

MONO COUNTY PLANNING COMMISSION

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AGENDA

July 16, 2020 – 9 a.m.

As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast with Commissioners attending from separate remote locations. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.

The meeting may be observed (no commenting) at

http://monocounty.granicus.com/MediaPlayer.php?publish_id=aa6532d4-b0ad-4841-bc0b-81fd86eb6651

The meeting may be joined by video at <https://monocounty.zoom.us/j/96942404090> and by telephone at 669-900-6833 (Meeting ID# is 969 4240 4090) where members of the public shall have the right to observe and offer public comment. If you are unable to join the Zoom meeting and wish to make a public comment prior to the meeting, please submit your comment, limited to 250 words or less, to cddcomments@mono.ca.gov by the close of the public hearing or public comment portion of an agenda item. Comments longer than 250 words may be summarized, due to time limitations. All comments will be made a part of the record.

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 969 4240 4090.

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. REVIEW OF REMOTE MEETING MANAGEMENT & PROTOCOLS – p. 1

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

4. MEETING MINUTES:

- A. Review and adopt minutes of April 16, 2020 – p. 2
- B. Review and adopt minutes of May 21, 2020 – p. 14
- C. Review and adopt minutes of June 18, 2020 – p. 17

5. PUBLIC HEARING

9:05 A.M.

- A. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT #2 AND MODIFICATIONS TO TRACT MAP #34-24 and #34-26** to amend the 2001 June Lake Highlands Specific Plan in order to allow properties to conduct short-term rental (rental less than 30 days) in compliance with the Mono County General Plan Land Use Element, potentially subject to certain criteria such a cap on the number of properties that may be approved and other restrictions. *Staff: Michael Draper – p. 19*

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

6. **WORKSHOP:** None

7. **REPORTS**

A. **DIRECTOR**

B. **COMMISSIONERS**

8. **INFORMATIONAL**

9. **ADJOURN** to regular meeting August 20, 2020

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

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

Agenda packets are posted online at www.monocounty.ca.gov / Planning Commission under the “Government, Boards and Committees” menu / Agendas and Minutes. For inclusion on the e-mail distribution list, send request to mbell@mono.ca.gov

Interested persons may appear before the Commission in the remote meeting to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.

Mono County Community Development Department

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Remote Meeting Procedures

Instructions for observing the meeting only (no commenting): 1) Click on the “live video” link found on the email/calendar posting for the meeting or 2) search “Mono County Granicus” and click on that link or [here](#) which will bring up the webpage with all live stream County meetings, find the appropriate meeting under “Upcoming Events” and click on “View Event”.

Instructions for joining the videoconference meeting with option to comment: Click the weblink provided in the agenda or go to <https://zoom.us/join> and input the *Meeting ID* posted on the agenda. Audio conferencing options will pop up; join through your computer speaker and microphone, or by phone by dialing (669) 900-6833 and entering the same *Meeting ID* that is posted on the agenda.

Instructions for joining the meeting by phone only (no video) with option to comment: Dial (669) 900-6833 and enter same *Meeting ID* posted on the agenda.

Upon Meeting Entry

- All participants will be muted and video will be off. *Please remain muted and keep your video off until asked to speak by the meeting moderator.*
- Participants may only chat with the host on technical issues. Any comments of substance on projects should be stated in the meeting and will not be answered or read from the Zoom chat.

To comment

- **Time Limits:** Please limit comments to the time specified by the Chair. Do not restate points that have already been made; instead, state your agreement with previous speakers.
- **On the Zoom videoconference meeting:** When the Chair calls for public comment, please select “Participants” at the bottom of the screen and then select “Raise Hand.” Wait for the meeting moderator to call your name and unmute you. At that time, you may turn on your video if you wish. Once you have finished speaking, please turn off your video and mute yourself.
- **On the phone:** When the Chair calls for public comment, please dial *9 to raise your hand and be placed in the comment queue. Wait for the meeting moderator to ask you to speak and unmute you. Once you have finished speaking, please mute yourself (*6).
- **Written comments:** Written comments will be accepted until the start of the meeting at cddcomments@mono.ca.gov. Written comments will not be accepted during the meeting; participants can provide comments and testimony via the Zoom meeting.
- Planning Commissioners will not respond to comments in the Chat Room. The chat for participants with each other is disabled.

Meeting Decorum and Ground Rules

- Verbal comments and video must remain respectful and appropriate with the same expectations as a physical meeting.
- Participants shall remain muted and with video off until asked to speak by the meeting moderator.
- The connection will be terminated immediately with no warning for “Zoom bombing.”

Technical Support: For technical support during the meeting, email cddcomments@mono.ca.gov or post a comment to staff hosts in the Zoom chat room.

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DRAFT SPECIAL MEETING MINUTES

April 16, 2020

As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast with Commissioners attending from separate remote locations. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.

The meeting may be joined by video at: <https://monocounty.zoom.us/j/634770837> and by telephone at: 669-900-6833 (Meeting ID# is 634 770 837) where members of the public shall have the right to observe and offer public comment. Public comments may also be submitted to cddcomments@mono.ca.gov and will be read into the record if received before the end of the agenda item.

An alternate method to access the video meeting is <https://zoom.us/join> and enter Meeting ID: 634 770 837.

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris I. Lizza, Dan Roberts & Patricia Robertson

STAFF: Wendy Sugimura, director; Gerry Le Francois, principal planner; Michael Draper & April Sall, planning analysts; Christy Milovich, deputy county counsel; CD Ritter, PC clerk

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

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order via Zoom at 9:02 a.m., and attendees recited pledge of allegiance from remote locations.
2. **REVIEW OF MEETING MANAGEMENT & PROTOCOLS:** Wendy Sugimura asked staff to turn videos on, public turn videos off. Public comment? Three ways: observe not participate, log into Zoom or by phone to participate, and email. Time limit to be decided. Limit to something reasonable so all can speak. Note agreement with prior speakers. Chat room has "raise hand" option, on phone *91. Moderator will unmute for comment. Summary of >250 words. Respectful with comments. People can be removed for disruptive behavior, just as in physical meeting.
3. **PUBLIC COMMENT:** Bentley Regehr noted none.
4. **MEETING MINUTES**

Commissioner Lizza requested that the vote on UP 19-013/Lampson be checked as he recalled voting aye on the motion to deny. The Commission directed staff to carry the minutes of Jan. 16, 2020, to the May 21 meeting.

5. PUBLIC HEARINGS

A. TIOGA INN SPECIFIC PLAN AMENDMENT AND FINAL SUBSEQUENT ENVIRONMENTAL IMPACT

REPORT to amend the 1993 Tioga Inn Specific Plan located at 22, 133, and 254 Vista Point Road and consisting of four parcels (APN 021-080-014, -025, -026 & -027). The entitlements approved in 1993 remain intact and approved regardless of the outcome of the currently proposed project. The current Specific Plan Amendment proposes: 1) up to 150 new workforce housing bedrooms in up to 100 new units; 2) a third gas-pump island and overhead canopy; 3) additional parking to accommodate on-site guest vehicles as well as a general-use park-and-ride facility and bus parking for Yosemite transit vehicles; 4) a new package wastewater treatment system tied to a new subsurface drip irrigation system; 5) replacement of the existing water storage tank with a new tank of the same size in the same area; 6) a new 30,000-gallon on-site propane tank (eventually replacing the existing five on-site tanks); and 7) modification to the boundaries and acreage of designated open space and modification of parcel boundaries. A Subsequent Environmental Impact Report is proposed for the project. Project materials are available for public review online at

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<https://monocounty.ca.gov/planning/page/tioga-inn-specific-plan-seir> and hard copies are available for the cost of reproduction by calling 760-924-1800. Staff: Michael Draper

Commissioner Lizza will not participate in discussion or vote, so only four commissioners. Let proponent know needs three positive votes to pass. Any other contact by commissioners? Lagomarsini: After site visit, had lunch with Geoff McQuilkin and Lisa Cutting. Only spoke generally about project. Received packet of letters that only glanced at, into notebook, forwarded to Planning Division office, included in materials. Cutting emailed before to meet before meeting but declined. Cutting is personal friend. Is Mono Lake Committee member but does not read emails regarding this project. Roberts: At jury duty with proponent, no discussion. Robertson or Bush: None. Milovich: Commissioner must recuse if has prejudged or is biased in any way. Decision to make. No issue legally except for Lizza.

Request to postpone meeting evolved, BOS discussed this week. Part of PowerPoint presentation. Mono Basin RPAC April 8 considered letter asking postponement due to Covid-19. Letter in packet. BOS April 14 discussed, Mono needs to treat applicants fairly. What applications qualify, when to hear. BOS debated back and forth. No BOS direction to PC, may delay BOS on Tioga Inn. Reasons not to delay in staff report. Remote hearing authorized, technology to do so, stay home exemption includes housing project. Still PC discretion.

Milovich: Public comment not required at this point. Within PC discretion. Bush: Not if just Covid-19. With 127 participants, larger than any or all meetings. Not attendance issue. Lagomarsini: Technology allows more to comment than in person. Bush: Any opposition? None, so move ahead.

Sugimura: Tag-team presentation, identify self. Thanked everyone for participation, comments taken seriously, changed project. Covid-19 challenge for all, doing best to do well, make meetings meaningful and available. Ensure opportunity to address PC directly.

Sugimura: Commenters have asked to delay meeting during Covid-19, but remote meetings authorized by Gov. Newsom allow housing comments and Board declined to direct delay. Three ways to join meeting. Concern about Zoom-bombing. Limit comment time, not repeat earlier comments. Staff will read comments <250 words, summarize those greater. Project documents released late last night. Will post final PowerPoint after meeting.

Gerry Le Francois reviewed project revisions, history of project. Two-story structures now in mix. First formal amendment in 1995. Relocated 300,000-gal water tank. Phasing allowed convenience store prior to hotel. Amend 2 in 1997: Restaurant parcel. No access from 395, clarified financing components. Backcountry hiker shower and laundry proposed, not accepted. Master sign had modified night lighting. Amend 3: Housing up to 150 bedrooms in units, daycare facility. Six unpermitted employee cabins demolished. New 30,000-gal propane tank. Expanded open space. Parking for oversized rigs.

Sandra Bauer, CEQA consultant. Scope of analysis shaped by 15162 on subsequent EIRs. 904 comment letters from agencies, tribes and individuals: 697 in format generated by MLC (Mono Lake Committee). Formal responses to 19 comment letters.

For Alternative 6, pad elevations lowered by added grading, roof elevations on all six most visible structures reduced 15 to 11 in square format (instead of long rows) with shortest walls facing east. Six rows in original plan reduced to two housing, two parking. Paint color shaker gray, roof dark muted colors. Detailed outdoor lighting plan to reduce impact. Berms between parking areas. Daycare facility relocated. Landscape berms 3' high. Visual effects: Prepared by Triad/Holmes Engineering from Navy Beach (visibility of 2nd story of upper row buildings), south Tufa parking lot (not visible), lower structures northbound one-foot of roofline is visible from 395 for three seconds. Gas station lighting visible at night.

Many changes to project. Workforce housing became community housing to be more broadly inclusive (some not employed). Alt 6 is proposed project. Daycare center staffed, open to Mono Basin residents. Two EV charging stations. Greater square footage for increased livability.

Pedestrian connectivity to LV: Caltrans discussions. On-site trail a future Caltrans option. Caltrans has no plans at junction, not concur with pedestrian safety. High speeds and poor sight distance are issues. Public uses vs utility. ADA sidewalk based on prospect of future safety features.

Caltrans identified six fatality hot spots for wildlife collisions, but none are in project area. Cumulative impacts significant.

Access: Secondary access on Edison easement.

Phasing: 1 = 30 units initially for construction workers, 2 = 40 for hotel/restaurant employees along with Phase 1, 3 = then final 30 units if Phase 2 reaches 80% occupancy.

Draft EIR recirculate? When new info available with new impacts, increased severity of impacts, draft precludes meaningful public comment. None found. Project revised but no need to recirculate.

Grant funding no longer part of mitigation goals.

Tribe noted potential for cultural resources but no evidence, wanted paid monitoring during grading, applicant suggested training construction crew. Consultation resulted in agreement to use 50 hr compensated time.

Lee Vining Community Plan and character: FPD identified concerns, CDD offered assistance. 194-300 new residents on site, fluctuate as elsewhere. Lee Vining retain identity as small community.

150 new jobs added to 37 existing jobs on site. Many will hold second jobs.

Traffic: Home to work, home to shopping, home to other. Intersection mitigations in DEIR: Traffic signal, roundabout. Caltrans indicated applicant would fund improvements. For FSEIR, Mono, applicant, Caltrans met: July traffic counts overestimated traffic in peak season conditions. October volumes little over half, more representative; revise to reflect that data? County opted for July data. Significant impact from July 4 to Labor Day. No feasible mitigation as roundabout unfunded, not reasonably foreseeable. Not satisfy signal, not recommend. Caltrans does not agree with significance finding.

Significant impacts on biology, hydrology. Three new mitigation measures based on comments. Sierra Nevada red fox: extremely rare, state-threatened species. New: Post do not feed wildlife signage on each housing unit, parking lots, entry to complex. Amended: Badger now badger and fox. 500' buffer in all directions until den occupation has ended. If active den found, groundwork halted pending consult with CDFW.

Phasing plan: Incorporate phasing into new mitigation measure. Revise final SEIR. Change 40 units to hotel permit application deemed complete.

Aesthetic resources: Commenter wanted all two-story structures removed. Maybe no units in line of sight with adjustments to number of stories. Eliminate phase 3 units in line of sight. Incorporate into Reso 1. If no change recommended, alt 6 remain.

Other issues: DSEIR incorporated by reference, published in same webpage. Redline changes documented. Definition of AH: Retitled to "community housing."

No wood stoves or fireplaces; only propane. Project improved due to public comments.

Lagomarsini: Eliminating two-story structures? *Bush: In upper row. Eliminate second story on upper row is alternative for consideration.*

Lagomarsini: Where would housing units go? *Bush: PC could recommend change to eliminate second story but keep units. Would reduce from 100 to 70.*

Bauer: No time for engineering input on proposed changes. Upper row of 2nd story would eliminate three structures. Not just build lower floor but upper row minus 2nd story.

Bush: Eliminate height problem if only single story? *Bauer: Still have 11 including six one story, five on upper row...*

Bush: 30 units 40 units. If built, make phase 3 go away? How change? *Bauer: Modify footprints, size but change layout of remaining units, or just reduce to 70 w/o 2nd story. Has to be drawn out by engineer.*

Bush: Realistic for height restrictions not phase 3.

Roberts: If reduce height get sprawling complex? *Bauer: If keep 100, requires footprint modification of upper-row units.*

Roberts: Existing two-story buildings, how much visible: peaks of roofs or entire? *Bauer: One foot of upper roof line of lower row visible from US 395. Not part of alts presented to eliminate visibility from Navy Beach. Applies to three of upper row but may include all five to retain unit count.*

Robertson: Explain employee generation of project vs job generation? Current Mono residents take job at project. How many new might live in Mono? *Bauer: Did not estimate % of outside vs Lee Vining.*

Bush: Name changed to community housing not employee housing. Applicant said employees only, show employment. Have to be employees, long-term rentals, sellable like condo? *Bauer: None for sale, just long-term housing. Goal is employees.*

Bush: Affordability guidelines? *Bauer: Housing Mitigation Ordinance would apply to units in project but applicant seeks funding via sustainable communities grant. Only if project committed to state guidelines.*

Bush: Ask Milovich. Any info on how to limit who lives there? Everybody or employees?

Milovich: Within applicant's discretion who to rent to. Mono requires some units as affordable. Adhere to state law on housing. Mono can't enforce.

Bush: Hotel/restaurant permitted since 1993, any way if proceed to have drop-dead date or void out or keeping alive forever and ever? Not want another 27 years. *Sugimura: Not know legal specifics. Mono has not put time frames on planning docs but other jurisdictions have. Practical reality is construction so based on economic realities nobody has control over, usually applicant asks deadline extension. Another layer of process for accountability.*

Bush: Likes projects already studied affordability. Project keeps morphing. Project hung over everyone's head forever. Look at what can afford, what's planned, move ahead.

OPEN PUBLIC COMMENT: 10:58 a.m. Sugimura: Instructions on how get in queue to speak. Applicant statement first, then to Bentley to call individuals. About dozen want to speak. Limit to two minutes. Emails to be read by April Sall (47 now).

Dennis Domaille (applicant): Feasibility study in 1996, economic turndown. 2006 hotel determined feasible, after propane explosion 103 days in coma, then recession. Before Covid-19 virus, housing crisis exponentially worse. Didn't want hotel without creating more housing. Coronavirus time for shovel-ready projects, trillions of dollars available. Just what Governor wants -- more housing. Virtually all units could be low-income housing. If get to move forward, sees no reason to see economy get back on its feet. Will respond to comments. *Bush: Chance to rebut at end as well.*

Ellen King: Mono 13 years, last eight in Mono City. Morphed from hotel into community housing. Project defined for workforce on site. Not adequate if fully built out. Could add to, not solve housing. Directly in line with wildfires, highway intersection, community with limited services, spot exemplifies Mono's Wild by Nature motto. Ask PC to vote no.

Connie Millar: Mono City since 1993, USFS. 1993 EIR invalid due to significant changes over past 27 years not considered. Climate change effects. Redefinition of threats to communities of sprawl, erosion of local culture. Mono Basin Community Plan: Significant changes since 1993 with environmental and social impacts. Oppose.

Margaret Schwarz: Regular visitor for > 20 years, photographer. Deep concern on scenic beauty of Mono. Visibility from shoreline. Vote no.

Grace Henderson: Landowner in Mono Basin since 1988, litter pickup for 10 years. Significant impacts to Lee Vining. Original permit for hotel not OK today. Phasing is illusory, based on occupancy. Allows complete project grading at outset. Scarred landscape. What if hotel not feasible? Mono study to meet housing needs. Dark skies. Disallow any grading except specific phase, Mono housing needs assessment. Land trade partnerships. Vote no.

Tony Taylor: Lived in Mammoth Lakes >20 years. Very active, especially in Mono Basin. Unavoidable significant impacts in revised state. Three concerns: 1) migrating deer herd exposure on two highways; 2) non-safe route to Lee Vining could result in accidents and fatalities; and 3) emergency evacuation congestion. Route goes up-canyon, up-wind in fast-moving wildfire. Liability ultimately falls on Mono County. Responsibility and liability -- we all in Mono County bear responsibility for this project.

Secretary interrupted by phone call. Granicus video available online for any information potentially missing.

Sheryl Taylor: Sink buildings into hillside, keep out of viewshed. Unclear if all phases will be completed. Native vegetation removal will be scar. Dark skies valuable. Vote no.

Ernest Isaacs: Berkeley, 80 years old, visit since 1960s for backpacking. Open vistas. Buildings will be scar on landscape. Disingenuous photograph. Visible from canoeing on lake. Destroy greatest virtue. Vote no on unwelcome project.

Deanna Dulen: Preserving Mono's sense of place in honor of Andrea Lawrence. New development fit harmoniously. Accelerate urbanization and visual blight, loss of charming rustic character. Here three decades. We all lose what is woven into landscape we value. Community would lose. Justify by tax revenues for Mono budgets. Recall trapeze blight on scenic highway, circus edge. Reticence to have truly valued standards to preserve viewshed. Protect integrity of natural and cultural landscapes. Supports reference to impacts. Deed restrictions should be in place. Preserve sense of place in Lee Vining, reject proposal.

Janet Carle: Retired state park ranger. Easiest is to rubber-stamp, send to BOS. Project large, growth-inducing, in iconic location. Major CEQA issues. Market-rate income housing project; who housing is for keeps changing. Not OK for applicant to say. Timeline for project to happen. Destroying large, pristine area. Recall Conway Ranch that grading got done. Not OK to ignore greenhouse gas. Worthy of iconic location?

Rose Nelson: Lee Vining resident most concerned about significance to scenic, dark skies. People visit for inspiration, beauty, learn from natural history. Led tours at lake. Look out at unobstructed view of Mono Lake. Seen from places along shore takes away awe-inspiring view. Maybe encourage other projects. Protect unmatched scenic resources.

Margaret Eisler: Mono City, lifelong connection to Yosemite. Major concerns that housing proposal with 100 units contributes to housing shortage. Two-thirds of hotel employees. Rest find housing elsewhere. Attempts to legitimize projects. Entirely inappropriate in Mono Basin. Encourage not to support.

Elin Ljung: Full-time Mono City 15 years. Affordable housing exists in Mammoth Lakes. Project would exacerbate housing shortage. Vote no.

Lisa Cutting: Urge vote no. Follow-up on Mono Basin Community Plan, finalized in 2012 after two years of consensus-based approach. Serves as Mono Basin Area Plan. Problems: Lee Vining small-town character. Contort intent of community plan. If Mono Basin Plan cannot guide, what purpose does it serve? Role to guide development in community and county.

Geoff McQuilkin: Executive director MLC, 30-year resident. Visitation to Mono Lake is cornerstone. Most development projects do not harm Mono Lake, but impacts continue to be too large and too significant to remain silent. People truly care about this special place. Multiple permanent unacceptable impacts. Fire safety, schools ignored. Spectacular, distinctive. 16,000 members ask to reject.

Philip Schafnaker: Impacts forever change area. Vote no.

Duncan King: Retiree from State Parks. Direct conflicts with Community Plan, effort to guide future land use. Small, compact communities, healthy natural environment, dark night skies. Rehabilitate existing development. Retain small-town character. Vote no.

Nora Livingston: Firefighter in area. Agree with earlier comments opposing. Disproportionately large development for Lee Vining. Increase in vehicular cross traffic at intersection, accidents severe. Disappointed could not find solutions to dangerous impacts. Save lives. Vote no.

Aaron Stanton: Shute attorney. Reviewed FSEIR. Project description confusing, unclear. Who will housing serve? No means...

Secretary interrupted by phone call. Granicus video available online for any information potentially missing.

Shuttle should work out details. Improperly compares Specific Plan to General Plan rather than existing conditions. Small-town <10,000 residents not apply to several hundred residents. Cannot approve in current form.

Winter King: Partner at Shute, representing MLC. Several comment letters submitted. Despite changes proposed now, continue to believe EIR inadequate under CEQA. Essential to have red-line in proposal. Phasing plan not resolve uncertainty of who will occupy housing units. Impacts not only actual environmental but also Mono Lake, findings required. Not require hotel be built or occupied for phases 2 or 3. Applicant intends to make affordable, but PC can't rely on that. Not recommend.

Caelen McQuilkin: Lived in Mono Basin entire life, graduated high school this year. Impact on local schools. LVHS increase 50% w/o funding. 75 students unevenly distributed, class size could be 30, no room to accommodate books, laptops. Final document does not resolve. No way to mitigate when quadruple small town's population.

