need a resort infrastructure that will serve the community," Gregory added.

Business owners in the community spoke and agreed that they need to find ways to get visitors to stop and spend their money in town.

"People just breeze through the town and don't even stop on their way to and from the mountain," one woman said. "We are heartbroken to see the town dying and we are desperate for a fresh breath."

Money saved by closing June Mountain for three days each week could be invested into planning for this type of breath of fresh air.

Some members of the community saw the opportunity to figure out an alternative to closing the mountain for three days per week, since a decision would not be cemented for another month and a half. The community went away from the meeting wanting to meet more often about the topic.

Nothing was mentioned at the meeting about how this consolidation at June Mountain would affect prices on season passes.

LOCAL NEWS

June Mountain headed for four-day schedule

Rusty Gregory talks
with June Lake community

3/16/06

June Lake ponders future as a four-day ski resort

3-9-06

By Christina Reed
Mammoth Times Staff Writer

June Lake is known as "Mammoth's little sister" resort and for its quaint mountain spirit tenacity. It's not easy living in the shadows of Mono County's chief winter tourist attraction. However, June Lake and its residents had settled into a somewhat predictable pattern of existence with the neighboring rock star, and the ski resort enjoyed its own limelight.

Tourists visiting June Lake come for a number of reasons, including the premier fishing opportunities and scenic landscapes. In fact, fishing is a bigger revenue draw to the entire region than snow sports, and June Lake has traditionally drawn families intent on more intimate, less crowded vacation experiences.

However, winter options in June Lake may have changed in the last week with the announcement, still unconfirmed, that June Mountain will only operate the ski area four days a week next year.

According to Dana Vander Houwen, Communications Coordinator for Mammoth Mountain, nothing has been confirmed regarding a June Mountain decrease in operation next winter. "The whole senior management staff has been out of town this week (Feb. 27-March 3), and Rusty [Gregory, MMSA CEO] is not ready finalize things until he talks more to the community," she said.

What the nearly 40 percent reduction in operation would mean for June's ski resort and the town is uncertain, but raises the question of the perceived value of the popular Mammoth Mountain Season Value Pass. The June Mountain ski area hasn't witnessed the large skier numbers since the 1970s. However, June Mountain was the first local ski resort to allow snowboarding on its slopes, and Mammoth Mountain followed suit a couple of years later after the great successes at June.

Historically, the Season Value Pass included the *daily* skiing and snowboarding options of two mountains. If operations do in fact decrease by three days, Mammoth Mountain would not be able to advertise this value. It is also uncertain how Mammoth would handle the overflow formula for holidays (June Mountain has typically been the "secondary" ski area designed to handle overflow crowds at Mammoth Mountain). This safety valve and overflow resort has been a key component to Mammoth's strategy to lure more weeklong visitors to the region, and without June Mountain's overflow capabilities, it's an unknown how Mammoth would handle busy weekdays.

It is also not certain how Mammoth Mountain would handle its operating permit with the U.S. Forest Service and

the new terms that might be negotiated with the new owner of Mammoth Mountain and June Mountain, Starwood Capital.

Barry Sternlicht, head of Starwood Capital, visited the two resorts last month and disclosed during the visit that he did not know that there were 90 acres of property to be developed in June Lake at the Rodeo Grounds.

The development of the Rodeo Grounds, previously spearheaded by Intrawest, is sitting in a holding pattern as of press time. Intrawest would like to develop 500 units (downsized from the original 900-unit proposal) at the Rodeo Grounds, and the company has been researching water resources and other infrastructure issues within the tiny community.

In a conversation with Vicki Magee Bauer, the Mono County supervisor for June Lake cited "a lack of movement" on Intrawest's part to develop the Rodeo Grounds as one problem, and the lack of enough "warm beds" in June as another serious issue. "They [Intrawest] never really made a commitment," she stated.

Bauer explained that currently there simply aren't enough people or businesses to sustain larger development needs. "It's a numbers problem in June," she noted.