Bartshe Miller: 27-year resident, MLC member. Overwhelming volume of comments. Night-sky resources significant and adversely impacted. Create new concentrated, ambient light source, no precedent. Not evaluate scenic impacts. New mitigations not substantively resolve impacts. Findings put project in conflict with one fundamental goal: Maintain spectacular values of Mono Basin. Lake is number 1. Vote no.

Paul McFarland: Thanks to all. Project representatives really missed opportunity. Built on faulty foundation. New housing (needed) development approved nearly 30 years ago. Town, tourism, county have changed. Yosemite increase of 25%, nearly million more visitors/year. Reconsider hotel along with new housing. Analyzed at different time. Nobody can say for certain project solves or addresses housing in Mono County. Don't know what getting, moving target. Unsafe travel. Can do better, believe we can.

Maureen Mc Glinchy: Mono City resident added to school comments. On school site council. Schools not adequately portrayed. At Lee Vining six grades combined. Budget not allow more teachers. No increased operating budget. 35%-50% increase for six teachers for nine grades. Planning demands further inquiry into alternatives. Comments as parent, PTO member. Vote no.

Sugimura has copy of school district letter from 4:38 pm yesterday, Will summarize into record when all speakers done.

Claire Landowsky: June Lake resident, loves Mono Basin. Development actually exacerbates housing. So few long-term rentals in area. At full build-out still 50 looking for long-term affordable housing in Lee Vining and Bridgeport. No safe walkable route, so drive to Lee Vining or Mammoth Lakes. No real assurance housing will be available. Likely market rate, completely out of reach. Where is benefit for Lee Vining? Big problems with no offsetting benefits. Please reject, work to build housing. Wonderful small town in gorgeous landscape. Revise proposal to agree with Community Plan. Vote no.

Tim Banta: Lifetime resident of Lee Vining, speaking on behalf of family. Fifth generation. Agree can do better with this for Lee Vining and Mono Basin. Must fit into character and image of Mono Basin and Lee Vining. Too much, too big. No visible connection to Lee Vining. Talk about shuttle, but visitors to Lee Vining see two defined communities. Leap-frogging. If PC moves forward with this, someone needs adequate trail system consistent with visitation to Basin. Major traffic problem at intersection. Thanked attendees.

Kevin Bown: Resident Lee Vining. Significant unavoidable: pedestrian and cyclists exposed to unsafe travel conditions. Reasons immaterial. Project puts people at risk if travel to Lee Vining. "Unsafe at any speed." Urge no vote, echoed others. We can do better.

Ilene Mandelbaum: Lee Vining resident 36 years, member Mono Basin RPAC. Community Plan for low-income community with very little control over surrounding lands. Many impacts not mitigatable. Housing goal for yet unbuilt, out-of-scale a phantom. Unlikely to break ground. Never successfully marketed to developers. Not even keep deli open year-round. Create company town. Smaller alternative dismissed as not support nonexistent hotel complex. Reduced alternative: Smaller footprint, campground for seasonal workers who not want to pay rent, expand deli. Other solutions for housing. Reject resolution.

Arya Harp: Resident. Makes community housing issues worse. Wants community to thrive. Accept tradeoffs on housing. How pencil out for housing? Vote no.

Nathan Taylor: Lifelong Eastern Sierra resident, architect in area. Agree with concerns...

Secretary interrupted by phone call. Granicus video available online for any information potentially missing.

Bare-bones proposal for large project. Need better documentation and visual guidance. Show some degree of good design. Collaborate more with community. Need well-thought-out project, clear, well-designed.

Mary Young: Mono City six months every year. Applicant asking to make dangerous situation worse by traffic, congestion for two highways. Applicant not suffer but rest would. Grew up in big county, biked area. Big development occurred, still no safe passage. Re-zone decision made by people elsewhere. Cumulative, dangerous impacts. Vote no.

John Young: Family visited for decades. EIR is stale, on shelf 27 years, attempts to refresh failed. Comments from law firm conclude fatally flawed, fails to comply with CEQA. Urge vote no.

David Strelneck: Born Bridgeport, legal resident Lee Vining, attended local schools, MMSA race department. Not have anyone speak up in favor of project. Three concerns: Schools issue shows lack of understanding, fire safety from FPD not others, and cold, dictionary definition of "small town." Run over who actually are. Hard for everybody, not want chapter in book about something great that used to exist, especially with confusion on housing.

Will Hamann: Grown to love area. Agree with all concerns. Biggest is what comes next? Widen 395? Urban sprawl? Wrong precedent. Vote no.

Daniel Bittel: Area past four years, ecological work in Tuolumne. Conflicts with environmental and cultural values. Fragile ecosystem, visual impact unavoidable. Traffic problems. Forever change Lee Vining, Tuolumne, Eastern Sierra. Vote no.

Lynn Boulton: Lee Vining resident, chair of Range of Light Group. Sierra Club concerned with climate change -- propane heat instead of electric. All-electric homes preferred. Why move water tank higher where visible from many places? Project should focus on net zero energy, fight climate change.

Barbara Harriman: Annual visits 25 years. Accepting reports from 27 years ago? Consider changing environment, especially water. Lee Vining has had fires. Where get water for facility? Two wells on site. Comprehensive water report. Wells taking water from water table? Firefighting. Fires go uphill, additional propane and fuel tanks, where water come from when fire occurs? Disaster waiting to happen. Vote no.

Barry Mc Pherson: Born Bridgeport, inherited Mono Inn property 20 years ago. Provides three little houses below plus rental. Donated upside-down house. Agree with commenters too big, too undefined, too poorly planned. After 27 years, start over for safer, better for wildlife, fewer impacts on scenic views. Unreasonable and poorly done. Adding to tide of opposition.

Name Unknown: Project too big, traffic, intersection, dark skies, alter beauty and attraction to visitors. Covid-19 crisis lets hydro-head move ahead. Agree with all other comments, urge vote no, come back with better and smaller. Enjoys gas station and deli, but no place for huge project.

Andrew Youssef: Mono Basin five years. Agree with issues of nebulous project. Mitigations still inadequate. Led tours at lake, where see nearly no human development. Now massive project approved near Mono Basin Scenic Area. Mono can do better, need more mitigation for impacts.

Jeff Wyneken: Resident 25 years. Double population. Will have to live with results. Ongoing involvement of all stakeholders. Historic gateway, portal community. Irreversible impacts. Without ongoing community involvement, without collective consent. Lee Vining listed as model gateway. Mono Basin already said no in Community Plan. Suspend project. Vote no.

David Passmore: Lifelong CA resident, Fresno County. Natural beauty main thing that draws to area. Project significantly detracts from natural beauty. Ill-conceived project for all reasons noted by many speakers, especially degradation of viewscape. Recommend back to drawing board. Not against all development but project seems ill-conceived. Reject as proposed, consider more appropriate alternatives.

Dan McConnell: Didn't want to but listened to everybody, glad he did. Some comments made Dennis sound like bad guy. Photos in staff report showing visibility of project taken with a high-quality, high-powered lens. Highway much more disturbing with lights. Night photography points up at sky. Not going to walk out onto highway. Easily solved problems.

Don Jackson: Lives 325 mi away but been here 35 years for nature, wildlife photography. Not everything done at South Tufa and Navy Beach. Been in many other areas on lake in canoe where visual impacts would be significant. Friend killed by 395 driver.

Santiago Escruceria: Chair Lee Vining FPD. Document inadequate to ensure safest, most balanced project. Threats to public safety for firefighters. Small department with volunteers. Cannot back project as written.

--- Break: 12:55-1:10 pm ---

Malcolm Clark: Executive on behalf of Range of Light's 400 members. Project has hung over area, not accounted for substantial changes in area. Start over, have deadline. Impacts locally on scenic area, gateway to Yosemite. Water concerns: groundwater sustainability. Tripling of population could overwhelm local services and schools. Major

projects should contribute on-site solar power or non-fossil-based alternative. Reduce use of fossil fuels. Increase number of EV charging stations. Two not meet need but better than nothing. Urge not to support.

April Sall read written comments received after 3 pm deadline yesterday

Carol Reimer: Not recommend poorly planned community housing development. Retain integrity of Lee Vining and rural scenic gateway community, cumulative impact. Not want eyesore to go forward.

Darrel Quiring: Frequently backpacked here. Irreversible impacts to scenic area. Not help housing shortage in region.

Raymond F. Sciarga: Dark sky from anywhere near lake compromised by lighting as designed. Building above ridgeline an obtrusion. Busy roads in summer will be jammed.

Phyllis Benham: Longtime Mammoth Lakes resident, volunteer at Mono County Park. Poorly designed. Vote no.

Janet Keller: Grandma early settler, coming here 62 years. Rugged beauty takes breath away. Mono Lake wild and serene, remained relatively undeveloped. Development will ruin place forever.

Virginia Hilker: As faithful visitor and supporter of the Mono Lake Committee and Mono Basin, strongly support the Mono Lake Committee positions on this subject.

George Mellon: Too many units in wrong area. Find somewhere less impacting to the overall topography and closer to needed services.

Pamela Tumbusch: Enjoying area since 1960s. Other areas with overcrowded roads and recreation. Rural scenic paradise with multitude of natural wonders. Stay as is for future.

Robert J Hutchens: Actually provide affordable housing or just sell to buyers? Spend more to support than make.

Karen Loro: Longtime supporter of Mono County beauty and recreation opportunities. No signs of imminent action to build the hotel or restaurant. County should take necessary time to revise its environmental analysis and do it right.

Winter King: County cannot lawfully approve in current form. Fails to inform of impacts, reduce impacts. 27 years have passed, no signs of imminent action. Take time to revise environmental analysis.

Dan Hackston: Access for hiking, skiing. Environment fragile, preserve this region. Significant impacts. Preserve aesthetic sense of Mono Basin. Vote no.

John (last name unknown): Mono Basin since 1978. Dark skies valuable resource.

Kirk Dixon: Visitor from Gardnerville since 1981. Wrong project for this location. Night sky a concern.

Rafe Miller: Mono Basin lover >50 years. Project will cause significant, irreversible, negative impacts on scenic beauty of unique landscape. Implore vote no.

Sandra Bowman: Always recommend for majestic night sky. Elevated location even more extensive. Citizens everywhere more concerned with quality of environment. Vote against.

Janet R. Barth: Stand at shore totally devoid of human incursions. Other than the kiosk and parking lot at South Tufa, there are no other buildings, no visible roadways, no power lines. Purity of viewscape rare at heavily visited destination. Service project in Death Valley: view from Telescope Peak 45 out of 50. View from South Shore would easily rate same. Please keep purity of the Mono Lake viewshed in mind.

Rebecca Waters: Mono Lake and tufas subject of many photos. Negative impact on landscape and wildlife. So many areas for growth of consumer needs.

Robin Hartman: Visitor to area 30 years. Mono Lake, Lee Vining sacred places entwined. Project increase traffic with no provision for pedestrians or cyclists. Wildlife impacts. Urge vote no.

Gary Nelson: Mono City. Hotel project shopped around for 27 years with no takers. Lee Vining not operative half of year. Only theoretical housing. Phase 4 supply vs demand makes unaffordable. Limit grading to phase 1. How much infrastructure?

Rob Hirsch: Professional photographer, leads workshops. Unavoidable visual impact. As natural biologist, concern for impact to deer. Charming, rural character of Lee Vining. Develop gateways to minimize environmental impacts. Urge vote no.

Daniel Bittel: Unique and iconic piece to protect, respect, and preserve. Development needs to line up with Lee Vining and Mono Lake. Ask vote no.

Ruth Garland: Out of character with natural. Not want big hotel on hill lighting up dark sky. Not allow.

Whitney Larson: Northern California resident. Visual impacts to shores of lake and tufa reserve. Insufficient mitigation. Vote no.

Brock Graves: Not agree with development, should not go through.

Jessica Bittel: Protect. Please vote no.

Christian Wyatt: Deep discomfort to affect Lee Vining with hotel. Protect ecosystem.

Caitlyn Bittel: Shocked and saddened to think this could happen. So many reasons why bad idea. Small community with unique culture and way of life. Family in Kansas vacationed to enjoy peaceful pristine nature there. Beg stop development. Entire area negative effect forever.

Cambo Ferrante: Inevitable impact on environmental, scenic and visual resources within Mono Basin, migration path of mule deer. Eyesore detracts from rustic small-town charm Lee Vining is known for.

Mark Liljegren: Environmental impacts far outweigh positive benefits.

Renee Jones: Significant impacts still remain. Frequent changes tried to slip through for 27 years. Not enough housing for employees. Significant visual and wildlife impact. Contrary to goals.

Helen Vajk: Better expressed by others, but this can't be a runaway train. No improvement in affordable housing; serious impact on Lee Vining size and character and on natural beauty and ecology. If you degrade this, you cannot get it back. Stop now.

Martha Mosman: Outsized impact on ridgeline above Mono Lake. Come to be part of whole ancient landscape, preserve incredible beauty of Mono Lake. Vote no.

Don Condon: California goal is to reduce fossil fuel use. Not heat with propane. Residentials now net zero. Should consider solar panels and electric heat pumps.

Colleen Balch: Former resident. Assaults on viewshed, character of iconic small town.

Janet R. Barth: Affordable housing important but development fails to provide this need. Vote no.

Jordan Solitto: June Lake cabin owner. Not want to be redundant. For love of God, don't do it!

Allison Smyth: Concern of impact on Lee Vining. Seasonal employee. Agree with countless comments on connectivity, safety. Public outcry proves goes against Community Plan. Could create domino effect. Properties built without approvals impact. Vote no.

Joseph Migliore: Lifelong California resident, member MLC, visiting all of life. Truly has special place in heart. Visiting Yosemite till crowd diminished. Same could happen here. Cascade of more development.

Robin Hartmann (repeat): Regular visitor 30 years for activities. Lee Vining and lake entwined. Severe negative impact day and night. No provisions for pedestrians and cyclists. Ill-conceived real estate deal. Urge no.

Ivan Olsen: Bedroom-style employee housing like USFS offers workforce every year.

Michael Draper summarized comment letters >250 words

Henry Haviland: 40-year Mammoth Lakes resident. Should have sunsetted long ago, threatens to overpower Lee Vining, inadequate services.

Malcolm Mozier: Lundy Lake area. Mecca for photographers. Threaten vistas and dark skies. Environment, traffic, safety, school, fire, sheriffs, CHP impacts. Should not be increased. Adhere to 1993 approval.

Heidi Torix: Eastern Sierra Unified School District. Concern for schools, development fees cover classrooms but not teachers to maintain class sizes.

Martha Davis: Former executive director MLC. Significant unmitigated adverse impacts. Not adequately address concerns. Visual impacts from vista points, night skies, population.

Paul Ashby: Photographer and visitor. Traffic safety issues, lack of connectivity to Lee Vining. Reexamine project, lease to outside operator. Triple population of Lee Vining.

Carmen Borg: Urban planner with Shute law firm. No safe way to travel into Lee Vining, no safe route to school, typical of "sprawl" development California planners have sought to avoid for the last 20 years.

Caroline Vondriska: Three generations of family stay in Lee Vining every summer. Still significant negative impacts. You risk converting your community from residential tourism to Yosemite-bound "gas and go" traffic.

Will Rowe: Chico resident. County will lose significant visitor-derived income from those of us who purposefully travel to Mono Basin to enjoy the very assets this development will destroy.

George Todd: Artist. Out of character with area. Only benefits owners. Housing only for workers. Too much traffic, demand on services.

Deanna Dulen (repeat): Accidents, roadkill. Services impacted. Need deed restrictions. Not for Mammoth or June ski area employees. Accelerates urban blight. Preserve sense of place.

Cecile Audenried: Manager Murphey's motel. Not meet employee housing so increase demand on community. FPD stress, schools, traffic accidents, fatalities, intersection. Not enough parking in Lee Vining.

Range of Light Group: Phasing not sufficient. Overbuilding. Housing not for employees, hotel not be built. Housing where hotel planned. Too much grading in plan. Visual concerns, dark sky disturbance. Lack of pedestrian connectivity.

Lily Pastell: Six-year resident. Safety risk for pedestrians, strain on FPD.

Sam Bittel: Strong opposition. Visitor from Kansas. This area represents a special and unique ecological treasure to not only California but the United States and our planet. Lee Vining, as a community, is a special place that retains its beautiful setting and old Northern California feel by avoiding over-development.

Will Rowe: Destroy visual assets of Mono Basin, approval creates negative precedent in Mono Basin.

Sarah Taylor: Project not provide affordable housing, not benefit schools.

Alex Bittel: Private individual encroaching on what belongs to everybody, impacts benefits, damages ecosystems, increases housing costs.

Jeff Wyneken (repeat): Detrimental to health of Lee Vining. Retain character.

Robert Di Paolo: Six-year resident of Mono Basin. Night sky issues, increases traffic, no definition of workforce housing, still more housing needed for employees.

Melinda Rivasplata: Recommends recirculation of DEIR as inadequate. Revise vehicle miles, deferred mitigation lacks performance standards.

Dave Marquart: Mono Basin several decades. Impact to night skies, negative population increase.

Julie Brown, Mono resident 40 years, June Mtn employees 150 people, project would make more attractive. Provide summer job opportunities, housing biggest barrier to hiring.

Mary Bittel: Obvious man-made distractions, night sky affected. Mule deer migration path. Biking, walking more dangerous. Reason to visit is magnificent views. Development detracts from town economy. Plan in constant flux, unpredictable. Humans are stewards of earth, protect treasures. Do not thrust haphazard plan on town, tripling size. Vote no.

Liam Caulfield: Not address needs of community. Analyze limits and constraints on community. Transform true soul of area. Degrade foundation of community itself. Lee Vining staple within great Sierra range. Reject, save Mono Basin.

Carmen Borg: Certified urban planner at Shute for 20 years. Not in keeping with current planning practices. No safe way to Lee Vining, half-mile. Choose driving or walking with safety hazard. Design conflicts with smart land use policies, safe routes to school.

Robbie Di Paolo: Three concerns: night skies unique and valuable resources; increased traffic; define workforce. Impact on scenic views, impact on night skies. Affordability ill-defined, housing only 2/3 of staff. Ask vote no.

Manuel Santillan: Nobody doing anything to keep jobs for locals. People outside town deciding how new generations should live. Need job and place to stay.

###

Domaille rebuttal: Providing about 70 of onsite housing for employees. Maybe already living in area. Beauty of project is 22 years at Tioga Gas Mart, hard to keep employees. Mono Market same problem. Work all summer, not have to move, become stable residents. Patronize local businesses in town year-round, not find restaurant, bar, market closed. Stable workforce lives there, kids in local school. Were 300 kids at LVHS. Eight gas stations, several markets. Not healthy place. Property cause financial impact? Elementary would run out of room. Plenty of room at LVHS. Impact fees will cover that. Prop taxes haven't gone up on existing properties. Enormous amount of money from project. Not enough for solar panels (fog in winter). Gas heat is lowest cost. Every intention to seek grant money. Virtually all will be affordable but can't guarantee. If can't build financially, won't get built. \$300/sf big problem. Government needs to provide housing. Dan McConnell to site with scaffolding red and yellow. Couldn't even see it without binoculars. Whole argument about visual impacts not significant. Just a speck, not where people focusing cameras. Minimal visibility. Not lobbied commissioners. People sleeping in cars and woods by dozens. People need housing. Right to view lake more important than place to live? Review record, see what's in it. Make right decision.

###

Sugimura: More comment, correction, staff comment.

Sall: Range of Light letter by Malcolm Clark not Lynn Boulton.

David Strelneck (repeat): ESUSD refutes evidence. Be sure accurate input used rather than previous staff person.

Sarah Taylor (repeat): Lee Vining more than 20 years. Lee Vining need more affordable housing? Yes. Beautiful and friendly small town? Yes. Would project provide affordable housing? No. Increase beauty of landscape? No. Please ask development to make project work to benefit all.

###

Sugimura: Eastern Sierra Unified School District submitted letter that changed previous input. Mono followed proper contacting procedures for initial input. Housing study has been conducted, see Housing Element adopted last year. Showed housing opportunity sites, Tioga Inn site in adopted plan. Also showed Draft EIR project description, which has not changed from Draft to Final EIR. Alternatives and the Preferred Alternative have changed in response to public comments, which is what should happen in a good public process and if project is being responsive to the community.

Trail to town: No new feasible mitigation measures suggested by public comment except eminent domain, which Mono historically has not used.

Not subject to SB 375, State ARB would not certify Mono's Resource Efficiency Plan as SCS.

No legal requirement for projects to comply with safe routes to schools. Routes into town not subject to Mono or developer control.

This project is a housing project and does not determine whether hotel and restaurant get built. 187 employees already exist due to approved hotel/restaurant project and so are reasonably foreseeable. Project proposal provides up to 150 bedrooms toward the 187. Understand idea that project exacerbates housing problem but that is not accurate picture.

Bush: 187 now or later? *37 current, 150 more.*

Sugimura: If hotel not built, phase 2 not happen and 30 units max will be built. Housing Needs Assessment indicates 120-170 units needed across entire county. Most comments addressed in analysis, many inaccuracies stated but no time to address point by point.

Bauer: Public trust doctrine not apply to this project. Buffer for fox would be 500'.

Bush: Heard EIR in 1993 could become stale? Law address that? Bauer: Original document valid unless changes proposed (changes were, assessed in new document). Anything unchanged remains protected, even in 100 years.

Milovich: Initial public comment letter brought up law that EIR does not go stale.

Bush: Any law supporting that PC would want to redo or stepping out of bounds? Two projects. Hotel not built, so no real need for housing. One dependent upon other.

Milovich: Within staff discretion to open up entitlements from 1993, decided not to do so which is legally valid. PC could ask to revisit project.

Bush: Cost involved? *Milovich: Completely new effort, more cost, resources. Can't reopen EIR, but PC could revise Specific Plan to eliminate hotel.*

Bush: Without hotel would not have housing. **CLOSE PUBLIC COMMENT.**

DISCUSSION: Robertson: Clarify confusion. Voting on housing project. If vote no, will hotel and restaurant still move forward? *Yes.* Grade phases individually? Add childcare into phase 1.

Domaille: Daycare part of first phase, also laundry facility.

Bauer: Allow all grading before phase 1. Cannot proceed with construction without fill material.

Domaille: To lower buildings would require dirt removal, hotel would give place to put dirt. Grading has to be done when people not coming and going.

Bauer: Portion of grading to enable phases 1 and 2, postpone phase 3? *Domaille: Major grading project with people there -- logistical nightmare.*

--- Pause for tech issue: 2:58-3:13 pm ---

Robertson: Need 120-170 housing units for Mono. Large percent living with family in Mono Basin. Can't require additional affordable outside what's required in Housing Mitigation Ordinance. Project provides much-needed housing. One piece of puzzle. Not often find project proposing employee housing on site in recent years, almost unprecedented. Takes burden off current, aging housing stock existing. Incorporates changes requested. Safe access, childcare. Sense Specific Plan not going to triple population of Lee Vining, people already in overcrowded housing.

Roberts: Intimidating to speak after all negative comments. Lived in area over 50 years, understand concern about change in community. Not like when something new gets built, all share that. Disapproving this housing project does not eliminate any development on that property that provides great share of impact. Need for housing is great. Makes little sense to seek housing elsewhere for employees of that development. Live elsewhere, travel to site for employment, transportation impact than living on site. Network effect of massive PR campaign by organizations using social media mailing lists to garner opposition to project. Many who spoke thought denial would kill entire project; not true. In original 900+ comments were just a template provided. Today same talking points. Fewer than 10 people had original thought on matter. Property owner should have some rights.

Bush: If open hotel, not having housing for employees.

Lagomarsini: Share comments. Change is difficult but took extra step to read Mono Basin and Caltrans documents. Unfortunate geographical separation from town. Empty storefronts in downtown Lee Vining. Can't make that happen. If done thoughtfully, could work. Concern about dark sky issues, torn about second story buildings. Lights in town, highway, visitor center. Town could benefit from few more people, more jobs, more housing.

Bush: Public comment astronomically against but is it really that wonderful what exists? Nice if jobs available in area, housing too. Turning down housing does not negate hotel, not going away. Make housing protect ambience. If need 187 but cut down, exacerbating housing problem.

Robertson: Many comments wanted to house all employees but no visual impact. If remove second story, does that meet intent of public comments?

Bush: If goes ahead, haven't discussed lighting. Colors of buildings can make stuff go away. Lights directed down, why so overwhelming? Talk about fox, shuttle, phasing plan?

Sugimura: Not yet built in, be part of PC recommendation.

Roberts: Signage to not feed wildlife could be too many signs.

Robertson: Include childcare in phase 1 in motion? *Bush: Add that.*

Lagomarsini: See language on fox, shuttle, phasing?

Bush: Lighting shielded, downward, color choices. So much public outcry about lighting.

Lagomarsini: Ambient lighting always exists. Lighting addressed.

Robertson: Grading logistics best to do at once but occurs that phase 3 may not be built ever or later. Reasonable to do grading same as phase 1 when occupancy right away.

Bush: If phase 3 not built, would reclaim/revegetate so blends in.

Lagomarsini: If phase 3 not started within certain time...

Bauer: New mitigation requirement. Landscaping plan recognizes exposed soils. Revegetation plan outlines issues.

Bush: Already incorporate if phase 3 never happens, will revegetate to natural state.

Final public comments via email to be summarized/read into record:

Ruth Garland: People sleep in cars because like to camp there. Not buy into this argument.

Shelley Hutchinson: Family visited since was teen Special place in hearts. Never be same if built. Not right place for new housing. Changing sound pollution. Find more suitable project.

Alicia Vennos: 2018 survey of 80 businesses in unincorporated, plus Mammoth Lakes and June Lake. Almost half report difficulty recruiting. Challenges keeping year-round employees. Availability and affordability. Housing scarcity for year-round employees. Challenging, but tourism will rebound, maybe exceed prior to pandemic.

Eva Brown: Hotel/restaurant going forward. What if project decides not to build hotel?

MOTION: Adopt Resolution R20-01 making the following findings and recommending 1) adoption of Tioga Inn Specific Plan Amendment #3 and the Mitigation Monitoring and Reporting Program with the modifications read by staff and identified in Section One of R20-01, and 2) certification of the Final Subsequent Environmental Impact Report:

- A. Having reviewed and considered all information and evidence presented to it including public testimony, written comments, the Final SEIR (Attachment 1), staff reports and presentations, the Planning Commission finds, as set forth in Section Two of Resolution R20-01 (Attachment 2), that:
 1. The proposed changes to the Tioga Inn Specific Plan are consistent with the text and maps of the General Plan,
 2. The proposed changes to the Tioga Inn Specific Plan are consistent with the goals and policies contained within any applicable area plan,
 3. The site of proposed change in the specific plan is suitable for any of the land uses permitted within the proposed specific plan,
 4. The proposed changes to the Tioga Inn Specific Plan are reasonable and beneficial at this time, and
 5. The proposed changes to the Tioga Inn Specific Plan will not have a substantial adverse effect on surrounding properties.
- B. The Planning Commission finds that the Tioga Community Housing Project Final Subsequent EIR (FSEIR; Attachment 1) has been prepared for the Tioga Inn Specific Plan Amendment #3 in compliance with CEQA and that the FSEIR reflects the County's independent judgment and analysis. The Planning Commission further finds that the FSEIR has been presented to, and reviewed by, the Planning Commission and is adequate and complete for consideration by the Board of Supervisors in making a decision on the merits of Tioga Inn Specific Plan Amendment #3, and for making the findings substantially in the form set forth in Exhibit A of Resolution R20-01 (Attachment 2).
- C. The Planning Commission recommends that the Board of Supervisors: 1) make the findings and statement required by 14 CCR §§ 15091 and §15093, substantially in the form set forth in Resolution R20-01; 2) certify the Final SEIR; 3) adopt the Mitigation Monitoring and Reporting Program as modified; and 4) approve Tioga Inn Specific Plan Amendment #3 as modified.

(Bush/Roberts. Roll-call vote: Bush-aye. Lizza-recused. Roberts-aye. Lagomarsini-aye. Robertson-aye.)

--- Break: 4:13-4:18 pm ---

- B. CONDITIONAL USE PERMIT 19-010/Subia.** Proposal to operate an overnight kennel facility for cats and dogs on a 5-acre Rural Residential (RR) parcel at 206 Inca Place in Benton (APN 025-030-048). The facility will be housed in a 25' x 30' metal building and will board a maximum of 17 dogs and 8 cats. In accordance with the

California Environmental Quality Act, a Notice of Exemption will be filed. Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission/page/planning-commission-special-meeting-7> and hard copies are available for the cost of reproduction by calling 760-924-1800. *Staff: Kelly Karl*

Kelly Karl presented an overview of the proposed project. Last kennel project was 10 years ago. Must maintain annual kennel license and comply with noise ordinance. One negative comment. Karl suggested listing parameters of noise ordinance.

How close to neighbors? *120 feet to south.*

Comment letter from neighbor? *Not specified.*

Owner have dogs now? *Yes.*

Building exist now? *No yet. Not far from neighbor.*

Supervised all time? *Applicant lives short distance away, always staff person.*

Why 17 dogs? *13 kennels plus four additional dogs.*

Lizza: Let animal control set timing of inspection. *County Code requires two inspections. Animal Control reviewed, had no edits.*

Lizza: Thorough, complete report and business plan.

OPEN PUBLIC COMMENT: Applicant Holly Subia does not know commenter Pat. Immediate neighbors OK with it. If barking occurs, closest is her bedroom. Opaque panels on lower part so dogs not see each other, want to interact. No way to eliminate barking when outside playing.

Think will have 17 dogs? *Rare occasions like holidays. Could adjust kennels to accommodate.*

Ongoing availability in area now? *Not in Benton or Mammoth. Round Valley at capacity. Small at Mill Pond, dogs outside. Bishop Vet, dogs inside, cats in kennels. No cat condo with multilevel space. Looking for options for pet parents. Small area survey. Someone drove four to five dogs to AZ to board, not happy with options here. Benton out of way but has more space. No kennels inside Bishop city limits. Metal building can be hot.* **CLOSE**

PUBLIC COMMENT.

DISCUSSION: Lagomarsini: Add noise-ordinance-specific language: All requirements of Mono County General Plan and Code 10.16.08 and project conditions.

Bush: Dog barking is rhythmic and not go away, not even have to be loud.

MOTION: Find that project qualifies as a Categorical Exemption under CEQA guideline 15301 and instruct staff to file a Notice of Exemption; make the required findings as contained in project staff report; and approve Use Permit 19-010 as amended subject to conditions of approval.

(Lagomarsini/Robertson). Roll-call vote: Ayes: Bush, Lizza, Roberts, Lagomarsini, Robertson

6. WORKSHOP: None

7. REPORTS

A. DIRECTOR: Next month: Short-term rental use permit application, SP amend Highlands Specific Plan for STRs on certain parcels, Tract Map amendment.

B. COMMISSIONERS: **Bush:** Perfect setup for Zoom. **Lagomarsini:** Zoom went well. **Lizza:** Wendy could wordsmith document on screen.

8. INFORMATIONAL: None

9. ADJOURN at 4:54 pm to regular meeting May 21, 2020.

MONO COUNTY PLANNING COMMISSION

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DRAFT MEETING MINUTES

May 21, 2020 – 10 a.m.

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris Lizza, Dan Roberts, Patricia Robertson

STAFF: Wendy Sugimura, director; Michael Draper, planning analyst; Kelly Karl, assistant planner; April Sall, planning analyst; Christy Milovich, deputy county counsel; Gerry Le Francois, principal planner; Melissa Bell, planning commission clerk; Nick Criss, code compliance officer

PUBLIC: Amy, andreblaine, bcka, Brandon Barter, Call-In User_1, Call-In User_2, Charles, Connolly, emilyoussefzadeh, Eric Berlow, Gary, heidivetter, Jail Vistation, JAM, Jin Hewett, Katelyn Qualey, Kurt's iPhone, Mark Langner, Pam, Participant, Scott Burkard, steve@amanteandassociates.com, Stuart, Todd Schnerberk, tschnabel

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 10:03 am in Zoom meeting room and attendees recited the pledge of allegiance to the flag.
2. **REVIEW OF REMOTE MEETING MANAGEMENT & PROTOCOLS:** Wendy Sugimura reviewed meeting procedures and format.
3. **PUBLIC COMMENT:** No public comment.
4. **MEETING MINUTES**
 - A. **January 16, 2020 minutes:**
***MOTION:** Approve April 16, 2020 minutes.
Lizza/Roberts. Roll-call vote- Ayes: Lizza, Roberts, Robertson, Lagomarsini, Bush.*
 - B. **April 16, 2020 minutes:** Commissioner Bush noted motion & votes not included for UP 19-010/Subia. Commissioner Lizza noted that question mark should not be marked at end of comment of item 1B. Commissioner Lagomarsini requested revision of language on page 8, regarding documents reviewed. Commission directed staff to correct & update, carry April 16, 2020 minutes to June 18, 2020 meeting.
5. **PUBLIC HEARING**
 - A. **CONDITIONAL USE PERMIT 20-001/BARTER** for an owner-occupied short-term rental use of two bedrooms within an existing three-bedroom residence located at 320 Mountain View Dr. (APN 064-150-004) in Swall Meadows. The land use designation is Estate Residential (ER). Maximum occupancy is five people and two vehicles. Presented by Kelly Karl.
 - **PUBLIC COMMENT:** Applicant, Brandon Barter, responded to Commissioner questions. Public comments by Pam Plangent, Daniel Bagen, Amy Motroni. Michael Draper confirmed no further hands raised in Zoom meeting for public comment. Melissa Bell noted 3 additional email comments by Amy Motroni, which were covered during verbal comments. No additional email comments received. **CLOSE PUBLIC COMMENT**

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- **DISCUSSION:** Commissioners discussed emergency water tank, impacts of short-term rentals vs personal use, non-conforming issues, owner-occupied short-term rentals vs non-owner-occupied short-term rentals.

MOTION: Find that the project qualifies as a Categorical Exemption under CEQA guidelines §15301 and instruct staff to file a Notice of Exemption, make the required findings as contained in the staff report approve Use Permit 20-001 subject to Conditions of Approval, which include optional conditions 1& 2, providing property owner 1 year from May 21, 2020 to comply.

Lagomarsini/Robertson. Roll-call vote- Ayes: Robertson, Roberts, Lagomarsini, Bush. Nays: Lizza

B. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT #2 AND MODIFICATIONS TO TRACT MAP #34-24 and #34-26 to amend the 2001 June Lake Highlands Specific Plan in order to allow properties to conduct short-term rental (rental less than 30 days) in compliance with the Mono County General Plan Land Use Element, potentially subject to certain criteria such a cap on the number of properties that may be approved and other restrictions.

C. JUNE LAKE HIGHLANDS TENTATIVE TRACT MAP AMENDMENT 34-26. Proposal to amend Tract Map No. 34-26, removing Condition of Approval #44 that prohibits transient rentals (less than 30 days). In accordance with the California Environmental Quality Act, an exemption is proposed.

Agenda items 5B and 5C presented together by Michael Draper. Michael Draper noted that additional parties have requested to be included in project that were not initially included. Discussion by Commissioners and staff regarding parties included and proper public noticing followed. Agreement made for public comment to open to allow owners to provide preferences if all property owners to be included.

- **PUBLIC COMMENT:** Public comments by Dennis Chapman, Jin Hewett, Joe Connolly, Andre Blaine, Todd Schneberk, Steve Amante, Tim Schnabel. Kelly Karl confirmed no further hands raised in Zoom meeting for public comment. Wendy Sugimura noted that the public hearing is for agenda items 5B/June Lake Highlands Specific Plan Amendment & 5C/June Lake Highland Tentative Tract Map Amendment 34-26. Melissa Bell confirmed no additional email comments. **CLOSE PUBLIC COMMENT**
- **DISCUSSION:** Commissioners and staff discussed addressing project as written with current applicants or amending project to include all owners. Commission directed staff to amend project to allow all June Lake Highlands parcels to be included with optional conditions on limitations of Vacation Home Rental Permits, Conditional Use Permits, and Short-term Rental Activity Permits, send public notice, and move to June 18, 2020 meeting.

6. APPEAL

A. APPEAL 20-001/WE ARE EVERYWHERE RV PARK. Appeal of an LDTAC denial for a Director Review application for installation of an LED sign, interpreted as inconsistent with the Mono County General Plan. The sign is located at 110437 HWY 395 (APN 002-060-042) in Coleville/Walker. The land use designation is Mixed Designation – Rural Resort & Rural Residential. Presented by Jake Suppa.

- **PUBLIC COMMENT:** Applicant, Scott Burkard, responded to Commissioner questions. Public Comment by Mark Langner. Michael Draper confirmed no further hands raised in Zoom meeting for public comment. Melissa Bell confirmed no additional email comments. **CLOSE PUBLIC COMMENT**

- **DISCUSSION:** Commissioners discussed current sign ordinance and need for updates to sign ordinance.

MOTION: Overturn LDTAC decision, direct staff to process Conditional Use Permit application for sign, recommendation to upgrade the project to a Conditional Use Permit due to the controversial nature of project.

Lizza/Roberts. Roll-call vote- Ayes: Robertson, Roberts, Lizza, Lagomarsini. Recused: Bush.

7. REPORTS

- A. **DIRECTOR:** Director Sugimura provided a report of current Planning activities.
- B. **COMMISSIONERS:** Commissioners provided reports on relevant activities.

8. INFORMATIONAL

- 9. **ADJOURN** at 2:35pm to the next regular meeting on June 18, 2020.

Prepared by Melissa Bell, Planning Commission clerk

MONO COUNTY PLANNING COMMISSION

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DRAFT MEETING MINUTES

June 18, 2020 – 10 a.m.

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris I. Lizza & Patricia Robertson

STAFF: Wendy Sugimura, director; Michael Draper, planning analyst; Kelly Karl, assistant planner; April Sall, planning analyst; Christy Milovich, deputy county counsel; Gerry Le Francois, principal planner; Melissa Bell, Planning Commission clerk; Sean Robison, public works; Nick Criss, code enforcement; Kalen Dodd, public works; Nathan Reade, agricultural commissioner

PUBLIC (listed by Zoom ID): heidivetter, marmotly, Jim, todd schneberk, charles, Jin Hewett, Galaxy Note9

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 10:05 a.m. in the Zoom meeting room and attendees recited the pledge of allegiance to the flag.
2. **REVIEW OF REMOTE MEETING MANAGEMENT & PROTOCOLS:** Wendy Sugimura reviewed connection and public comment instructions.
2. **PUBLIC COMMENT:** Michael Draper noted no hands raised.

3. MEETING MINUTES

April 16, 2020, minutes: Commissioner Lizza requested clarification of the language to carry the January 16, 2020, meeting minutes to the May meeting due to a correction to the vote for UP 19-013/Lampson. The Commission directed staff to carry the April 16 minutes to the July 16 meeting.

4. PUBLIC HEARING

A. CONDITIONAL USE PERMIT 20-002/STONE for an owner-occupied short-term rental use of an attached one-bedroom unit at 116 Crowley Lake Drive (APN 060-030-018) in Long Valley. The Land Use Designation (LUD) is Estate Residential (ER). Maximum occupancy is two people and one vehicle. Assistant Planner Kelly Karl provided a staff report, Commissioners asked questions of staff.

OPEN PUBLIC COMMENT: The applicant, Amanda Stone, responded to questions. Michael Draper noted no hands raised for public comment. Melissa Bell noted no email comments received. **CLOSE PUBLIC COMMENT.**

DISCUSSION: The Commissioners discussed the project, asked further questions of the applicant, and determined the optional condition requiring certification of the emergency water source should be included. The applicant was also given the choice to proceed with the vote or request the item be carried to the next meeting since the full Commission was not present.

MOTION: Find that the project qualifies as a Categorical Exemption under CEQA guidelines §15301 and instruct staff to file a Notice of Exemption, make the required findings as contained in the staff report with the addition of the optional condition regarding the water source for fighting fires, approve Use Permit 20-002 subject to

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

Conditions of Approval, and revoke Use Permit 10-001 for the overnight dog boarding facility once the short-term rental Activity Permit for this project is approved.

Lagomarsini/Bush. Roll-call vote: Ayes: Robertson, Lizza, Lagomarsini, Bush. Absent: Roberts.

B. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT #2 AND MODIFICATIONS TO TRACT MAP #34-24 and #34-26 to amend the 2001 June Lake Highlands Specific Plan in order to allow properties to conduct short-term rental (rental less than 30 days) in compliance with the Mono County General Plan Land Use Element, potentially subject to certain criteria such as a cap on the number of properties that may be approved and other restrictions.

Michael Draper opened the staff report with a question to the initial applicant, Mr. George Larson, whether he would like to proceed with the hearing or carry to the next meeting since the full Commission was not present. Mr. Larson did not appear to be present, the local Planning Commissioner was not present, and Commissioner Lizza had time limitations. The Commission directed staff to postpone the hearing and notice a new public hearing for the July meeting.

MOTION: Move the hearing to the July meeting and re-notice the public hearing.

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

5. **WORKSHOP:** Introduction to development of industrial hemp regulations. April Sall provided a staff presentation on industrial hemp regulations and the Commission provided input.
6. **REPORTS**
 - A. **DIRECTOR:** Director Sugimura provided a report of current planning activities.
 - B. **COMMISSIONERS:** Commissioners provided reports on relevant activities.
7. **INFORMATIONAL**
8. **ADJOURN** at 12:25 pm to the next regular meeting on July 16, 2020.

Prepared by Wendy Sugimura, Director

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July 16, 2020

To: Mono County Planning Commission

From: Michael Draper, Planning Analyst
Gerry Le Francois, Principal Planner

Re: June Lake Highlands Specific Plan Amendment #2 and Modifications of Tract Maps #34-24 and #34-26

I. RECOMMENDATION

1. Open the public hearing for Specific Plan Amendment #2 and tract map modifications, receive public testimony, and make any desired changes.
2. Adopt Resolution R20-02 (Attachment #1) recommending the Board of Supervisors adopt the June Lake Highlands Specific Plan Amendment #2 and modifications to Tract Maps #34-24 and #34-26 (R20-02 Exhibit A), with any desired modifications as set forth in Section One of R20-02, and making the following findings :
 - A. Having reviewed and considered all information and evidence presented to it including public testimony, written comments, and staff reports and presentations, the Planning Commission finds, as set forth in Section Two of Resolution R20-02 (Attachment #1), that:
 - A. The proposed changes to the June Lake Highlands Specific Plan are consistent with the text and maps of the General Plan,
 - B. The proposed changes to the June Lake Highlands Specific Plan are consistent with the goals and policies contained within any applicable area plan,
 - C. The site of proposed change in the specific plan is suitable for any of the land uses permitted within the proposed specific plan,
 - D. The proposed changes to the June Lake Highlands Specific Plan are reasonable and beneficial at this time, and
 - E. The proposed changes to the June Lake Highlands Specific Plan will not have a substantial adverse effect on surrounding properties.
 - B. The Planning Commission further finds that there are changes in circumstances which make any or all of the conditions or the design of the recorded final maps no longer appropriate or necessary and, as set forth in Section Three of Resolution R20-02, finds that:
 1. That there are changes in circumstances which make any or all of the conditions or the design of a recorded final map no longer appropriate or necessary;
 2. That the proposed modification(s) do not impose any additional burdens on the present owner of the property;
 3. That such modification(s) would not alter any right, title or interest in the real property;
 4. That the proposed modification(s) are consistent with applicable general and specific plans;
 5. That the proposed modification(s) do not result in an increased number of dwelling units or a greater density than set forth in the recorded map;

6. That the site is physically suitable for the type and proposed density of the development;
7. That the design of the subdivision or proposed improvements, as modified, will not be likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and
8. That the design of the subdivision or type of improvements will not be likely to cause serious public health problems, or conflict with public easements, or requirements related to drainage, snow storage, or other requirements set forth in the recorded map deemed necessary and appropriate by the public works department.

3. Find that the project qualifies as a CEQA Exemption under CEQA Section 15301(a).

Alternatively, if the Planning Commission chooses not to recommend the June Lake Highlands Specific Plan Amendment #2 and modifications of Tract Maps #34-24 and #34-26 for approval, either all or in part, the Commission must articulate which of the findings listed in Recommendation #2 above cannot be made. Any denial (i.e., decision not to recommend the project to the Board of Supervisors for approval) by the Planning Commission must 1) specify the standards not met and 2) be supported by substantial evidence in the record. In the event the Commission chooses not to recommend the project for Board approval, staff may request a short recess to assemble the findings for action by the Planning Commission.

II. PROJECT SETTING AND LAND USE

The June Lake Highlands Specific Plan, adopted in 2001, consists of 22.75-acres located about ½ mile west of the June Lake Village between June Lake and Gull Lake. The Mono County General Plan designates the project site as Specific Plan (SP). The area has been divided into 69 parcels which are designated Single-Family Residential (SFR) in the Specific Plan. At this time, 17 of the 69 SFR properties are built. Access to the sites is gained off Northshore Drive onto Mountain Vista Drive, or from Leonard Avenue. These roadways are County-maintained paved roads.