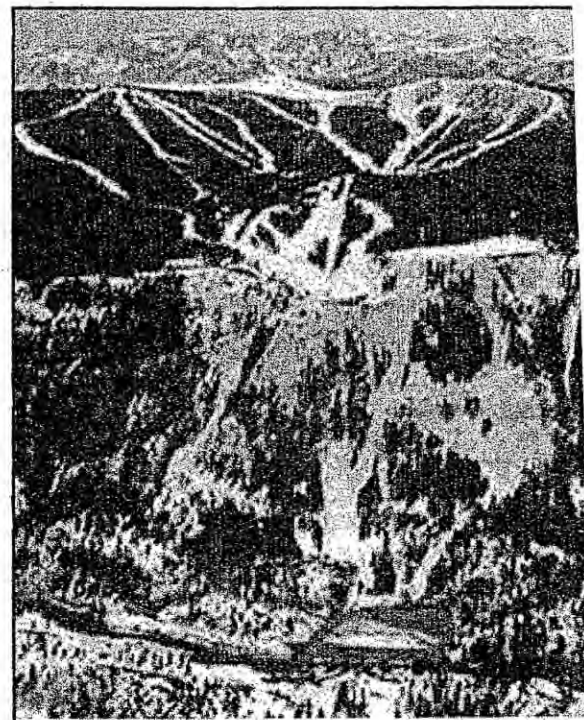


PHOTO COURTESY OF JUNE MOUNTAIN
Residents and businesses in the June Lake area are wondering what the marketing strategy is at Mammoth Mountain. Last week, June Mountain announced that June's ski area is looking at only operating four days a week.

To reach the "critical mass" needed to support June, Bauer estimated the community would require a "good selection" of developments. She also noted that there were some infill projects that could be worked on to help June progress toward sustainable development, including bringing older residences up to

Please see "JUNE LAKE" MT page 24

3-9-06

June Lake *continued from MT 4*

code and rehabilitating the Cherokee cabins.

Bauer, a long-time resident of June Lake, said the problem in June had historically been that "nobody had a vision and money." She also felt that currently the tentative development plans by Intrawest and Mammoth Mountain are "a game of chicken" to see who would get started on the project with funding first. The environmental documentation needed for the project could be more than \$500,000.

Supervisor Bauer did note that there were some ideas floating around for a single-family housing development at the Rodeo Grounds. However, she also said June didn't need a residential subdivision; they needed "warm beds" for visitors.

dehydrated ice crystals under an electron microscope. In this micro-world, impurities left behind when the water has evaporated - magnesium and sodium scavenged from the ocean; nitrates and sulfates picked up in the Central Valley - form rings and casting of the prior ice crystals. "Impurities don't fit well into the ice lattice, so they end up

ern. Sierra powderhounds? Though his research, Rosenthal hopes to learn more about the stability of snowpack. He postulates that impurities could speed the formations of bonds in the snow, but is careful in speculating their exact function in the process.

Mono County News

As of press time Thursday, Mono County Search and Rescue was still looking for a 27-year old male from Nevada. His girlfriend reported him missing when he failed to return home from a ski trip to June Mountain. His car is still in the parking lot and he has not returned his rental gear.

June Mountain CEO Carl Williams also confirmed reports Thursday that June Mountain will only be open 4 days a week next season. Williams said the decision was ultimately Rusty Gregory's, but added that he supports the decision. Williams explained, without the bed base, it is difficult for June to succeed financially. Details concerning season passes, employment, and operational components have yet to be worked out.

The law firm of Berger, Silverman and Gephart has announced that it won a \$850,000 damages award on behalf of the Bridgeport Public Utilities District.

The District, which serves 650 rural customers, had received a \$1 million grant for renovation of its system from the U.S. Dept. of Agriculture. However,

the work for the contract was awarded to Kristin Construction based out of Fairfield, CA. Poor construction, use of unqualified tradesmen and delays on the job forced the district to declare the contract in breach.

Berger, Silverman and Gephart successfully argued before an arbitrator for the ward of dam ages.

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Mammoth Mountain and June Mountain

Another topic of conversation was that Mammoth Mountain Ski Area officially has a new permit with the Forest Service now that Starwood Capital is in charge, and what happens at the Rodeo Grounds in June Lake will have a lot to do with the fate of June Mountain.