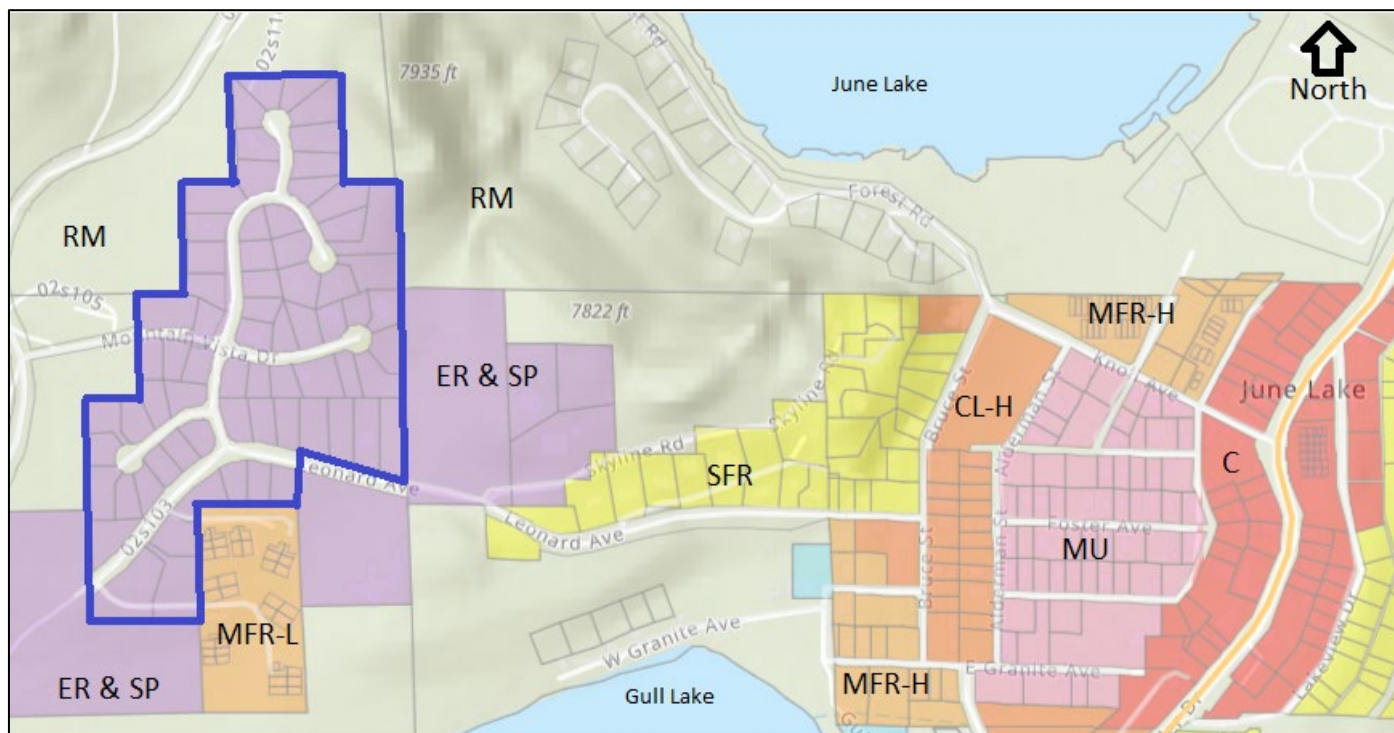


Figure 1. June Lake Highlands with surrounding Land Use Designations.

SURROUNDING LAND USES

To the north and west of the project site is open space owned and managed by the Inyo National Forest. To the southwest is a 14-acre parcel privately owned and designated Estate Residential. To the south is Multi-Family Residential – Low (Interlaken condominium complex) and Estate Residential (Victory Lodge), and south-east is vacant land designated Resource Management also managed by the Inyo National Forest. Directly east is a 4.9-acre parcel privately owned and designated Estate Residential.

EXISTING SPECIFIC PLAN & HISTORY

In March 2001, the Mono County Board of Supervisors adopted Resolution R01-26, certifying the June Lake Highlands Specific Plan, Final EIR, and Tentative Tract Map (#34-24, Phase I) allowing development of 39 single-family residential lots and 114 condominium units on 21.2 acres. The June Lake Highlands Specific Plan contains land use goals, policies and standards for development of the property. The Specific Plan approval includes 35 conditions, however transient rentals (rentals less than 30 days) were not addressed.

In June 2004, Resolution R04-038 was adopted by the Board, amending the June Lake Highlands Specific Plan (Amendment #1) by adding an additional 1.55-acre site for division into four single-family residential parcels.

In December of 2006, Tract Map #34-26 (Phase II) was finalized, dividing 9.43 acres into 28 lots (replacing the 114 multi-family units) and adding the new properties to the June Lake Highlands. The Tract Map included additional development standards and policies, including the policy that no transient rental (less than 30 days) shall be permitted.

All previously approved project documents are posted or linked at <https://www.monocounty.ca.gov/planning/page/june-lake-highlands-specific-plan-amendment-2-and-modification-tract-maps>, and are hereby incorporated by reference.

III. JUNE LAKE HIGHLANDS SPECIFIC PLAN AND TRACT MAP MODIFICATION PROJECT DESCRIPTION & BACKGROUND

PROJECT DESCRIPTION

The overall goal listed in the June Lake Highlands' Specific Plan is "to provide quality, environmentally sensitive permanent and resort housing in proximity to the community of June Lake", and "is intended to provide a quality residential area complete with on-site amenities for both permanent and transient occupancy" (June Lake Highlands Specific Plan Goals, Objectives, and Policies).

Specific Plan Amendment #2 proposes to allow properties within the existing June Lake Highlands Specific Plans and Tract Maps #34-24 and #34-26 to conduct owner-occupied and/or non-owner-occupied transient rentals subject to a permitting process contained within Land Use Element Chapter 26 of the Mono County General Plan. The project is consistent with existing Specific Plan objectives that support resort housing and transient occupancy. The following modifications are proposed:

- A. Specific Plan Amendment #2 would amend the June Lake Highlands Specific Plan to allow transient rental (rental less than 30 days) on all parcels subject to a Mono County permit (see Exhibit A of Resolution R20-02).

- B. Tract Map #34-24 Modification adds Condition of Approval #36 specifying that transient rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan (see Exhibit A of Resolution R20-02).
- C. Tract Map #34-26 Modification would modify Condition #44 of the Tract Map Conditions of Approval to specify that transient rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan (see Exhibit A of Resolution R20-02).

PROJECT BACKGROUND

In June 2015, Mr. George Larson, representing June Lake Highlands, LLC, initiated a Specific Plan Amendment and Tract Map Modification application to allow transient rentals. At the time, the community of June Lake was expressing a desire for more control over transient rental. Community Development staff informed Mr. Larson that a planning process would soon begin to address transient rental in the entire community and asked to postpone his request to amend the Highland's Specific Plan.

In late 2016, the June Lake Citizens Advisory Committee (CAC) initiated a process to determine where transient rentals would and would not be allowed within the community, and any additional regulations that should apply. Over 50 hours of community meetings were held to discuss transient rentals and seek viable policy solutions. These meetings represent an impressive commitment of time and energy by community members and the CAC, who worked very hard to be objective and provide a recommendation to the Planning Commission. In addition, the process required well over 300 hours of staff time.

Ultimately, the Board of Supervisors approved General Plan Amendment 18-01 in May 2018 specifying regulations for short-term rentals in June Lake, including acceptable neighborhoods. No specific recommendation was made for June Lake Highlands, and instead the decision was left to the public process associated with a Specific Plan Amendment and Tract Map Modification.

During the processing of this project, staff has continually worked to inform and include Highlands' property owners. After receiving the project application, staff recommended sending notice to all Highlands property owners explaining the project proposal and inviting them to join the project if desired. With the applicant's consent, an invitation to join was mailed on October 15, 2019. In January 2020, an additional email was sent to parties that hadn't responded and a deadline of February 3, 2020 was set. On February 18, 2020, the project application was accepted by the Land Development Technical Advisory Committee (LDTAC) for 19 properties owned by 14 individuals.

On April 15, 2020 a notice of the May 21 Planning Commission public hearing was mailed to all property owners within 500' of the Highlands (including Highlands properties) 30-days prior to the meeting to respect the noticing requirements in General Plan Chapter 25, Transient Rentals, which are more stringent than the standard 10-day noticing requirement. Following the notice, three additional property owners requested to add their properties (totaling six properties) to the project, increasing the total to 25 properties. An additional five parties representing six properties requested to join after the Land Development Technical Advisory Committee (LDTAC) reviewed the final conditions and were not included in the May 21 staff report due to the lateness of the requests.

At the May 21, 2020 Planning Commission meeting, the Commission requested that the project be altered to include all Highlands properties. Staff mailed notification of the change to all Highlands property owners on June 4, and a notice was published in the June 6 edition of The Sheet, a local newspaper of record for the June 18, 2020 meeting.

At the June 18 meeting, the item was postponed for the applicant and all Planning Commissioners, particularly the Commissioner representing the June Lake area, to be present. The project was re-noticed for this July 16 meeting in The Sheet newspaper on July 4, and a notice was mailed to all Highlands property owners, and property owners within 500' of the Highlands, on July 3 (see Attachment 2).

At the May meeting, Commissioners requested more information about the short-term rental permits that could be applied and suggested other limitations. A menu of potential options and choices to refine the Specific Plan are provided below:

1. **Short-Term Rental Permit Options:** All of the permitting options below reference the rental of a residential structure or unit and therefore a vacant lot would not be eligible.
 - A. Use Permit under General Plan Land Use Element Chapter 25.
 - The Specific Plan generally satisfies the Use Permit requirement; however, a separate use permit could be required, followed by either a Short-Term Rental Activity Permit or Vacation Home Rental Permit.
 - The cost of is \$495 plus an hourly fee for staff time greater than five hours.
 - Provides analysis of and requires compliance with General Plan and Specific Plan land use development standards and policies.
 - B. Short-Term Rental (STR) Activity Permit per County Code Chapter 5.65, Short-term Rentals in Residential Areas:

https://library.municode.com/ca/mono_county/codes/code_of_ordinances?nodeId=TIT5BULIRE_CH5.65SHRMREAR.

 - Typically requires a Use Permit approved by the Planning Commission and an STR Activity Permit approved by the Board of Supervisors, both in public hearings. However, the Highlands Specific Plan could serve as the “use permit” and if only the STR Activity Permit is required.
 - The cost of the STR Activity Permit is \$495 plus an hourly fee for staff time greater than five hours.
 - Only the property owner is eligible to apply.
 - Permits are limited to one per parcel per person regardless of whether the ownership interest is in whole or in part.
 - The Activity Permit is nontransferable.
 - The Activity Permit must be renewed annually.
 - C. Vacation Home Rental Permit per General Plan Land Use Element Chapter 26 – Transient Rentals Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODS, issued under the authority of the Specific Plan Amendment:

https://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/9617/2018_land_use_element_final.pdf

 - A Vacation Home Rental permit is issued at the staff level.
 - Permits are limited to the owner of title or authorized representative. There is no limitation to the number of permits one owner may obtain.
 - The permit is held in perpetuity.
 - The cost of the permit is \$100.

In considering the differences between the STR Activity Permit and the Vacation Home Rental Permit, note that both permit types contain the following:

- Requirement for a 24-hour property management contact.

- Requirement for a business license and Transient Occupancy Tax certification.
 - Health and safety standards; trash, solid waste, and snow removal requirements; signage, notification and advertising requirements; occupancy limitation of two persons per bedroom plus 2 additional persons, not to exceed ten persons; parking is required on site and limited to the number of spaces.
 - Process for suspension or revocation.
 - Requirement to comply with the Noise Ordinance.
- 2. Options to limit the total number of properties that may conduct short-term rental:**
- A. Limit of one permit per owner. This limitation could be applied through a Specific Plan Amendment policy or a Short-Term Rental Activity Permit under Chapter 5.65.
 - B. Cap the number of rentals in the Specific Plan based on the percentage of total properties (100% = 69 properties):
 - 10% = 7 properties
 - 36% = 25 properties
 - 50% = 35 properties
 - Permit rentals on a first-come-first-served basis, or select another prioritization process such as setting application periods, lottery system, etc.
 - C. Do not limit the total number of rental properties allowed within the Highlands.
- 3. Type of rental:**
- A. Allow both not-owner occupied and owner-occupied rentals.
 - B. Limit rentals to only owner-occupied rentals.
- 4. Limit the maximum occupancy:** The California Residential Building Code limits short-term rental occupancies to 10 persons or less.
- A. At a previous Planning Commission meeting, a public comment suggested limiting rentals to four people total and two vehicles. If desired, the Commission can place any occupancy limit of less than 10 persons.

Any conditions desired by the Planning Commission may require edits to the Resolution and must be incorporated into Section One. Staff may request a short recess to craft the necessary language.

IV. ENVIRONMENTAL REVIEW

The Project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption. Class 1 (15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include but are not limited to:

- conversion of a single-family residence to office use.

Single-family homes that are rented on a transient basis will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. In addition, transient rentals are subject to compliance with regulations governing the management of these units stipulated in Mono County Code 5.65, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an expansion of use, and is no more intensive or impactful than, for example, conversion of a single-family residence to office use.

V. LDTAC REVIEW, SB18 & PUBLIC COMMENT

The LDTAC met February 18, 2020, to accept the Specific Plan and Tract Map Modification applications with 25 properties included in the project. On May 4, 2020, the LDTAC met to review the final staff report and conditions of approval. No modifications were proposed.

The SB 18 notice inviting tribal consultation on a specific plan amendment was sent on May 1, 2020. Mono County must allow for 90 days for tribes to request consultation, and then complete consultation in good faith prior to the final decision on the specific plan amendment. No consultation requests have been received to date, and consideration of the final decision shall not be heard by the Board of Supervisors until at least August 4, 2020, or later.

Notice of this hearing was published in The Sheet newspaper on July 4, 2020. On Friday July 3, 2020, a notice of the project hearing was mailed to all Highlands property owners and property owners within 500' of the Highlands project boundary (Attachment 2). At the time this report was written, staff has received one comment letter in support of the project. The letter cites that the Highlands was developed to provide "warm beds" in June Lake to support the economy and ski resort. All public comments letters from previous meetings have also been included (Attachment 3).

A total of 14 individuals provided comment letters. Five of the individuals wrote in support of allowing transient rental, citing the following reasons: the majority of owners are in favor of allowing transient rental; transient rentals will support financing construction of custom built home; renters will contribute to the June Lake economy and ski resort; transient rental will maintain and/or increase property values; the community's existing lodging options do not meet the demand; the community's private land base is limited and thus future construction for lodging is limited.

The nine individuals in opposition of the project cited the following reasons: transient renters are loud; transient renters party, changing the character of the neighborhood; approving the project will result in cheap home construction and will devalue properties; renters impose a safety threat; traffic will increase; existing issues with snow removal will increase; existing issues with proper trash disposal will increase; properties were purchased with the understanding that transient rental would not occur in the neighborhood; the County has trouble enforcing transient rental regulations and will continue to; second home-owners are asking for this project while the year-round residents will be effected most.

Within the comments opposing the project, the following suggestions were made if the project were approved: limit transient rental to Owner-Occupied rental only; require a home to be existing in order to apply for the permit(s); limit the total number of permits available to a low percentage of lots, such as 10%, and give the constructed parcels and parcels that have "broken ground", priority in applying for the permits; require on-site parking only;

To clarify, the June Lake Highlands consists of 50 property owners. Twenty-four property owners are in favor of allowing transient rental (twenty-three owners asked to be party to the original project which would have specified properties allowed to apply for transient rental permits and a comment letter in support was received from a property owner who not request inclusion to the project) and nine owners do not support allowing transient rental. Seventeen property owners have not provided comment. This project will not affect the existing Highlands Specific Plan requirements for construction or design, or existing requirements for residential development within the Mono County General Plan. Regulations under Chapter 26 or Mono County Code Chapter 5.65 are intended to address the concerns raised by the letters in opposition, and very few compliance cases have been reported on these issues for properly permitted short-term rentals in other areas. The County has a

robust enforcement program in place, including regular monitoring of short-term rental sites for illegal advertisements, and an existing unit and onsite parking are required for approval of a proposed rental.

VI. FINDINGS

SPECIFIC PLAN AMENDMENT FINDINGS

If the Commission decides to recommend approval of Specific Plan Amendment #2, the Commission must adopt Resolution R20-02 and make the finding contained in Section One.

TRACT MAP MODIFICATION FINDINGS

If the Commission decides to recommend approval of Tract Map #34-24 & #34-26 Modification, the Commission must adopt Resolution R20-02 and make the findings contained in Section Two.

This staff report was reviewed by the Community Development Department Director.

VII. ATTACHMENTS

- 1) Resolution R20-02 and Exhibit A: Highlands Specific Plan Amendment and modifications to Tract Maps #34-24 and #34-26
- 2) Public Hearing Notices
- 3) Public Comment Letters
- 4) Past documents are available online at <https://www.monocounty.ca.gov/planning/page/june-lake-highlands-specific-plan-amendment-2-and-modification-tract-maps>



RESOLUTION R20-02

A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION RECOMMENDING ADOPTION OF JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT #2 AND MODIFICATION OF TRACT MAP #34-24 AND #34-26

WHEREAS, the June Lake Highlands Specific Plan, Environmental Impact Report, and Tract Map #34-24 was originally approved and adopted in 2001 for the development of a 39-lot single-family subdivision and up to 114 condominium units on 21.2 acres; and

WHEREAS, the June Lake Highlands Specific Plan Amendment #1, an amendment to include an adjacent 1.55-acre site for division into four single-family parcels, was approved and adopted in 2004; and

WHEREAS, Tract Map #34-26 (Phase II) was approved and adopted in 2006, subdividing the remainder parcel created by Tract Map #34-24 into 28 single-family lots and removing 114 condominium units of the June Lake Highlands Specific Plan; and

WHEREAS, the Specific Plan contains a number of development standards designed to achieve the goal of the June Lake Highlands Specific Plan, which is to provide quality and environmentally sensitive permanent and resort housing in proximity to the community of June Lake; and

WHEREAS, the addition of Policy 1-D would amend the Specific Plan to allow parcels to conduct transient rentals subject to the specified permitting process(es); and

WHEREAS, no other changes are proposed to the Specific Plan and all previously approved mitigation measures remain in effect, and a Categorical Exemption 15301(a) was prepared in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, Condition #36 is proposed to be added to Tract Map #34-24 for consistency with Policy 1-D of the June Lake Highlands Specific Plan; and

WHEREAS, Condition #44 is proposed to be added to Tract Map #34-26 for consistency with Policy 1-D of the June Lake Highlands Specific Plan; and

WHEREAS, notice of the project was first provided to all June Lake Highlands property owners in October 2019, for the purpose of receiving comment and as an invitation to join the project. Following the initial notice of the project, staff mailed three notices of the project's public hearing to property owners and published three notices within The Sheet newspaper. The project had been mentioned at monthly June Lake Citizens Advisory Committee meeting for informational purposes only between November 2019 and June 2020. From October 2019 through May 2020, staff communicated with numerous Highlands property owners to answer questions, receive comment, and process requests to join the project; and

WHEREAS, staff continued to accept additional properties to be party to this project until February 12, 2020, the deadline for the Land Development Technical Advisory Committee agenda where the final project would be considered by staff and recommended to be heard by the Planning Commission; and

1 **WHEREAS**, on May 21, 2020, the Planning Commission held a duly noticed public hearing regarding
2 June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2, and
3 determined clarification of the project was necessary to proceed. The Commission asked staff to re-notice the
4 project and clarify that the project will either allow all Highlands property owners to apply for transient rental
5 permitting, or prohibit transient rental on all properties within the Highlands; and

6 **WHEREAS**, on June 18, 2020, the Planning Commission held a duly noticed public hearing regarding
7 June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2,
8 however the project was not presented at the request of Highlands property owners present, because the
9 Commissioner from the June Lake District was absent from the meeting; and

10 **WHEREAS**, on July 16, 2020, the Planning Commission held a duly noticed public hearing regarding
11 June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2; and

12 **NOW, THEREFORE, THE MONO COUNTY PLANNING COMMISSION DOES HEREBY
13 RESOLVE AS FOLLOWS:**

14 **SECTION ONE:** Having reviewed and considered the analysis in the staff report and testimony
15 provided in the public hearing, the Planning Commission incorporates the following modifications into the
16 proposed June Lake Highlands Specific Plan Amendment #2 and Tract Map modifications #34-24 and #34-
17 26. The June Lake Highlands Specific Plan Amendment #2 and Tract Map modifications #34-24 and #34-26
18 are included as **Exhibit A** and incorporated herein by this reference:

- 19 A. (Placeholder for any modifications as determined by the Planning Commission)

20 **SECTION TWO:** Having reviewed and considered all information and evidence presented to it
21 regarding June Lake Highlands Specific Plan Amendment #2 as set forth in **Exhibit A**, including public
22 testimony, written comments, staff reports and presentations, the Planning Commission finds that:

- 23 A. *The proposed changes in the Specific Plan are consistent with the text and maps of the General Plan
24 because:*

25 The proposed changes to the Highland’s Specific Plan are consistent with General Plan policies
26 directing the County to utilize the specific plan process for large-scale projects. The project is also
27 consistent with Land Use Element Policies in the June Lake Area Plan: Objective 13.M. To balance
28 the character of single-family residential neighborhoods and the tourist economy, utilize a mix of
29 best practices, creative solutions, and regulatory mechanisms, as guided by public input and
30 engagement, to address the complexity of short-term rentals.

The project site is an existing specific plan approved for development and within the community
of June Lake. The Amendment is also consistent with General Plan policies for amending Specific
Plans and Tract Maps (Chapter 36 and Chapter 48).

The Amendment provides transient rental for those seeking to visit the community and surrounding
area and does not alter the adopted Highland’s Specific Plan in a manner that makes it inconsistent
with the text or maps of the General Plan.

The site is near the Village and is currently approved for residential development. Leonard Avenue,
a neighborhood permitted for non-owner occupied transient rental, is directly adjacent to the site.

1 Amendment #2 allows the Single-Family Residential LUD parcels in this project to be eligible to
 2 apply for approval to conduct short-term or transient rentals.

3 *B. The proposed changes in the Specific Plan are consistent with the goals and policies contained within any
 4 applicable area plan because:*

5 Small-town character is preserved by maintaining an area of single-family residential land uses for
 6 residential occupancy, whether short-term, long-term rental or full-time residency. The Amendment
 7 also enhances and supports the tourism-based economy by providing a form of nightly rentals. The
 8 specific plan changes are consistent with the following area plan polices, in the General Plan Land
 9 Use Element:

10 1) Issues/Opportunities/Constraints for the June Lake Area

11 7. Improvements to the June Mountain Ski Area are intended to increase the mountain's capacity
 12 to the limits provided by the USFS special use permit, enhance the visitor experience, and
 13 promote increased visitation. Local accommodations, however, are not sufficient to handle the
 14 expected influx of ski-related visitors.

15 17. To provide opportunity for public input, develop and identify any consensus/common ground
 16 in the best interests of the community, engage residents in conversations about the character of
 17 their neighborhoods, and seek certainty and finality regarding short-term rentals, over 50 hours
 18 of community workshops were held supported by over 300 hours of staff time from December
 19 2016 to December 2017. Workshops included education on the existing industry/market, County
 20 regulations and identification of community character; technical considerations and issues of
 21 individual neighborhoods; concerns and negative impacts; opportunities and benefits; and
 22 potential solutions; and the input was used as the basis for the development of policies and
 23 regulations.

24 19. Opportunities expressed about short-term rentals include meeting a tourism market need,
 25 economic development for June Lake, tax revenue for the County, assisting homeowners in
 26 keeping and upgrading their properties, the potential for reduced impact compared to long-term
 27 rentals, accountability and enforcement through regulation, protecting property rights, and
 28 educating, socializing with, and serving as ambassadors to visitors.

29 HOUSING:

30 22. In the past, June Lake residents, most of whom reside in single-family homes and have lived
 in the community for several years, would like new housing units to consist of single-family
 homes, bed-and breakfast establishments, and motels/hotels; condominiums were not highly
 regarded. Seasonal residents felt no additional housing was needed. Both groups identified the
 need for affordable housing.

23. Housing or lodging facilities are oriented primarily to second-home owners and tourists, not
 to local housing needs.

2) Countywide Land Use Policies, June Lake Community Development

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

1 Policy 13.M.1. Short-term rentals are subject to Chapter 25 of the General Plan Land Use Element
2 and Mono County Code Chapter 5.65, with the following specifications based on the context of
3 individual neighborhoods (see General Plan map), which vary in character.

4 Action 13.M.1.b. Defer short-term rental housing decisions for the Highlands to the appropriate
5 tract map and specific plan procedures.

6 C. *The site of proposed change in the specific plan is suitable for any of the land uses permitted within the
7 proposed specific plan because:*

8 The June Lake Highlands Final Specific Plan Goals, Objectives, and Policies (2001) describes the
9 intent of the Highlands is “to provide a quality residential area complete with on-site amenities for
10 both permanent and transient occupancy” (pg.42).

11 Land Use Objective 1 states, “provide a mix of quality residential uses with an integrated design
12 format to serve the needs of both local and transient users.

13 D. *The proposed changes to the specific plan are reasonable and beneficial at this time because:*

14 The proponent of this project has waited to request these Amendments in order to provide the County
15 and June Lake community time to establish a transient rental regulatory program. Community
16 outreach during that process did not draw a conclusion on whether to prohibit or allow transient
17 rentals in the Highlands Specific Plan, leaving the option up to Highlands’ property owners and the
18 determination to the Specific Plan Amendment and Tract Map Modification process.

19 The timing for this amendment is reasonable because a regulatory program has been established to
20 allow properties designated Single-family Residential and Multi-family Residential to apply for
21 permits to conduct transient rental.

22 E. *The proposed changes to the specific plan will not have a substantial adverse effect on surrounding
23 properties because:*

24 The proposed changes will not have a substantial adverse effect on surrounding properties because
25 the sites will be developed, or are already developed, to Single-Family LUD development standards.
26 This project does not change the established development and design regulations established by the
27 Specific Plan and Tract Map. Transient rental use will be further regulated by a second permit under
28 either Chapter 26 of the Mono County General Plan or Mono County Code Chapter 5.65.

29 The majority of surrounding properties are federally owned and apart of the Inyo National Forest,
30 which is not planned to be developed. Surrounding privately owned properties (Interlaken, Victory
Lodge, and the Leonard Avenue neighborhood) already have the ability conduct transient/short-term
rentals.

SECTION THREE: Having reviewed and considered all information and evidence presented to it
regarding the modification of Tract Maps #34-24 and #34-26 as set forth in Exhibit A, including public
testimony, written comments, staff reports, and presentations, the Planning Commission finds per Mono
County Code (MCC) 17.21.070 that:

- 1 1. *That there are changes in circumstances which make any or all of the conditions or the design of a*
 2 *recorded final map no longer appropriate or necessary:*

3 The project is adjacent to Interlaken and Leonard Avenue which allows for transient rentals subject to
 4 certain County requirements. This Modification of condition #36 in Tract Map #34-24 and #44 in
 5 Tract Map #34-26 would provide additional transient rental opportunities for those seeking to visit the
 6 community and surrounding area of the Village. Since the final Highlands tract map was approved in
 2009, the market for transient rental of single family dwellings has increased. The June Lake
 Highlands Specific Plan design is for single family residential use.

- 7 2. *That the proposed modification(s) do not impose any additional burdens on the present owners of the*
 8 *property:*

9 The proposed modification to allow for transient rentals was initiated by the original developer and
 10 some property owners requested to be included in this Tract Map modification. The change does not
 11 impose additional burdens on current owners as none are obligated to pursue approvals or permitting
 No new requirements are imposed as mandatory.

- 12 3. *That such modification(s) would not alter any right, title, or interest in the real property:*

13 The Tract Map modification does not modify what may, or may not, be built on a parcel or how a
 14 property can be utilized, other than providing for transient rental approvals. Therefore, it does not deny
 or lessen any right, title, or interest in real property subject to the June Lake Highlands Specific Plan.

- 15 4. *That the proposed modification(s) are consistent with applicable general and specific plans:*

16 The proposed modification to Tract Map #34-24 & #34-26 is consistent with the Land Use Element
 17 Policies for the June Lake Area Plan: Objective 13.M. To balance the character of single-family
 18 residential neighborhoods and the tourist economy, utilize a mix of best practices, creative solutions,
 19 and regulatory mechanisms, as guided by public input and engagement, to address the complexity of
short-term rentals.

- 20 5. *That the proposed modification(s) do not result in an increased number of dwelling units or a greater*
 21 *density than set forth in the recorded map:*

22 The project allows for existing properties to conduct transient rental consistent with the Mono County
 23 General Plan and June Lake Highlands Specific Plan. The project will not increase the allowable
 24 density of the June Lake Highlands or the total number of dwelling units. The Amendment will not
 25 change the land use designation (LUD) of any property. All Highlands properties are designated
 26 Single-family Residential which allows for the development of a single-family residence plus
 27 accessory structures. Sites suitable for Single-family Residential development are also suitable for
 transient rental (less than 30 days) because the use is similar to and not more obnoxious than already
 permitted uses within the designation. All properties must adhere to development standards for the
 SFR designation.

- 28 6. *That the site is physically suitable for the type and proposed density of the development:*
 29

1 All properties within the June Lake Highlands Specific Plan allow for single-family residential
 2 development. The physical location of the Highlands is suitable for transient rentals because it is
 3 adjacent to June Lake's commercial core where most hotels/motels are located. Additionally, the
 4 project is adjacent to Interlaken and Leonard Avenue as the only other neighborhood in the June Lake
 5 community where non-owner occupied rentals may be permitted.

6 7. *That the design of the subdivision or proposed improvements, as modified, will not be likely to cause*
 7 *substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:*

8 The tract maps were originally approved under a Final Environmental Impact Report (FSEIR;SCH #
 9 19980520037). This Tract Map Modification to allow for transient rentals does not change any
 10 mitigation measures adopted under the FSEIR nor result in increased environmental impacts. In
 11 addition, this modification does not apply to the requirements under Mono County Code 17.21.080.3.

12 8. *That the design of the subdivision or type of improvements will not be likely to cause serious public*
 13 *health problems, or conflict with public easements, or requirements related to drainage, snow storage,*
 14 *or other requirements set forth in the recorded map deemed necessary and appropriate by the public*
 15 *works department:*

16 The design, improvements, easements, drainage, snow storage, and/or other requirements have
 17 been completed and are not impacted by this Tract Map Modification to allow for transient rentals.

18 **SECTION FOUR:** The Planning Commission finds that the June Lake Highlands Specific Plan
 19 Amendment #2 and modification of Tract Maps #34-24 and #34-26 has been prepared in compliance with
 20 CEQA, Categorical Exemption Class 1, 15301(a): which allows for the: operation, repair, maintenance,
 21 permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical
 22 equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the
 23 time of the lead agency's determination. Examples include but are not limited to the conversion of a single-
 24 family residence to office use.

25 Single-family homes that are rented on a transient basis will still be used as single-family homes and
 26 in a manner that is not substantially different from how they would be used if they were occupied by full-time
 27 residents or long-term renters. In addition, transient rentals are subject to compliance with regulations
 28 governing the management of these units stipulated in Mono County Code 5.65, which addresses aesthetics,
 29 noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an
 30 expansion of use, and is no more intensive or impactful than, for example, conversion of a single-family
 residence to office use.

June Lake Highlands Specific Plan Amendment #2, modification of Tract Maps #34-24 and #34-26,
 and the CEQA Exemption reflect the County's independent judgment and analysis. The Planning Commission
 further finds that the project has been presented to, and reviewed by, the Planning Commission and is adequate
 for consideration by the Board of Supervisors in making a decision on the merits of the June Lake Highlands
 Specific Plan Amendment #2 and modification of Tract Maps #34-24 and #34-26.

SECTION FIVE: The Planning Commission recommends that the Board of Supervisors: 1) make
 the findings as substantially set forth above, 2) approve the Categorical Exemption 15301(a) and 3) approve
 June Lake Highlands Specific Plan Amendment #2 and modification of Tract Maps #34-24 and #34-26 as
 proposed in **Exhibit A** with any modifications listed in Section One.

PASSED AND ADOPTED this 16th day of July 2020, by the following vote of the Planning Commission:

AYES :

NOES :

ABSENT :

ABSTAIN :

Scott Bush, Chair

ATTEST:

APPROVED AS TO FORM:

Melissa Bell
Secretary of the Planning Commission

Christian Milovich
Assistant County Counsel

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Exhibit A to Planning Commission Resolution R20-02

June Lake Highlands Specific Plan Amendment #2

June Lake and the County of Mono as a whole. Additionally, existing development in the June Lake Loop does not appear to meet modern resort standards, primarily due to the age of structures and lack of integrated amenities. Although the June Lake Highlands project will not offer solutions to every resort development opportunity, it is intended to provide a quality residential area complete with on-site amenities for both permanent and transient occupancy. Objectives and development policies are outlined below:

Land Use Objectives and Policies

Objective 1.

Provide a mix of quality residential uses with an integrated design format to serve the needs of both local and transient users.

Policy 1-A.

Designate 11.8± acre single family area as **SFR** - Single-Family Residential and designate the 9.4± acre condominium area as **MFR-M** - Multi-Family Residential, Moderate.

Policy 1-B.

~~Designate the project site as **S-F-R** - Single-Family Residential (11.8± acres) and **M-F-R** - Multiple Family Residential (9.4± acres) per Chapters 19.08 and 19.09 of the Mono County Code. Parking requirements will be adjusted as discussed in the Project Description (enforced through CC&Rs).~~

Policy 1-C.

Allow up to 39 single family lots of 7,500 square feet minimum each. With a use permit and/or tentative tract map, allow up to 114 units in a phased condominium development (subject to meeting density bonus requirements) or other combination of single family, duplex or triplex units, depending on demand.

**** Insert Policy 1-D.**

Objective 2.

Create an alpine style development which complements the surrounding high mountain environment.

Policy 2-A.

Provide a development which reflects mountain home architecture with environmentally sensitive design features and amenities.

Policy 2-B.

Utilize colors, textures and design amenities that blend with the surrounding environment.

Policy 2-C.

Screen condominium/multifamily parking areas, utilities and other unsightly accessory uses from view. Provide a high ratio of garage parking; design parking areas to be on the interior of the condominium/multifamily units rather than along street frontages.

Policy 2-D.

Place all utilities underground.

Exhibit A to Planning Commission Resolution R20-02

Modification of Tract Map 34-24 to Add Condition #36



RESOLUTION NO. R01-26
A RESOLUTION OF THE BOARD OF SUPERVISORS,
COUNTY OF MONO, STATE OF CALIFORNIA

**CERTIFYING THE JUNE LAKE HIGHLANDS SPECIFIC PLAN FINAL EIR WITH A
 MITIGATION MONITORING PLAN AND ADOPTING FINDINGS RELATED
 THERETO, APPROVING THE JUNE LAKE HIGHLANDS SPECIFIC PLAN AND
 AMENDING THE MONO COUNTY GENERAL PLAN ACCORDINGLY (GPA #01-01),
 APPROVING TENTATIVE TRACT MAP (#34-24) AND ADOPTING A STATEMENT OF
 OVERRIDING CONSIDERATIONS**

WHEREAS, the overall objective of the June Lake Highlands project (including the June Lake Specific Plan and associated Tentative Tract Map #34-24) is to provide a suitable location for mixed residential use development; and

WHEREAS, the June Lake Highlands project would allow for development of 39 single-family lots and up to 114 multi-family units on a total of 21.2± acres; and,

WHEREAS, the June Lake Highlands Specific Plan contains land use goals, policies and standards for development of the property; and

WHEREAS, the June Lake Highlands Specific Plan and Final Environmental Impact Report were prepared simultaneously to incorporate environmental mitigation measures into the project to assist in designing the project around potential environmental constraints; and

WHEREAS, the June Lake Highlands Final EIR has been prepared and reviewed in compliance with CEQA; and

WHEREAS, the Board of Supervisors hereby certifies the Final EIR and adopts the June Lake Highlands Mitigation Monitoring Plan finding that:

1. In compliance with CEQA Guidelines Section 15090 (a):
 - a. The Final Environmental Impact Report (FEIR) has been completed in compliance with CEQA;
 - b. The Final EIR has been presented to the Board of Supervisors (the decision-making body and the lead agency) and the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
2. The Final EIR reflects the lead agency's independent judgment and analysis. Based upon evidence in the Final EIR, several potentially significant impacts have been reduced to less-than-significant levels through mitigation measures; four impact issues are considered significant and unavoidable even with mitigation. Mitigation measures

1 have been included to reduce these impacts to the lowest feasible levels. Findings
 2 have been prepared for each of the potentially significant effects and for the
 3 unavoidable environmental effects of the project (see Exhibit A).

4 **WHEREAS**, the Board of Supervisors, in consideration of evidence and testimony
 5 presented at the public hearing in accordance with County Code Section 19.41.110, hereby
 6 adopts the following findings with respect to the proposed Specific Plan:

- 7 1. The project is being proposed in response to demand for residential uses in the June
 8 Lake area.
- 9 2. The overall project goal to provide quality, environmentally sensitive permanent and
 10 resort housing in proximity to the community of June Lake.
- 11 3. The Mono County General Plan and the June Lake Area Plan indicate the need for a
 12 mix of residential uses in the June Lake area for both permanent and transient
 13 occupancy residential units.
- 14 4. Both the Mono County General Plan and the June Lake Area Plan designate the
 15 project site as Specific Plan (SP).
- 16 5. Land Use Objectives and Policies of the Specific Plan designate 11.8 acres of the site
 17 as Single Family Residential (SFR) and 9.4 acres as Multi-Family Residential,
 18 Moderate (MFR-M). These designations will allow 39 single-family lots and up to
 19 114 multi-family units, providing for a mix of residential units as envisioned in the
 20 General Plan and June Lake Area Plan.
- 21 6. Goals, Objectives and Policies in the Specific Plan and Mitigation Measures identified
 22 in the Final EIR address development of the project and impacts to the environment.
- 23 7. Public services and infrastructure are or will be made available for the proposed
 24 development. The project will provide all necessary infrastructure on site (e.g., roads,
 25 drainage, water and sewage systems). Public Service Mitigation Measure C-4
 26 requires a "will-serve" letter from the June Lake Public Utilities District.
- 27 8. The development has been designed to be as compatible as possible with the
 28 surrounding natural environment and character of the area. Design features have been
 29 included in the Specific Plan addressing architecture, parking, circulation,
 30 landscaping, signing and lighting. Mitigation measures have been included to reduce
 impacts to less-than-significant levels or to the lowest feasible levels.
9. To ensure an adequate supply of locally available affordable housing, the Specific Plan
 and mitigation measures provide employee housing and affordable housing in
 accordance with the June Lake Area Plan.
10. General Plan policies require applicants to demonstrate the availability of adequate
 fire protection by providing a Fire Protection Plan and project approvals to include a
 finding that adequate fire protection is available (Safety Element, Goal II, Objective B,
 Action 1.2). The project will provide adequate fire flows and Public Service
 Mitigation Measure C-4 requires a "will-serve" letter from the June Lake Fire
 Protection District.

WHEREAS, the Board of Supervisors, in consideration of evidence and testimony
 presented at the public hearing and in accordance with County Code Title 17, adopts the
 following findings regarding the Tentative Tract Map #34-24:

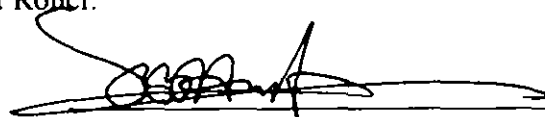
- 1 1. The Tentative Tract Map complies with the provisions of California Environmental
- 2 Quality Act (CEQA); an Environmental Impact Report has been prepared for the
- 3 project.
- 4 2. The Tentative Tract Map meets the general provisions of Chapter 17.04 of the County
- 5 Code.
- 6 3. The Tentative Tract Map is consistent with the General Plan Land Use Element and
- 7 June Lake Area Plan.
- 8 4. Conditions of approval have been applied to the Tentative Tract Map as attached to
- 9 the Board of Supervisors Staff Report for the June Lake Highlands project.


10 **NOW THEREFORE, BE IT RESOLVED** that the Mono County Board of Supervisors
 11 hereby takes the following actions:

- 12 A. Certify the June Lake Highlands Final EIR with a Mitigation Monitoring Plan and
- 13 adopt the Findings set forth in Exhibit A attached hereto and incorporated herein by
- 14 this reference.
- 15 B. Adopt the June Lake Highlands Specific Plan and amend the General Plan accordingly
- 16 (GPA #01-01).
- 17 C. Approve Tentative Tract Map #34-24 with conditions set forth in Exhibit B attached
- 18 hereto and incorporated herein by this reference.
- 19 D. Adopt the Statement of Overriding Considerations set forth in Exhibit C attached
- 20 hereto and incorporated herein by this reference.

21 **PASSED AND ADOPTED THIS** 13th day March 2001, by the following vote of the
 22 Mono County Board of Supervisors:

23 **AYES** : Supervisors Cecil, Hunt and Pipersky.
 24 **NOES** : None.
 25 **ABSENT** : Supervisors Farnetti and Ronci.
 26 **ABSTAIN** : None.

27 
 28 Byng Hunt, Chairman
 29 Mono County Board of Supervisors

30 **ATTEST:**
 31 
 32 Roberta Reed
 33 Deputy Clerk of the Board

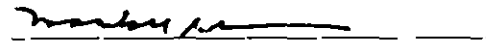
34 **APPROVED AS TO FORM:**
 35 
 36 Marshall Rudolph, County Counsel

EXHIBIT A

ENVIRONMENTAL IMPACT FINDINGS REQUIRED BY CEQA GUIDELINES SECTION 15091 JUNE LAKE HIGHLANDS SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT

PART I: FINDINGS RELATIVE TO POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

MITIGATABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

LAND USE

1. POTENTIALLY SIGNIFICANT EFFECT: The project could result in structures that do not blend with the natural terrain if the standard zoning ordinance height restriction is applied.

STATEMENT OF FACTS: The standard height of an average of 35' would allow tall building elevations on sloping lots. If a maximum building height of 35' were imposed, the structures would blend better with the natural terrain. Mitigation Measure A-1 would allow no part of any structure to exceed 35' above the natural terrain.

FINDING: Changes or alterations have been required in, or incorporated into the project which reduce this potential impact to a level that is less than significant.

PUBLIC SERVICE IMPACTS

1. POTENTIALLY SIGNIFICANT EFFECT: The project could result in deterioration of law enforcement services due to potential growth induced by the project.

STATEMENT OF FACTS: The Mono County sheriff indicates that the project will have potential impacts on law enforcement services; it is possible that new personnel and/or equipment may be needed with buildout of the project. Mitigation Measure C-1 requires the proponent to participate on a fair-share basis for the provision of additional law enforcement facilities in the vicinity.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: The project will require substantial improvements to the June Lake PUD water system.

STATEMENT OF FACTS: The June Lake Water System Master Plan requires the installation of tanks, pumps and line extensions for service to the general area of the project. Mitigation Measure C-2 would require the installation of these improvements, either through assessment district or developer funding. Mitigation Measure C-4 requires a “will-serve” letter from the June Lake PUD prior to approval of the project.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

GEOLOGY, SEISMICITY AND SOILS

1. **POTENTIALLY SIGNIFICANT EFFECT:** The project site and general vicinity are subject to potentially large earthquakes.

STATEMENT OF FACTS: Moderate to severe seismic ground shaking could result from displacement of several active or potentially active regional faults, including the fault near the project site. Mitigation involves structural enhancements to buildings and utilities to withstand vertical and horizontal accelerations. Boulders on the natural slope face should be considered in lot design review to prevent earthquake-induced displacement and rolling. Mitigation Measures D-1 and D-2 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. **POTENTIALLY SIGNIFICANT EFFECT:** Seismic-induced settlement could affect structures placed on the project site; natural conditions are not suitable for structures.

STATEMENT OF FACTS: Topsoil and slopewash on the site are not suitable for structural support unless removed and recompacted. Some areas of fill on the site are not suitable for structural support. Also, the old borrow site on the property will need to be filled and compacted. Slope stability should be reviewed in individual lot design. Mitigation Measures D-3, D-4 and D-5 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

3. **POTENTIALLY SIGNIFICANT EFFECT:** Earthwork operations on the site could cause soil erosion and potential for siltation to reach Gulf Lake.

STATEMENT OF FACTS: During earthwork activities, soil erosion potential will be present during rainy weather or heavy winds. Impacts could include disruption to the local environment with dust, mud and siltation. Mitigation Measures D-5 and D-6 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

NOISE

1. **POTENTIALLY SIGNIFICANT EFFECT:** Construction activities could cause short-term noise impacts, particularly on the adjacent Interlaken development.

STATEMENT OF FACTS: Adverse noise impacts from construction noise may arise during construction of the multi-family area directly adjacent to the existing Interlaken condominiums. Mitigation Measures I-1 and I-2 address this concern.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. **POTENTIALLY SIGNIFICANT EFFECT:** Long-term noise will increase from occupancy of the site by residents of the project.

STATEMENT OF FACTS: Noise impacts will be present from private vehicles, delivery vehicles, snow removal equipment, refuse pickup, lawn mowers, etc. Effects of these noise sources on the Interlaken project will come primarily from the adjacent proposed multi-family area. Outdoor activity will contribute to "people" noise. Significant effects can be avoided with designs that place outdoor activity areas away from exterior property lines or shielded by structures or berms. Mitigation Measures I-1 and I-3 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

AIR QUALITY

1. **POTENTIALLY SIGNIFICANT EFFECT:** Short-term air quality may be adversely impacted during construction activities that generate the potential for dust and wind erosion.