"June Mountain is still operating at a loss or barely making any money," said Jeff Bailey, Inyo National Forest Supervisor. "Depending on whether or not the beds at the Rodeo Grounds turn into hot beds or cold beds will determine whether June Mountain remains open. There is nothing in the Forest Service lease that says there has to be ski lifts there, so Mammoth can always take their lifts and go home."

According to Mono County Supervisor Byng Hunt, Barry Sternlicht (owner of Starwood Capital) had no idea that June Mountain was part of the deal when he bought into Mammoth. When Sternlicht was in town a few weeks ago and discovered what the area was like, he became very interested in exploring more options for Mammoth's little sister.

As for a ski area in the Sherwins, the idea is just a rumor, according to Bailey. "There have been no discussions of a Sherwin Ski Area," Bailey said. "Snowcreek is working on expanding their golf course and the Forest Service is focusing on expansions within ski areas that are already built. The NEPA process is so out of date that if we even wanted to look at the Sherwins we would have to start from square one."

Mono County
Hunt reported that Tom Farnetti is

3-5-06

Supervisor Tim Alpers
P.O. Box 263
Lee Vining, CA 93541

Re: Transient overlay

Dear Supervisor Alpers,

My name is George R Larson and I am co-manager of June Lake Highlands LLC who created the 28 lots of Tract 34-26, June Lake Highlands. When our tract was approved ten lots that are adjacent or in close proximity to Interlaken were approved for duplexes. With the chronic shortage of "warm beds" in June Lake and the duplex lots' proximity to Interlaken, it seems that allowing transient rental for future buildings on these ten lots would be of economic benefit to the June Lake community at large.

All of these lots are still owned by JLH LLC and are undeveloped. Lots 4, 5, 6 and 15 face Leonard Avenue. Lots 7, 8, 9, 10, 14 and 16 also access Leonard Avenue but these six lots also abut the Interlaken complex. Lot 7 is adjacent to the large Cino house.

Last Fall I was notified by Mono County Planning that a transient overlay was being considered for the Cino house. At that time I contacted Mono County Planning and requested that these ten duplex lots be included. It was recommended that I wait and make a separate submittal. This week I emailed Mr. Scott Burns about this issue and requested consideration for a transient overlay.

Attached are portions of our tract map that show the involved lots. Please let me know if you need additional copies of the maps or a complete tract map. I can be reached via email at geolarson@gmail.com, by phone at 818-216-0634 and by mail at 6634 Valjean Avenue, Van Nuys, California 91406.

Regards,

George R Larson

Co-manager
June Lake Highlands LLC

JUNE LAKE HIGHLANDS, LLC

May 23, 2007

SUPERVISOR VIKKI BAUER
P.O. Box 25
June Lake, California 93529


Subject: Letter of October 24, 2005, Transient Rental

Dear Supervisor Bauer:

The need to add "warm beds" to the June Lake community is still important. I offered a means of improving the situation in my letter of October 24, 2005. This, however, would require action by the Board of Supervisors. Please let me know if such change to conditions of Tract 34-26 is possible.

Very truly yours,

JUNE LAKE HIGHLANDS, LLC



GEORGE R. LARSON
Co-Manager

GRL.W:Vikki Bauer

Encl: Letter of October 24, 2005

cc: (1) Addressee

JL 1171

From: [TIM SCHNABEL](#)
To: [CDD Comments](#)
Subject: June Lake Highlands Specific Plan Amendment
Date: Friday, July 10, 2020 4:59:56 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Secretary of the Mono County Planning Commission:

My wife Kellie and I own the home on 75 Mountain Vista on lots 1&2. Upon receiving notice regarding the proposal to allow short term rentals in the June Lake Highlands we voted no.

One of the main reasons we chose the Highlands for our second home investment was its clause in the T&C's about not allowing short term rentals. We enjoy the quiet nature of Mono County, the June Lake summer and winter recreation and especially the pride of ownership character of the Highlands. We are against modifying the T&C's to allow short term rentals and feel this would have an adverse impact to our investment and affect our family's enjoyment of our second home.

Also, if this resolution is passed feel it essential that any and all Highlands properties should be allowed to apply for a short-term rental permit. Not doing so could put Highlands homeowners in an inequitable imposed financial condition.

Sincerely,

Tim and Kellie Schnabel