STATEMENT OF FACTS: The project will utilize the best available dust control measures. Measure J-1, J-4 and J-5 address this concern.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: Emissions from dust created by application of road cinders and wood-burning appliances could result from the project.

STATEMENT OF FACTS: The emissions would be well below relevant thresholds. Land uses within the project will use appliances that meet current emission reduction standards as specified by the Great Basin APCD. Mitigation Measures J-2, J-3 and J-4 address these issues.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

WATER RESOURCES

1. POTENTIALLY SIGNIFICANT EFFECT: Impacts from pollutant loading and sediment transport to Gull Lake are a concern.

STATEMENT OF FACTS: The project could contribute to degradation to receiving waters from construction earthwork activities and/or long-term occupancy of the site. The project will be regulated by the State Water Resources Control Board; an NPDES permit will be required as well as an SWPPP. Mitigation Measures K-1, K-2, K-3 and K-4 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant

2. POTENTIALLY SIGNIFICANT EFFECT: Drainage from the project may adversely affect off-site drainage facilities.

STATEMENT OF FACTS: Drainage from the project will be designed to avoid or minimize impacts to adjacent drainage facilities, such as found in the Interlaken project. Mitigation Measures K-5 and K-6 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

WILDLIFE

1. POTENTIALLY SIGNIFICANT EFFECT: Due to the impacts of the project from human intrusion, alteration of wildlife habitat, construction impacts, and direct mortality impacts on wildlife, potentially significant impacts will be present which cannot be mitigated to less-than-significant levels.

STATEMENT OF FACTS: Although there are no federal or state-listed rare, threatened or endangered wildlife species known to be present on the site, the project area provides high-quality habitat for mule deer and marginally suitable habitat for the western white-tailed hare and mountain quail. In addition, the site provides breeding, nesting and foraging for a variety of birds and mammals. Mitigation Measures E-1 through E-17 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

VISUAL RESOURCES

1. **SIGNIFICANT EFFECT:** The project is anticipated to have significant unavoidable visual impacts resulting from development activities on the site.

STATEMENT OF FACTS: The project will create significant alteration in the visual quality of the area from many viewpoints. A number of policies and design features have been incorporated into the Specific Plan to avoid potential visual impacts and to mitigate potential impacts to a less-than-significant level; however, the project will still result in significant visual impacts. Mitigation Measures F-1 through F-10, and policies and design features in the Specific Plan, will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

CIRCULATION

1. **SIGNIFICANT EFFECT:** The project is anticipated to have significant unavoidable circulation impacts resulting from development of the site.

STATEMENT OF FACTS: Due to the restricted right-of-way and awkward access route to and from the site via Leonard Avenue, the project will result in significant impacts which are unavoidable. Mitigation Measures H-1 through H-4 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

TRAFFIC NOISE

1. **SIGNIFICANT EFFECT:** Traffic noise generated along the Leonard Avenue access will be significant and unavoidable.

STATEMENT OF FACTS: The project will create significant impacts along the Leonard Avenue access to and from the site. Due to proximity of residential uses along Leonard Avenue, Bruce Street, and Knoll Avenue, the project will result in significant impacts which are unavoidable. Mitigation Measures H-1 through H-4 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

PART II: FINDINGS RELATIVE TO ALTERNATIVES

The Lead Agency finds that the project alternatives identified in the Final EIR are infeasible due to specific economic, social, or other considerations, and that the alternatives identified in the Final EIR, except the "no project" alternative, would have similar or greater environmental impacts than the proposed project.

The Lead Agency finds that Alternative 1, the No Project Alternative, which is the least environmentally damaging scenario, is infeasible due to social and economic considerations. This alternative would not allow subdivision on the project site and would not meet the project's objective: "to provide an environmentally sensitive mix of permanent and resort housing units in proximity to the community of June Lake. The development will offer a mix of single-family homes and condominiums in a specific plan area."

The Lead Agency finds that Alternative 2, Alternative Site - Rodeo Grounds, is infeasible due to social, economic and legal considerations. This project site could meet the objectives of the project but is not available to the proponents due to ownership constraints.

The Lead Agency finds that Alternative 3, All Single Family Alternative, is infeasible due to social and economic considerations. The project could meet only partial objectives of the project sponsor; a mix of permanent and resort housing would not be achieved.

Exhibit B

Conditions of Approval June Lake Highlands Tentative Tract Map 34-24

1. All new development shall be in accordance with the Project Description, Land Use Objectives and Policies of the June Lake Highlands Specific Plan.
2. All Specific Plan Goals, Objectives, & Policies and Mitigation Monitoring Plan as identified in the June Lake Highlands Specific Plan are tentative tract map conditions.
3. The project applicant shall inform future owners and developers of the project mitigation measures, as a means of reducing or eliminating impacts to less-than-significant levels, as contained in the June Lake Highlands Specific Plan (Goals, Objectives and Policies, and Mitigation Monitoring Plan) and CC&Rs.
4. Prior to approval of the final tract map, the project proponent shall provide the County with a "will serve" letter from the June Lake PUD, indicating that the district has the capability to serve the proposed development for both water and sewer.
5. Prior to approval of the final tract map, the project proponent shall provide the County with a "will serve" letter from the June Lake Fire Protection District, indicating capability to serve the proposed development.
6. All utilities (electricity, water, sewer, telephone, LPG, cable TV, etc.) shall be installed underground. All service connections shall be placed such that public roadways will not have to be cut up for service connections to future residences.
7. Construction shall be limited to daylight hours in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species, such as mule deer.
8. Noise levels during construction shall be kept to a minimum by equipping all onsite equipment with noise attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
9. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming.
10. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.
11. Dust generated during construction shall be controlled through watering or other acceptable measures.
12. All wood burning appliances installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).

13. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the County Planning Department. Road construction/grading plans shall include such notice.
14. A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for road maintenance and snow removal. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map for the initial phase.
17. Drainage easement(s) shall be offered to the public for the drainage swale(s) shown on the tentative maps and/or grading plan.
18. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Board shall be obtained, if necessary.
19. All road grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
20. Construction material (rock, debris, etc.) that is not utilized as road fill material shall be removed to a designated dump or other approved site.
21. The applicant will be required to submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
22. A slope stability and lot development plan shall be prepared and be reviewed by a geologist or geotechnical engineer for all single-family lots. Boulders on the natural slope face shall be considered in review to prevent earthquake-induced displacement and rolling. The report and recommendations shall be approved by the Public Works Department.
23. A comprehensive erosion and sediment transport control plan shall be submitted to the Mono County Public Works Department prior to issuance of the grading permit(s).
24. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.
25. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
26. The project shall comply with the Fire-safe Regulations (Mono County General Plan, Land Use Element, Land Development Regulations Chapter 22) pertaining to emergency access; signing and building numbering; emergency water supplies; and vegetation modification.
27. The project proponent shall assist with improvements to the June Lake Ballfield such as parking lot paving, restrooms, additional landscaping, erosion control, irrigation, etc. A not-to-exceed cost for these improvements shall be negotiated between the County and the developers prior to any subsequent development approval.

28. The project proponent shall provide an access path to the June Lake Ballfield from the single family and condominium areas (e.g., between lots 37 and 38). Maintenance of the path shall be provided in the CC&Rs.
29. The project proponent is encouraged to provide bulk propane storage with distribution lines in the single-family portion of the project instead of individual propane tanks for each lot.
30. The project proponent shall confer with local postal authorities for installation requirements for cluster mailboxes. The applicant shall provide a letter from the postal authorities stating *their approval of road names and box locations* in the development, or a release from the necessity of providing cluster mailboxes. If clustering or special locations are specified, easements, concrete bases or other provisions shall be included.
31. The applicant shall provide off-site street improvements or in-lieu fees (e.g., widening, overlay, intersection improvements) for specified segments of Leonard Avenue, Bruce Street and Knoll Avenue as directed by the Public Works Director. A not-to-exceed cost for these improvements shall be negotiated between the County and the developer prior to any subsequent development approval.
32. The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.
33. The project's CC&Rs shall establish an *Architectural Design Review Committee* which shall be responsible for establishing and enforcing design guidelines used in construction on the project lots.
34. Landscaping shall be used to minimize potential visual impacts resulting from development. At the time of building construction on each single family lot or condominium parcel, Jeffrey and lodgepole pine trees (5 gallon minimum) in equal numbers shall be planted on each project lot/parcel at a rate of one tree per 1,000 square feet of lot area (excludes public street area). Other types of trees may be planted but the required number of Jeffrey and lodgepole pine trees shall be required and maintained as a condition of the CC&Rs. In addition to the above tree planting requirements, additional trees (Jeffrey and/or lodgepole pine) shall be planted in accordance with Attachment A (proponent concept tree planting plan modified to include additional trees in the vicinity of the June Lake Ballfield) A subsequent detailed landscape plan shall be submitted to the Planning Commission for approval and included in the final map subdivision improvement plans. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.
35. The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. A Landscaping and Revegetation Plan shall be required as a component of the street improvement plans for each subdivision phase. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.

Modification

36. Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.

Exhibit C

STATEMENT OF OVERRIDING CONSIDERATIONS JUNE LAKE HIGHLANDS SPECIFIC PLAN FEIR

Mono County's economy is supported primarily by tourism and outdoor recreation with limited areas suitable for housing opportunities. Only about 6% of the land area in Mono County is private land and much of that is constrained for development by economic, environmental and other considerations. The June Lake Highlands project would expand the range and opportunity for housing in accordance with the Mono County General Plan and June Lake Area Plan. In addition, the project would enhance the local economy providing additional job opportunities. The Mono County Board of Supervisors finds that the level of development provided under the June Lake Highlands Specific Plan would significantly benefit Mono County's housing supply and economy and would thereby outweigh significant unavoidable impacts associated with the project.

The June Lake Highlands project is located in proximity to the village of June Lake in an area suitable for housing and serviceable by public services. The project site is located adjacent to existing development, accessible by the new North Shore Drive access road and next to the June Lake Ballfield. The project incorporates design features to reduce environmental impacts and mitigation measures have been incorporated into the Specific Plan Final EIR to reduce impacts to their lowest feasible levels.

The development of the June Lake Highlands would create additional jobs in central Mono County. It would generate additional revenues for the County, particularly in the form of property taxes and also from transient occupancy taxes collected from overnight visitors. Based upon these considerations, the Mono County Board of Supervisors finds that the potential benefits derived from the June Lake Highlands project outweigh the project's significant unavoidable impacts and that a Statement of Overriding Considerations is warranted.

Exhibit A to Planning Commission Resolution R20-02

Modification of Tract Map 34-26 Amending Condition # 44 specifying that short-term rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan Policy 1-D

**MONO COUNTY COMMUNITY DEVELOPMENT
DEPARTMENT
Planning Division**

NOTICE OF TENTATIVE TRACT MAP APPROVAL

TENTATIVE TRACT MAP # 34-26

APPLICANT: Larson

ASSESSOR'S PARCEL NUMBER: 15-010-79

PROJECT LOCATION: The property is located along the intersection of Leonard Avenue and Highland Drive in West Village, June Lake.

You are hereby notified that the Mono County Board of Supervisors did on January 4, 2005, hold a public hearing to hear any and all testimony relative to the approval of Tentative Tract Map 34-26 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

**Please refer to the attached
Conditions of Approval #1 through 44**

A final map, which includes compliance with the foregoing conditions, may be submitted for final approval prior to its expiration. Failure to file the final map within twenty four (24) months after the above approval will nullify all approvals; except that such time limitation may be extended by the Planning Commission. Written application for such extension must be made to the Executive Secretary to the Planning Commission or Clerk to the Board no later than forty five (45) days prior to expiration of the tentative map. Extensions may be granted for a one-year period, or successive one-year period, not to exceed a total of three (3) additional years.

DATE OF EXPIRATION: 01/04/07

DATED: January 4, 2005

cc: Applicant
 Engineer
 Assessor's Office
 Public Works
 Environmental Health

TM 34-26
JUNE LAKE HIGHLANDS
 CONDITIONS OF APPROVAL &
 MITIGATION MONITORING PROGRAM

FORMAT:**CONDITION OF APPROVAL.....**

- a. SCHEDULE OF COMPLIANCE.....
- b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT.....
- c. IMPLEMENTING PARTY
- d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE

Uniformly Applied Development Standards and Policies

1. Future residential development shall meet the requirements of the Mono County General Plan.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/ Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design
2. The subdivision improvements, as well as future development, shall comply with the Fire-safe Regulations (Mono County General Plan, Land Use Element, Section VI Land Development Regulations Chapter 22) pertaining to emergency access, signing and building numbering, emergency water supplies and vegetation modification.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design
3. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).
 - a. Generally associated with future development. Requires monitoring over a period of time.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design
4. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. Additionally the contractor/owner of future residential construction/development shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the county Planning Division, which identifies acceptable site mitigation measures.
 - a. Generally associated with future development but may occur anytime construction is in progress. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant/Property Owner
 - d. Design/Ongoing

5. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approved residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant
 - d. Design/Ongoing

6. Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

7. Erosion-control measures on disturbed areas shall include the use of Best Management Practices such as placement of fiber blankets and roll, filter fencing or similar erosion-control materials. Removed topsoil shall be stockpiled and replaced over disturbed areas. Disturbed areas shall be revegetated with a native seed mix and/or native plants. For all phases of subdivision and future parcel development, exposed soil surfaces shall be stabilized and/or revegetated as soon as possible to reduce impacts related to erosion.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

8. Revegetation of disturbed areas shall occur as soon as possible following construction and shall require the use of stabilization material or landscaping. Use of native seeds, native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

9. To prevent wind erosion and public nuisance created by dust, the property owners shall refrain from clearing native vegetation except as necessary for impending or same-year construction. Dust generated during construction shall be controlled through watering or other acceptable measures
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

10. For all phases of subdivision and parcel development, controls shall be instituted to reduce the impact of dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods. Initiation of revegetation efforts should commence as soon as practical after construction.

- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing
11. Grading permits shall be required as specified in Mono County Code Section 13.08.030 et seq. Activities requiring a grading permit include but are not limited to land clearing/grading activities that will clear more than 10,000 square feet or require any cuts greater than 4 feet or fill greater than 3 feet. Construction requiring more than 200 cubic yards of cut or fill will also require a grading permit.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design/Ongoing
12. Drainage and erosion-control plans shall be required of future residential construction involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion-control plans shall also be required for future residential construction on any one parcel that cumulatively exceeds 20,000 square feet. If plans are required, plans will be developed with the individual project applicant, Mono County Planning Division, and Mono County Department of Public Works.
- a. Requires monitoring over a period of time, usually linked to future development.
 - b. Community Development Department/Planning Division and applicable federal and/or state agency
 - c. Applicant/Property Owner
 - d. Design/Ongoing
13. Liquefied Petroleum Gas (LPG) when used shall be installed according to all applicable codes and Mono County Code 15.04.056. The project proponent shall provide bulk propane. Minor adjustments to tentative tract map lot lines may be made to satisfy required fire code setbacks. A landscaping plan for screening of propane tank(s) shall be submitted to Community Development Department for approval.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design
14. Exterior/outdoor lighting on individual lots shall be designed and maintained to minimize the effects of lighting on the surrounding environment. Exterior lighting shall be limited to that necessary for health and safety purposes; high-intensity outdoor lighting shall be avoided or adequately shielded. All lighting must be designed to confine light rays to the premises of each individual lot. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, adjacent lot, or adjacent land area.
- a. Generally associated with future development but may occur any time construction and/or road grading is in progress. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant

d. Design

Specific Subdivision Map Conditions and Development Mitigation Measures

15. All new development shall be in accordance with the Project Description, Land Use Objectives and Policies of the June Lake Highlands Specific Plan as follows (note: policy descriptions are excerpts of actual policy – see Specific Plan for full wording):
- a. Policy 1-A: Designate 11.8 acres as SFR; designate 9.4 acres as MFR-M (no longer applies; whole project area is allowable by Specific Plan as SFR – SFR requirements of the General Plan apply to this phase as well as first phase).
 - b. Policy 1-B: Designate the project as S-F-R and M-F-R (no longer applies since Zoning and General Plan were combined).
 - c. Policy 1-C: All single-family lots are to be 7,500 sf minimum.
 - d. Policy 2-A: Development to reflect mountain home architecture/environmentally sensitive design.
 - e. Policy 2-B: Utilize colors, textures, amenities that blend with environment (see official materials – color palette).
 - f. Policy 2-C: Screen the condominium/multifamily parking area from view (no longer applies).
 - g. Policy 2-D: Place all utilities underground (see condition below).
 - h. Policy 2-E: All single-family and multi-family architecture subject to Design Review (“multi-family” no longer applies).
 - i. Policy 3-A: Install water/sewer systems consistent with June Lake PUD requirements.
 - j. Policy 3-B: Coordinate solid waste service with local provider. Screen on-site containers.
 - k. Policy 3-C: Provide on-site condominium management and affordable housing (“condominium management” no longer applies – see condition below).
 - l. Policy 3-D: Provide snow removal for the condominium streets and parking areas (no longer applies).
 - m. Policy 4-A: Provide on-site recreational facilities in each phase of the condominium area (no longer applies).
 - n. Policy 4-B: Allow single-family lot owners to join the condominium HOA for access to recreational facilities (no longer applies).
 - o. Policy 4-C: Assist with June Lake Ballfield improvements such as parking lot paving, restrooms, etc., to be negotiated with County (this has been completed).
 - p. Policy 4-D: Provide an access path to the June Lake Ballfield with maintenance by CC&Rs (a pathway from phase one of the development has been provided; another pathway is to be provided in this phase – see condition below).
 - q. Policy 5-A: Institute a “dark skies” policy – outdoor lighting must be shielded/directed downward (see standard condition above).
 - r. Policy 5-B: Erect construction barriers on project perimeters to prevent damage to off-site habitat.
 - s. Policy 5-C: Avoid tree removal – replace trees removed per replacement schedule in the Specific Plan.
 - t. Policy 6-A: Ensure affordable employee housing (one affordable unit was provide during phase one; provision for a second unit is proposed with this phase – see condition below).
 - u. Policy 6-B: Utilize alpine architectural style.
 - v. Policy 7-A: Construct new streets to County standards (see condition below).
 - w. Policy 7-B: Provide interior streets that interconnect the condominium area (no longer applies).

- x. Policy 7-C: Provide off-site street improvements or in-lieu fees for Leonard Avenue, Bruce and Knoll; negotiate not-to-exceed cost (Leonard to be improved during this phase).
 - y. Policy 7-D: Provide a Zone of Benefit for street maintenance (see condition below).
 - z. Policy 7-E: Provide a fair share of funding for trails and bike paths; negotiate not-to-exceed cost (fee has been established for first phase; additional fee to be required for this phase – see condition below).
 - aa. Policy 8-A: Design connections, pathways, to surrounding open space (access pathway to be provided in this phase – see condition below).
 - bb. Policy 8-B: Utilize condominium open space areas to enhance the visual quality of the project (no longer applies).
 - cc. Policy 9-A: Incorporate latest building codes regarding seismic safety.
 - dd. Policy 9-B: Avoid construction on faults and unstable geologic features.
 - ee. Policy 10-A: Minimize construction noise by specifying times of operation of construction noise (see standard condition above).
 - ff. Policy 10-B: Utilize smart design in placement of condominium outdoor recreation areas to minimize outdoor noise generated from the site (no longer applies).
 - gg. Policy 10-C: Design condos to shield noise from interior parking and noise producing features (no longer applies).
 - hh. Policy 11-A: Preserve natural vegetation - replace trees per Specific Plan replacement schedule.
 - ii. Policy 11-B: Minimize flattening and grading for house construction – blend with natural terrain.
 - jj. Policy 11-C: Exposed soils to be revegetated with natural vegetation and specific seed mix; significant number of trees to be planted (1 tree/1000 sf –see condition below).
 - a. At time of subdivision final map and generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior final map recording, issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department-Building and Planning divisions and Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
16. All Specific Plan Mitigation Measures identified in the June Lake Highlands Specific Plan are tentative tract map conditions as follows (see Specific Plan EIR for full wording):
- a. Mitigation Measure A-1: No part of any structure may exceed 35' above natural grade; reflected in CC&Rs (CC&Rs were recorded by applicant with wrong drawing! This condition supercedes CC&Rs).
 - b. Mitigation Measure A-2: Buyers to be advised of presence of June Lake Ballfield and associated potential for large recreational events.
 - c. Mitigation Measure B-1: Provision of affordable housing; 2 perpetually affordable units somewhere in the June Lake Loop (one has been provided; one is to be provided with this project – see condition below).
 - d. Mitigation Measure C-1: Applicant shall provide fair share of additional law enforcement facilities (fee has been paid for first 39 units; fee to be same per unit for this phase –see condition below).
 - e. Mitigation Measure C-2: Assessment District to be formed or water system improvements per June Lake PUD requirements (has been completed).
 - f. Mitigation Measure C-3: Plans to be reviewed by the June Lake Fire District - review by June Lake PUD and Fire District; “will serve” letters required.

- g. Mitigation Measure C-4: “Will-serve” letters from June Lake Fire District and PUD must be provided to County.
- h. Mitigation Measure C-5: Water conserving fixtures/xeriscape required.
- i. Mitigation Measure D-1: Structural enhancements for buildings and utilities to be consistent with UBC for Seismic Risk Zone IV.
- j. Mitigation Measure D-2: Rolling boulder potential to be considered in lot design to prevent earthquake-induced displacement.
- k. Mitigation Measure D-3: Slope stability and lot development plans to be reviewed by geologist or geo-engineer for all single-family lots.
- l. Mitigation Measure D-4: Structural/earthwork specifications to be employed in project design/compaction.
- m. Mitigation Measure D-5: Grading Guidelines in Appendix B of DEIR and Mono County PW requirements to be followed for all grading.
- n. Mitigation Measure D-6: Comprehensive erosion and sediment transport plan required prior to grading permit issuance.
- o. Mitigation Measure E-1: Dogs to be contained in private fenced yards or enclosed in a building.
- p. Mitigation Measure E-2: Mono County leash laws to be reiterated in the CC&Rs.
- q. Mitigation Measure E-3: Dogs prohibited in area during construction (see standard condition above).
- r. Mitigation Measure E-4: Night lighting restricted in number, duration, intensity; shielded light fixtures; not visible off-site (see standard condition above).
- s. Mitigation Measure E-5: Access to work areas to utilize existing dirt roads; avoid unnecessary disturbance to vegetation outside project area.
- t. Mitigation Measure E-6: Revegetation to utilize native plants and conducted immediately following construction.
- u. Mitigation Measure E-7: Deter spread of weeds/ cover stockpiled topsoil/revegetate immediately.
- v. Mitigation Measure E-8: Use techniques to reduce pads and drives.
- w. Mitigation Measure E-9: Establish setbacks between private fenced areas and property lines for ease of deer and wildlife movement through the project.
- x. Mitigation Measure E-10: Open space management and restrictions to be specified in CC&Rs.
- y. Mitigation Measure E-11: No tall, solid fences shall be constructed along adjoining back yards; pet enclosures excepted if in keeping with CC&Rs.
- z. Mitigation Measure E-12: Construction activities to be scheduled only during daytime hours to reduce wildlife disturbance.
- aa. Mitigation Measure E-13: Dust to be controlled (see standard condition above).
- bb. Mitigation Measure E-14: Noise levels during construction to be minimized (see standard condition above).
- cc. Mitigation Measure E-15: Open ditches/trenches to be covered/barricaded during night.
- dd. Mitigation Measure E-16: Refueling/repair of equipment to occur in disturbed areas away from sensitive habitat.
- ee. Mitigation Measure E-17: Reduced speed limits to 25 mph should be imposed on roads leading to and from the development to reduce wildlife-vehicle collisions.
- ff. Mitigation Measure F-1: Design buildings, parking, site grading to blend with natural terrain; no building height greater than 35’ above “natural grade” (natural grade defined).
- gg. Mitigation Measure F-2: Building finishes, color palette to be detailed in CC&Rs. CC&Rs to be approved by Planning Department in consultation with Design Review Committee (see Chapter 9 of Land Use Element of the General Plan).
- hh. Mitigation Measure F-3: Housing and accessory structures to utilize alpine architectural style and reviewed by Design Review Committee.

- ii. Mitigation Measure F-4: Cut and fill slopes to be contoured, tops and toes to be tapered/rounded.
- ii. Mitigation Measure F-5: House and condominium grading to blend with natural terrain.
- jj. Mitigation Measure F-6: Building sites and graded areas to be immediately re-vegetated to blend with native landscaped areas; native plants to be utilized.
- kk. Mitigation Measure F-7: 300 Jeffrey / lodgepole pine trees to be planted on perimeter of project (deleted- replaced by Tentative Map Condition 34 of phase 1).
- ll. Mitigation Measure F-8: Native trees required at 1/1000 sf of lot area; maintenance via CC&Rs (see condition below).
- mm. Mitigation Measure F-9: Removal of existing trees to be avoided; replacement in accordance with Policy 5-C.
- nn. Mitigation Measure F-10: Roof and ground mounted mechanical equipment to be screened from view.
- oo. Mitigation Measure F-11: Exterior lighting must be concealed; light rays confined to the premises; high intensity lighting to be avoided/shielded (see standard condition above).
- pp. Mitigation Measures G-1: If cultural evidence discovered, mitigation plan required (see standard condition above).
- qq. Mitigation Measure G-2: If Native American burial sites discovered, Health and Safety Code section 7050.5 to be followed.
- rr. Mitigation Measure H-1: Consideration shall be given to revising Leonard Avenue as a one-way street or back-to-back cul-de-sac (not required – Leonard to be repaved at this stage).
- ss. Mitigation Measure H-2: Per Public Works Director, applicant to reconstruct and pave Leonard Avenue to current structural standards; extent and cost to be negotiated during tentative map considerations (to be done at this stage).
- tt. Mitigation Measure H-3: Zone of Benefit to be established for street maintenance.
- uu. Mitigation Measure I-1: For noise mitigation, construction limited to daylight hours (see standard condition above).
- xx. Mitigation Measure I-2: Heavy equipment and other construction equipment to be properly muffled.
- yy. Mitigation Measure I-3: Condos next to Interlaken to have outdoor activity areas located away from Interlaken or shielded by structures (no longer applies).
- zz. Mitigation Measure I-4: Consideration shall be given to revising Leonard Avenue as a one-way street or back-to-back cul-de-sac (same as H-1 – not required).
- aaa. Mitigation Measure J-1: Air quality – comprehensive erosion and sediment control plan required (same as D-6).
- bbb. Mitigation Measure J-2: Only high efficiency heating systems allowed. No units developed with wood burning appliances as primary heating source.
- ccc. Mitigation Measure J-3: Any wood burning appliances must be EPA Phase II certified.
- ddd. Mitigation Measure J-4: Air quality – revegetation of graded sites (same as F-6).
- eee. Mitigation Measure J-5: Permit to Operate from GBUAPCD required.
- fff. Mitigation Measure K-1: Water resources – comprehensive erosion-control plan required (same as D-6 and J-1).
- ggg. Mitigation Measure K-2: SWPPP required/submitted to Public Works for comment.
- hhh. Mitigation Measure K-3: Natural vegetation to be preserved to reduce impervious surface runoff.
- iii. Mitigation Measure K-4: Impervious surfaces to be regularly swept and cleaned.

d. Design

21. The subdivider shall construct improved roads within the subdivision in accordance with the County Road Improvement Standards section for a Typical Section Residential (Plate No. 8 Typical Section Residential – Mono County Road Improvement Standards, 1981). All road improvement costs, including design, plans and specifications, permitting, testing, inspections, and any related reports shall be the responsibility of the subdivider. Engineered plans, specifications and cost estimates shall be submitted to the Department of Public Works for review and approval. The roads shall be constructed prior to recording of the final map or security shall be provided and a subdivision agreement executed with the County to guarantee construction.
 - a. Must be satisfied prior to recording of final map or bonded for.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

22. A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for snow removal and maintenance of streets and drainage facilities. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design

23. All drainage and storm water from this subdivision and the previous 39-unit subdivision (June Lake Highlands TM 34-24) shall be considered in drainage easements and facilities. Design of these facilities shall strictly limit deposit of silt and other deleterious materials into Gull Lake. This shall include modifications or improvements to downstream facilities if needed.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design

24. If a drainage basin installation is pursued across from the ballfield, the developer will prepare all environmental review documents, obtain appropriate permits and other approvals, pay all related fees, and furnish surety necessary for the project. Plans and specification shall be approved by Public Works prior to initiating construction.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design

25. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Control Board shall be obtained, if necessary.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design

26. All road grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works

- c. Applicant/Property Owner
 - d. Design
27. Construction material (rock, debris, etc.) that is not utilized as road fill material shall be removed to a designated dump or other approved site.
- a. Generally associated with construction of the subdivision
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
28. The applicant will be required to submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
- a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
29. A comprehensive erosion and sediment transport control plan shall be submitted to the Department of Public Works prior to issuance of the grading permit(s).
- a. Must be satisfied prior to issuance of grading permit(s)
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
30. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.
- a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
31. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
- a. Must be satisfied prior to sale of lots
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
32. The project proponent shall confer with local postal authorities for installation requirements for cluster mailboxes. The applicant shall provide a letter from the postal authorities stating their satisfaction with road names and box locations in the development, or a release from the necessity of providing cluster mailboxes. If clustering or special locations are specified, easements, concrete bases, paved turnouts, and other provisions shall be included.
- a. Must be satisfied prior to recording of the final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
33. The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for construction activities. As part of compliance with the

- NPDES Stormwater Permit, the project shall comply with the North Lahontan Basin Project Guidelines for Erosion Control.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
34. The project proponent shall provide a 5' wide, compacted decomposed granite access path to the June Lake Ballfield from the single-family subdivision between lots 17, 18 and 19. Maintenance of the path shall be provided in the CC&Rs. (Note: the developer does not agree with this condition.)
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
35. A ten (10')-foot wide snow storage/utility easement shall be dedicated along all street frontages. This would apply to all 40-foot-wide rights of way, Mountain Vista, Highland and Alpenglow. It does not apply to the 60-foot-wide rights of way, Leonard, Roed's Road and "A" Street.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
36. Lots 20, 21, 22 and 23 are double-frontage lots; they shall have vehicular access only to Alpenglow Lane; developer shall waive all rights to vehicular access along Leonard Avenue at each of these lots.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
37. Landscaping shall be used to minimize potential visual impacts resulting from development. At the time of building construction on each single-family lot, Jeffrey and lodgepole pine trees (5-gallon minimum) in equal numbers shall be planted on each project lot/parcel at a rate of one tree per 1,000 square feet of lot area (excludes public street area). Other types of trees may be planted but the number of Jeffrey and lodgepole pine trees shall be requirements.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/ Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design
38. The applicant shall share in the estimated cost of providing additional Sheriff's Department services for the area (estimated cost: \$485/unit x 28 = \$13,580). A deposit of \$13,580 shall be made to the Sheriff's Department for this purpose.
- a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

39. The applicant shall pay \$60,000 to the June Lake housing trust fund.
 - a. Prior to approval of final map
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant
 - d. Design

40. All infrastructure (roads, utilities, sewer and water) and associated landscaping and revegetation shall be available or in the process of being constructed prior to recording of the final map or bonded for with a subdivision agreement.
 - a. Must be satisfied prior to recording of final map or bonded for.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

41. The applicant shall provide off-site street improvements as indicated in the attached "Exhibit A".
 - a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

42. This subdivision shall establish CC&Rs same as and/or integrated with CC&Rs of the previous 39- unit subdivision (June Lake Highlands TM 34-24).
 - a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

43. The applicant shall share in the estimated cost of providing a trail plan for the June Lake area. A deposit of \$1,311 shall be made to Mono County for this purpose.
 - a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

44. Lots 4-10 and 14-16 may allow duplex development. ~~No transient rental (less than 30 days) shall be permitted.~~ Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.
 - a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

EXHIBIT "A"

**AGREEMENT BETWEEN
THE COUNTY OF MONO AND
THE HIGHLANDS AT JUNE LAKE, LLC**

**SCOPE OF WORK FOR
OFF-SITE IMPROVEMENTS TO LEONARD AVENUE:**

At Subdivider's expense, Subdivider shall furnish, construct, and/or install off-site improvements associated with Phase II of the Subdivision, as defined by the Specific Plan, including all labor, supervision, permitting, inspection, equipment, materials, supplies, travel, delivery, taxes, and all other items necessary to perform the work required, as follows:

1. Improvements to the Leonard Avenue roadway, which shall extend west from Bruce Street through to its termination (approximately 0.53 miles). Improvements shall meet the standards and specifications as may be established by the Public Works Director. Consistent with said standards and specifications, engineered plans and specifications shall be prepared by the Subdivider and submitted for approval by the Public Works Director prior to commencing work. These improvements shall generally include, but not be limited to, the following:
 - Grinding of existing asphalt concrete pavement, followed by placing, leveling, and compaction of resulting grindings as base material;
 - Overlay with a minimum thickness of three (3) inches of roller-compacted hot-mix asphalt concrete pavement, followed by a fog seal. The minimum pavement width shall be two 10-foot travel lanes, as measured from the centerline, in sections where County right of way is twenty-five (25) feet. Where the County right of way exceeds twenty-five (25) feet, the County may require each travel lane to be a minimum pavement width of twelve (12) feet;
 - Placement, grading, and compaction of shoulders on each side of the paved section. Said shoulders shall be a minimum constructed width of two to three feet;
 - Grading and/or improvement of drainage facilities adjacent to roadway, as may be deemed necessary;
 - Construction of two turnout areas where deemed appropriate by the County.
2. All work shall be completed in accordance with Mono County Standards, plans and specifications approved by the Public Works Director or his authorized representative, and general standards of care for the construction industry.
3. Off-site improvements specified in this Attachment shall be completed by Subdivider within four (4) years from the date of this Agreement, or prior to recordation of the final map for Phase II of the Subdivision, whichever occurs first, unless otherwise agreed upon by the Parties in writing, in accordance with section twenty-four (24) of this Agreement.
4. Off-site improvements may be subject to environmental review, approval, and/or modification by Inyo National Forest staff or other public agencies or utilities having jurisdiction or authority over the project or the property. Any modification required by said agencies to the aforementioned improvements shall be required of the Subdivider as though a part of this Agreement.

Improvements furnished, constructed, and/or installed as a result of this Agreement shall be considered to satisfy Condition No. 31 specified in the Conditions of Approval for Tract Map No. 34-24.

THE HIGHLANDS AT JUNE LAKE - PHASE 2
TENTATIVE TRACT NO. 34-
 BEING A RE-SUBDIVISION OF THE REMAINDER OF
 TRACT 34-24 OF MAP BOOK 10 PAGE 64
 IN THE COUNTY OF MONO, STATE OF CALIFORNIA

1" = 50'

DATE: 04/29/04

BY: [Signature]

SCALE: 1" = 50'

APN: 15-010-12

APN: 15-010-13

APN: 15-010-14

APN: 15-010-15

APN: 15-010-16

APN: 15-010-17

APN: 15-010-18

APN: 15-010-19

APN: 15-010-20

APN: 15-010-21

APN: 15-010-22

APN: 15-010-23

APN: 15-010-24

APN: 15-010-25

APN: 15-010-26

APN: 15-010-27

APN: 15-010-28

APN: 15-010-29

APN: 15-010-30

APN: 15-010-31

APN: 15-010-32

APN: 15-010-33

APN: 15-010-34

APN: 15-010-35

APN: 15-010-36

APN: 15-010-37

APN: 15-010-38

APN: 15-010-39

APN: 15-010-40

APN: 15-010-41

APN: 15-010-42

APN: 15-010-43

APN: 15-010-44

APN: 15-010-45

APN: 15-010-46

APN: 15-010-47

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APN: 15-010-93

APN: 15-010-94

APN: 15-010-95

APN: 15-010-96

APN: 15-010-97

APN: 15-010-98

APN: 15-010-99

APN: 15-010-100

LOCATION MAP
N.T.S.

THE HIGHLANDS AT JUNE LAKE - PHASE 2

INDEX TO SHEETS

SHEET 1 - TENTATIVE TRACT MAP

SHEET 2 - CONCEPTUAL SITE GRADING AND DRAINAGE

SHEET 3 - CONCEPTUAL SITE GRADING AND DRAINAGE

SHEET 4 - CONCEPTUAL SITE SEWER AND WATER

SHEET 5 - CONCEPTUAL SITE SEWER AND WATER

APN: 15-010-12

APN: 15-010-13

APN: 15-010-14

APN: 15-010-15

APN: 15-010-16

APN: 15-010-17

APN: 15-010-18

APN: 15-010-19

APN: 15-010-20

APN: 15-010-21

APN: 15-010-22

APN: 15-010-23

APN: 15-010-24

APN: 15-010-25

APN: 15-010-26

APN: 15-010-27

APN: 15-010-28

APN: 15-010-29

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APN: 15-010-31

APN: 15-010-32

APN: 15-010-33

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APN: 15-010-89

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APN: 15-010-92

APN: 15-010-93

APN: 15-010-94

APN: 15-010-95

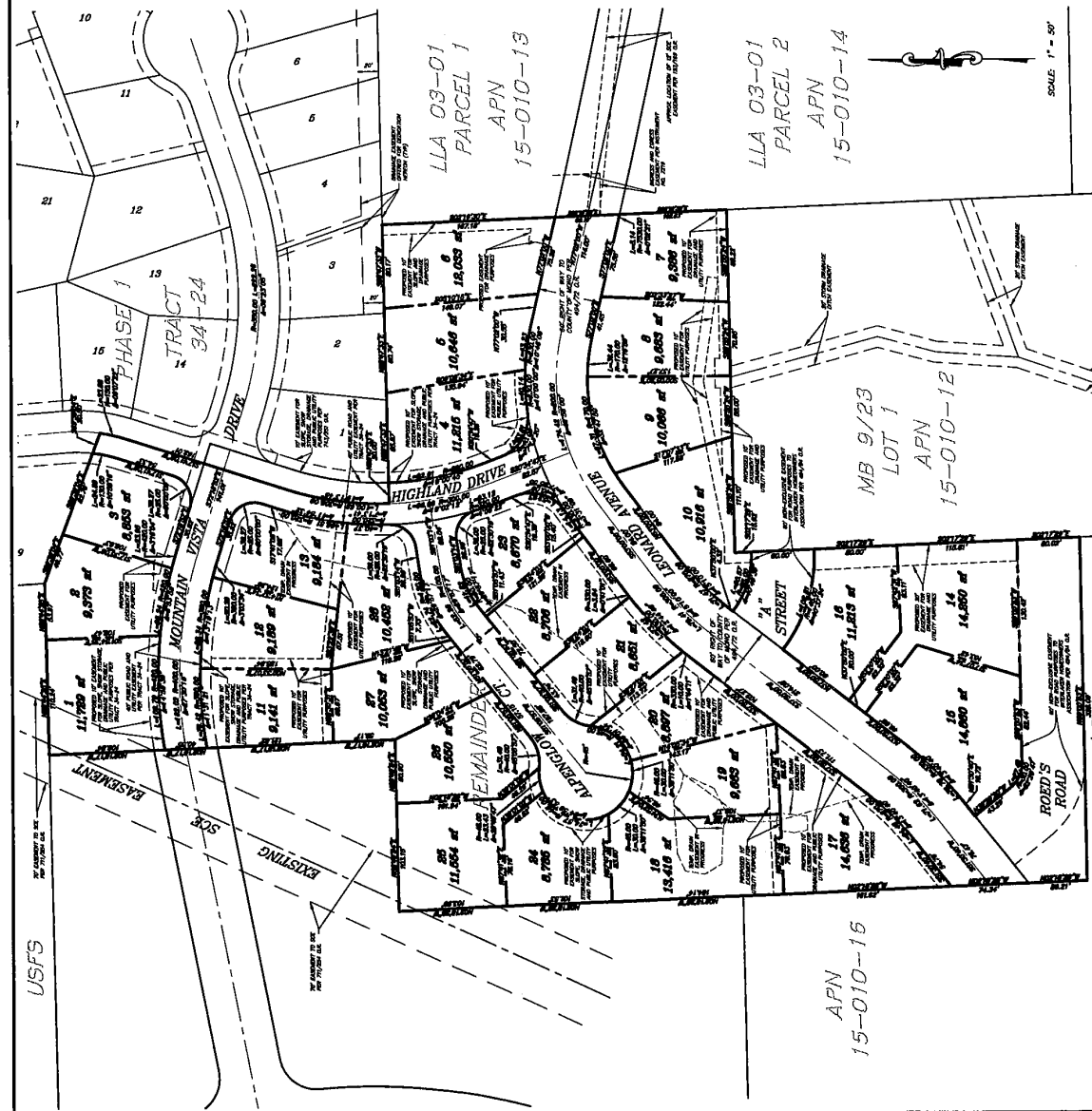
APN: 15-010-96

APN: 15-010-97

APN: 15-010-98

APN: 15-010-99

APN: 15-010-100



June Lake Highlands / Larson
 January 4, 2005
 Exhibit A to Planning Commission Resolution R20-02
 Page 38

MONO COUNTY PLANNING COMMISSION

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

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

July 1, 2020

To: The Sheet

From: Michael Draper

Re: Legal Notice for **July 4** edition

Invoice: Stephanie Butters, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **July 16, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 969 4240 4090) where members of the public shall have the right to observe and offer public comment, to consider the following: **9:05 a.m. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT and TRACT MAP AMENDMENTS 34-24 and 34-26** to allow owner-occupied and/or non-owner occupied transient rentals (less than 30 days). If approved, all Highlands properties will be eligible to apply for permits to conduct transient rentals subject to certain conditions and with a possible cap on the total number of rentals that may be approved. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling (760) 924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to **submit comments by 3 pm on Wednesday, July 15** to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by email at cddcomments@mono.ca.gov, or via the livecast meeting (technology permitting). Comments submitted for previous public hearings will be included as part of the record and do not need to be resubmitted. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

###

Mono County Community Development Department Planning Division

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800, fax 924-1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **July 16, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 968 5730 7341) where members of the public shall have the right to observe and offer public comment, to consider the following:

9:05 a.m. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT and TRACT MAP AMENDMENTS 34-24 and 34-26 to allow owner-occupied and non-owner occupied transient rentals (less than 30 days). If approved, all Highlands properties will be eligible to apply for permits to conduct transient rentals subject to certain conditions and with a possible cap on the total number of rentals that may be approved. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling (760) 924-1800.

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For additional questions, please contact the Mono County Planning Division:

Michael Draper, PO Box 347, Mammoth Lakes, CA 93546
(760) 924-1805, mdraper@mono.ca.gov

Project Locations



Attachment #3

Previous notices mailed and printed in The Sheet.

Mono County Community Development Department

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

Planning Division

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

Michael Draper
Mono County Planning Analyst
PO Box 347
Mammoth Lakes, CA 93546
Ph. 760-924-1805

October 15, 2019

Dear Property Owner,

The Mono County Planning Division has received an application to amend the June Lake Highlands' Tract Map Conditions and Specific Plan to allow short-term rental (rentals of 30 or fewer consecutive days) on four undeveloped parcels along the south side of Leonard Avenue. The parcels include lots #7-10, APNs 015-310-022, -023, -024, & -025. These parcels are all owned by the June Lake Highlands LLC.

If approved, the changes will allow only these properties to conduct short-term rentals. The only permit requirement would be an administrative Vacation Home Rental Permit issued in compliance with Chapter 26 of the Mono County General Plan Land Use Element. Other properties within the June Lake Highlands would not be allowed to conduct short-term rentals without a tract map modification and specific plan amendment.

This letter is being sent to all property owners within the Highlands to ask if any other properties would like to join the current application at this time.

The steps necessary for approving this project include a public hearing at the Planning Commission and then a public hearing at the Board of Supervisors. The cost of the amendment to the Tract Map and the amendment to the Specific Plan require a deposit of \$495 each, plus \$99/hour for additional time over five hours. The deposit payment has been provided by June Lake Highlands LLC; however if others are to join this application, the cumulative costs would be split evenly by all parties involved.

If you would like to be a party to this project please contact Michael Draper no later than Friday November 1, 2019 at 760-924-1805 or mdraper@mono.ca.gov.

Thank you,

Michael Draper

MONO COUNTY PLANNING COMMISSION

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

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

May 6, 2020

To: The Sheet

From: Michael Draper

Re: Legal Notice for **May 16** editions

Invoice: Stephanie Butters, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **May 21, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 956 6778 3915) where members of the public shall have the right to observe and offer public comment, to consider the following: **10:25 a.m. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT**, to amend the 2001 June Lake Highlands Specific Plan in order to allow owner-occupied and non-owner occupied transient rental (less than 30 days) on the following 24 parcels: 015-290-001, -011, -012, -014, -018, -027, -031, -032, -033; 015-300-001, -002, -003, -004; and 015-310-011, -012, -013, -020, -021, -022, -023, -024, -025, -026, -028, -029.. If approved, only these properties will be allowed to obtain a Vacation Home Rental Permit, which is a ministerial permit approved at the staff level and is not subject to further public input, to conduct transient rental. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling (760) 924-1800. **10:55 p.m. JUNE LAKE HIGHLANDS TRACT MAP AMENDMENT 34-26**. Proposal to amend Tract Map No. 34-26, removing Condition of Approval #44 which prohibits transient rentals (less than 30 days). In accordance with the California Environmental Quality Act, an exemption is proposed Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling (760) 924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, **by 3 pm on Wednesday, May 20**, to ensure timely receipt, by email at cddcomments@mono.ca.gov, or via the livecast meeting (technology permitting). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

****EDIT: Legal notice was needed within the 5/9/20 printing. Despite the date error above, the notice was in fact printed in the 5/9/20 edition and NOT 5/16/20.**

Mono County Community Development Department Planning Division

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800, fax 924-1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **May 21, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 956 6778 3915) where members of the public shall have the right to observe and offer public comment, to consider the following:

10:25 a.m. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT, to amend the 2001 June Lake Highlands Specific Plan in order to allow owner-occupied and non-owner-occupied transient rental (less than 30 days) on the following 20 parcels: 015-290-001, -011, -012, -014, -027, -031, -032, -033; 015-300-001, -002, -003, -004; and 015-310-011, -022, -023, -024, -025, -026, -028, -029. If approved, only these properties will be allowed to obtain a Vacation Home Rental Permit, which is a ministerial permit approved at the staff level and is not subject to further public input, to conduct transient rental. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling 760-924-1800.

10:55 a.m. JUNE LAKE HIGHLANDS TENTATIVE TRACT MAP AMENDMENT 34-26. Proposal to amend Tract Map No. 34-26, removing Condition of Approval #44 that prohibits transient rentals (less than 30 days). In accordance with the California Environmental Quality Act, an exemption is proposed. Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, **by 3 pm on Wednesday, May 20**, to ensure timely receipt, by email at cddcomments@mono.ca.gov, or via the livecast meeting (technology

permitting). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

For additional questions, please contact the Mono County Planning Division:

Michael Draper, PO Box 347, Mammoth Lakes, CA 93546
(760) 924-1805, mdraper@mono.ca.gov

Project Locations



MONO COUNTY PLANNING COMMISSION

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

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

June 2, 2020

To: The Sheet

From: Michael Draper

Re: Legal Notice for **June 6** edition

Invoice: Stephanie Butters, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **June 18, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 968 5730 7341) where members of the public shall have the right to observe and offer public comment, to consider the following: **10:25 a.m. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT and TRACT MAP AMENDMENTS 34-24 and 34-26** to allow owner-occupied and non-owner occupied transient rentals (less than 30 days). If approved, all Highlands properties will be eligible to apply for permits to conduct transient rentals subject to certain conditions and with a possible cap on the total number of rentals that may be approved. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling (760) 924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to **submit comments by 3 pm on Wednesday, June 17** to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by email at cddcomments@mono.ca.gov, or via the livecast meeting (technology permitting). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

###

Mono County Community Development Department Planning Division

PO Box 347
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NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **June 18, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 968 5730 7341) where members of the public shall have the right to observe and offer public comment, to consider the following:

10:25 a.m. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT and TRACT MAP AMENDMENTS 34-24 and 34-26 to allow owner-occupied and non-owner occupied transient rentals (less than 30 days). If approved, all Highlands properties will be eligible to apply for permits to conduct transient rentals subject to certain conditions and with a possible cap on the total number of rentals that may be approved. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling (760) 924-1800.

INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to submit comments **by 3 pm on Wednesday, June 17** to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by email at cddcomments@mono.ca.gov, or via the livecast meeting (technology permitting). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

For additional questions, please contact the Mono County Planning Division:

Michael Draper, PO Box 347, Mammoth Lakes, CA 93546
(760) 924-1805, mdraper@mono.ca.gov

Project Locations



Mono County Community Development Department

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Mammoth Lakes, CA 93546
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PO Box 8
Bridgeport, CA 93517
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www.monocounty.ca.gov

May 1, 2020

«Tribe_Name»
Attention: «Attn»
«Email»

RE: NATIVE AMERICAN TRIBAL CONSULTATION FOR JUNE LAKE HIGHLANDS' SPECIFIC PLAN AND TRACT MAP AMENDMENT

Dear «Dear»,

As lead agency, the Mono County Community Development Department (the County) is currently anticipating an amendment to the June Lake Highlands' Specific Plan and Tract Map eliminating the prohibition of short-term rental, and replacing it with a policy that would allow 25 properties the ability to conduct short-term rental by obtaining a ministerial Vacation Home Rental Permit.

State planning law and Senate Bill 18 (SB 18) requires cities and counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan or designating land as open space.

Tribal participation is very important in the local planning process. Therefore, the purpose of this letter is to invite your participation and ensure the opportunity to conduct consultations in order to preserve, or mitigate impacts to, cultural places located on land within Mono County's jurisdiction that may be affected by these proposed General Plan amendments.

By law, **tribes have 90 days from the date of receipt of this letter to request consultation.** Recognizing that this letter is being sent on or before May 1, 2020, and allowing time for mailing, **your response must be received no later than August 6, 2020.**

The following is draft language of the amendments.

Tract Map #34-26 amendment:

44. Lots 4-10 and 14-16 may allow duplex development. ~~No transient rental (less than 30 days) shall be permitted.~~ Short-term rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.

June Lake Highlands Specific Plan policy addition:

Policy 1-D. Short-term rental (less than 30 days) is permitted on the following properties when a ministerial Vacation Home Rental Permit is obtained in compliance with Mono County General Plan Chapter 26; APN 015-290-001, -011, -012, -014, -018, -027, -031, -032, -033;

015-300-001, -002, -003, -004; and 015-310-011, -012, -013, -020, -021, -022, -023, -024, -025, -026, -028, -029.

Meeting Dates & CEQA

A public hearing before the Planning Commission on this general plan amendment is anticipated on May 21, 2020. The matter may then proceed to a public hearing by the Mono County Board of Supervisors in August 2020.

As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast with Commissioners/Supervisors attending from separate remote locations. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19. Digital meeting information, including the telephone number and website where members of the public shall have the right to observe and offer comment, will be provided with the agendas of each meeting.

Planning Commission meetings are anticipated to begin at 10:00 am, and Board of Supervisors meetings are anticipated to begin at 9:00 am on the first three Tuesdays of each month. Meeting agendas are posted online on the Planning Commission and Board of Supervisors webpages and can be received via e-mail by subscribing to the Planning Commission and Board of Supervisors e-mail lists at the following links: <https://monocounty.ca.gov/planning-commission> and <https://monocounty.ca.gov/bos>.

We look forward to receiving your reply and any information you are able to share, and would welcome the opportunity to meet with you and other members of the «Tribe_Name». Thank you for taking the time to consider this invitation.

Sincerely,

Michael Draper
Planning Analyst
760.924.1805, mdraper@mono.ca.gov

**Mono County
Community Development Department**

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

Planning Division

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www.monocounty.ca.gov

Attachment #4

**June Lake Highlands Specific Plan
Amendment #2 and modification to Tract
Map #34-24 and #34-26**

COMMENT LETTERS APART OF 05.21.2020 STAFF REPORT

Betty Asalone
Dennis and Robert Chapman
Kurt Erikson
Gary and Rochelle Johanson
Anne Philen

Mono County
Community Development Department

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

Planning Division

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

Michael Draper
Mono County Planning Analyst
PO Box 347
Mammoth Lakes, CA 93546
Ph. 760-924-1805

RECEIVED
NOV 08 2019

Mono County CDD

October 15, 2019

Dear Property Owner,

The Mono County Planning Division has received an application to amend the June Lake Highlands' Tract Map Conditions and Specific Plan to allow short-term rental (rentals of 30 or fewer consecutive days) on four undeveloped parcels along the south side of Leonard Avenue. The parcels include lots #7-10, APNs 015-310-022, -023, -024, & -025. These parcels are all owned by the June Lake Highlands LLC.

If approved, the changes will allow only these properties to conduct short-term rentals. The only permit requirement would be an administrative Vacation Home Rental Permit issued in compliance with Chapter 26 of the Mono County General Plan Land Use Element. Other properties within the June Lake Highlands would not be allowed to conduct short-term rentals without a tract map modification and specific plan amendment.

This letter is being sent to all property owners within the Highlands to ask if any other properties would like to join the current application at this time.

The steps necessary for approving this project include a public hearing at the Planning Commission and then a public hearing at the Board of Supervisors. The cost of the amendment to the Tract Map and the amendment to the Specific Plan require a deposit of \$495 each, plus \$99/hour for additional time over five hours. The deposit payment has been provided by June Lake Highlands LLC; however if others are to join this application, the cumulative costs would be split evenly by all parties involved.

If you would like to be a party to this project please contact Michael Draper no later than Friday November 1, 2019 at 760-924-1805 or mdraper@mono.ca.gov.

Thank you,



Michael Draper

Red 10-29-19

I NO would not & recommend that you don't allow this Short Term Rentals for this is a neighborhood & renters are loud

Planning / Building / Code Compliance / Environmental / Collaborative Planning Team (CPT)
Local Agency Formation Commission (LAFCO) / Local Transportation Commission (LTC) / Regional Planning Advisory Committees (RPACs)

& they party all the time! Betty Jasson

RECEIVED

NOV 08 2019

Mono County CDD




UNITED STATES POSTAGE
PITNEY BOWES
 Mono County Planning Division
 PO Box 347 OCT 22 2019
 MAILED FROM ZIP CODE 93546
 Mammoth Lakes, CA 93546

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 CA 913
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ASALONE FAMILY TRUST 4-11-01
 32061 VIA BUHO
 TRABUCO CANYON, CA 92679

92679-411461



Wendy Sugimura

From: Dennis Chapman <dennischapman1746@gmail.com>
Sent: Tuesday, October 29, 2019 10:23 AM
To: Michael Draper
Subject: Re: Oct 15, 2019 letter re Highlands short term rental

Categories: Current

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.

See attached email. I typed in the wrong address
Dennis Chapman

On Tue, Oct 29, 2019, 10:13 AM Dennis Chapman <dennischapman1746@gmail.com> wrote:

Michael,

I received your letter and need to get a site plan to show where these lots are located. I assume that they are undeveloped lots at this time. I want to confirm such.

If my assumption is correct, and the "developer" is processing this application, then I want to know what conditions you are considering to imposed to guarantee that cheap construction will be prohibited in this custom home master plan. Rentals and renters lower home values in all situations. We have no interest in any approval that would allow any devaluation to existing owners, especially ones who have constructed beautiful homes in this master plan.

We look forward to your response.

Dennis Chapman

Robert Chapman

Wendy Sugimura

From: Dennis Chapman <dennischapman1746@gmail.com>
Sent: Sunday, November 3, 2019 10:47 AM
To: Bob Gardner
Cc: Dan Roberts; robert chapman; Michael Draper
Subject: Short term rental proposal to amend the June Lake Highlands SP and Conditions

Categories: Current

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.

Supervisor Gardner,

Michael Draper of your planning department sent out a letter dated 10-15-19 regarding the subject matter which if approved would allow for short term rentals to be allowed on parcels 7-10 of our tract. Mr. Draper was clear that this process is at the initial stages and has not yet been scheduled for public hearings. In any event, we want you to know about the proposal, but more importantly, we want you to know how we feel about the proposal. So, thank you in advance for this opportunity.

The developer is requesting the change to increase the potential value of lots that they still own at the expense of all the other lots and homes that they do not own by allowing short term rentals on their 4 lots.

Last year we completed construction of our mountain home at 220 Highland Dr that was constructed by Eduardo Escoto, a longtime June Lake resident and contractor. My son, Robert, and I share ownership on a 50-50 basis. We are adamantly AGAINST any proposal from anyone who wishes to allow for short term rentals in the Highlands. Here are reasons why:

1. The addition of rentals into the Highland SP, a custom home development will lower values to the existing owners, especially those who have built homes.
2. The proposal does not provide for additional security to address additional crime that will certainly increase when short term party revelers rent proposed units.
3. The proposal does not include any design criteria that would insure that the exact architectural guidelines that the SP requires is adhered to. In this case, the Developer, who is requesting the amendment is the sole decision maker on the existing architectural committee. That is a major conflict.
4. The proposal does not address limits to the number of people who could rent the unit at one time nor any procedures to assure that the units do not turn into party houses.
5. The proposal does not address impacts created if approved to noise, trash, parking, traffic, safety, mayhem and a host of other negative impacts to the existing residents.

There is a litany of other concerns that are not addressed as well. If this is such a good idea, why was it not included in the original SP application? We know the answer to that.

We would be in favor of the County enacting an Ordinance that prohibits any short term rentals, AIRBNB, in the County.

I have spoken with our neighbors and all whom I have asked are extremely opposed to the application requested by June Lake Highlands LLC.

Please join with Robert, me and our neighbors and communicate to the applicant that your support for their request will not be provided. I would be pleased to talk to you about this if you like.

Thank for the opportunity to convey our concern.

Sincerely,
Dennis Chapman 714 887-4872
Robert Chapman

From: [Dennis Chapman](#)
To: [CDD Comments](#)
Cc: [robert chapman](#)
Subject: June Lake Highlands Tentative Tract Map Amendment 34-26
Date: Sunday, May 10, 2020 9:53:36 AM

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 Planning Commission,

Robert Chapman, my oldest son, and I are the owners of the property at 220 Highland Drive, June Lake. We purchased the lot, designed and constructed the home that is there. We bought this particular lot as it met our longer term desires to have a legacy home for the future. The June Lake Highlands is an upscale development that has strict architectural guidelines that are intended to protect the value and enjoyment of each and every home constructed. This criteria was a primary reason to purchase and build in the Highlands. This email serves as our official comment to the proposed TTM Amendment 34-26.

We do not support the amendment to allow short term rentals on certain lots, not including our lot, for the following reasons:

1. Short term rentals will change the quiet and peaceful nature of the project into a weekend party atmosphere where short term renters will undoubtedly fail to behave in a fashion like the existing owners currently live.
2. The development was not designed with parking for short term rentals when a home may be rented to a group with 5, 6, 7 or more cars. The impact on the existing home owners will be significant. Think about snow clearing efforts and difficulties when cars are parked everywhere.
3. Trash is another significant concern. The amendment fails to address trash criteria. Unknowledgable renters will simply put their trash outside where it will attract bears and other wildlife to rummage through thus creating a safety problem that currently does not exist. Renters will go home but leave the problem behind.
4. Noise is an issue that also is not addressed. Partying is loud and goes on into the night and with weekend party warriors flocking in this will undoubtedly end up with confrontation after confrontation. As you know, the Highlands is a quiet place. Sound travels throughout the neighborhood. We can talk to our neighbors below us, the Smith's, in a normal speaking voice balcony to balcony.
5. The architectural design of the homes will be not be required at the current level, thus devaluing the current home values.

Why did not the developer originally obtain the approval for short term rentals? Simple answer. At that time, short term rentals would have "de-valued" the lots that needed to be sold.

Of course, it is a different day now for the developer and unloading the remaining lots is the primary goal for him, her or them.

This request is "not" a prudent one that should "not" be approved. Many problems will be created. Property value will ultimately be negatively impacted.

For the above stated reasons Robert Chapman and I request that you "Deny" the June Lake Highlands TTM Amendment 34-26 request.

Should the Planning Commission instead approve the request, then "ALL" the lots should be allowed to short term rentals at no additional cost to existing owners of lots not controlled by

the Deleloper. It is only fair that none of the lots or all of the lots in the Highlands be treated the same.

Thank you for the opportunity to provide input. If you have questions regarding this email please call me at 714 887-4872.

Sincerely,
Dennis Chapman and Robert Chapman
1746 Main St
Huntington Beach, Ca 92648

Wendy Sugimura

From: kurterikson@gmail.com
Sent: Tuesday, March 3, 2020 10:45 AM
To: Michael Draper; Charlott Erikson; Kurt Erikson
Subject: Re: transient rental application for Apn:012-290-016

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.

Hi Michael

Here is a letter from my wife and I addressed to the planning commission in regards to “short term transient rentals in the highland tract specifically lot 16”. Can you forward to the appropriate person? Thanks!

To: Mono County Planning Committee
Regarding: Short term transient rentals in Highland Tract (Lot 16)

Dear Sir/ Madam,

We just finished building our home in June Lake Highland tract and we just received the certificate of occupancy. This was a tedious process taking over four years costing us more than three times the amount it would cost us to build the same home in San Diego.

Our initial plan was to use the home only for our family but due to the high cost of building, we have to rent it out long-term or short-term.

Our goal is to be able to enjoy our vacation home, so we would prefer short term rental rather than long term to help pay for the cost while still having the opportunity to enjoy June Lake.

Selling the home is not an option as the market value prices are lower than the construction cost and the cost of land. We also worked so hard to complete and the goal is to keep this property for generations of our family to enjoy.

There's Limited land available for building in June Lake today. There is a limit to expansion and no risk for June Lake to lose its small community charm By Allowing short term rental in the Highland track. This will only benefit the town. We will only rent to families and people that will support June lake business without hurting the charm and image of the town.

There is also a lack of lodging in a town where businesses are struggling to make income all year round.

We ask for the planning commissions approval on this proposal.

Thanks and kind regards
Kurt Erikson
Tel 760 818 5162

Wendy Sugimura

From: Gary Johanson <gjohanson@nffe.org>
Sent: Thursday, October 31, 2019 10:33 AM
To: Michael Draper
Subject: June Lake Highlands residents oppose short term rentals in the Highlands.

Categories: Current

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.

Good day, Mr. Draper.

I received your notice concerning a proposal to allow for short term rentals on certain properties in the Highlands.

My wife Rochelle and I are opposed to this proposed change because it would negatively alter the character of the neighborhood. When we purchased our lot and built our home at 176 Highland Drive, we did so because it is a quiet neighborhood and not subject to the noise and light pollution associated with short term rentals. To remove the prohibition on short term rentals in our neighborhood would detract from our enjoyment of the property.

A little less than a year ago, a friend who lived in the June Lake village area sold his home and moved away, primarily because of the ruckus created by late night revelers in a rental property next door. We ask that the short term rentals not be allowed in the Highlands.

Sincerely,

Gary and Rochelle Johanson
775 560-9031

Wendy Sugimura

From: Anne Philen <annephilen@yahoo.com>
Sent: Sunday, April 26, 2020 1:37 PM
To: CDD Comments
Cc: Michael Draper
Subject: June Lake Highlands

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 Mr. Draper,

We own a home in JL Highlands, and received notice of the hearing to amend our Specific Plan. Can you please explain how 20 select lots could be allowed short term rentals, while everyone else is excluded? If we indicated we were not interested in short term rentals, that was meant to apply to our neighborhood, not just our house! The rules should apply to ALL homes equally. We already have a problem with one neighbor who either rents or allows friends to use his house, but does not provide trash pickup. The people using the house take their trash to the baseball field!

Please respond.

Thank- you

Anne Philen

73 Highland Drive

Sent from my iPhone

**Mono County
Community Development Department**

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

Planning Division

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

**June Lake Highlands Specific Plan
Amendment #2 and modification to Tract
Map #34-24 and #34-26**

COMMENT LETTERS UNPUBLISHED IN 05.21.20 AGENDA

Anne and Chuck Philen

Michael Draper

From: Anne Philen <annephilen@yahoo.com>
Sent: Monday, May 18, 2020 4:07 PM
To: Michael Draper
Subject: June Lake Highlands

Categories: Current

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 Mr. Draper,

Please enter the following into the record at the planning meeting on 5/21/2020:

As property owners in the June Lake Highlands, we oppose allowing short term rentals for the 20 lots indicated. Short term renters may negatively impact our neighborhood with traffic, noise and trash. On several occasions we have witnessed illegal trash disposal at the baseball field by friends or renters staying at a nearby home. (Personally, although June Lake is our second home, we pay for weekly trash service by Mammoth Disposal).

It seems illogical to allow short term rentals for some of the properties, while excluding others. Those of us who are opposed are the very ones who would be affected, while those advocating for it would be the ones to benefit! We feel that all Highlands property owners should have the same restrictions and/or options. Whatever your decision is regarding amending the zoning rule, it should apply to the entire development.

Thank-you.

Anne and Chuck Philen, 73 Highland Drive

Sent from my iPhone

**Mono County
Community Development Department**

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commdev@mono.ca.gov

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www.monocounty.ca.gov

**June Lake Highlands Specific Plan
Amendment #2 and modification to Tract
Map #34-24 and #34-26**

COMMENT LETTERS A PART OF 06.18.2020 AGENDA

Dennis and Robert Chapman
Kurt Erikson
Jin and Charles Hewett
Lucian Jorg
Emil Youssefzadeh

From: dennischapman1746@gmail.com
To: [CDD Comments](#)
Cc: [Robert Chapman](#); grantlakemarina@gmail.com
Subject: June Lake Highlands SPA and TTMA 34-24 and 34-26 related to 220 Highland Dr. June Lake Ca 93529
Date: Tuesday, June 9, 2020 11:41:04 AM
Attachments: [June Lake Public Notice Short Term Rentals.pdf](#)

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 Planning Commission Secretary,

Thank you for the opportunity to comment on the subject matter. First of all, I am commenting with the full support of Robert Chapman who has a 50% interest in the subject property and home. At the last meeting the Planning Commissioners asked some very good questions regarding the original proposal by the developer applicant. It became very apparent that the existing owners who have already built their homes were potentially going to be harmed if the original request were approved. At the meeting, I spoke on the zoom call and voiced our position on the proposal and I requested that our property be included in the request. In fact, I stated that all the properties should be included in the request and then the Planning Commission should take action one way or the other. Since the meeting I spoke with a number of the existing homeowner residents about the process. Their views varied. One neighbor stated that there was going to be a % cap on the number of permits for short term rentals that would be approved. He stated 3%. We are in favor of limiting the permits on a percentage basis only if the existing owners who have built homes or those who have broken ground be given first opportunity to file the appropriate application. This accommodation would prevent the Developer or other owners who have not built from gaining any unfair advantage of those who have built their homes. Our preference is that the Planning Commission deny the request, however, if the Commission chooses to approve the amendments, then I strongly urge the commission to make conditions that provide existing owners who have built or who have commenced building some assurance that their applications would be processed and not be arbitrarily blocked out by a percentage threshold.

Thank you for the opportunity to comment.

Sincerely,

Dennis Chapman
Robert Chapman
220 Highland Drive
June Lake, Ca 93529



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From: [Kurt Erikson](#)
To: [Michael Draper](#)
Subject: Re: FW: [Planning Commission Updates] Planning Commission - regular meeting
Date: Thursday, May 21, 2020 5:47:18 PM

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Hi Michael,

Highlands

I joined the planning commission Meeting today but had to leave in the middle for a job. Anyway, I heard from Andre Blaine afterwards that there was no resolution. 25 property owners had signed for transient rentals. I would believe this should be enough to pass the amendment? A re-notice doesnot make any sense to me as many of the lots are still not sold and have been for sale for 14 years. Waiting for new property owners to join will make this a very long process. Property owners received a notice and if it was important to them they should have replied. Also I know you have been very patient and accommodating allowing people to apply until recently.

There may be a few that donot agree and then changed their minds to also be included after understanding the majority want approval. I donot understand why a few people can stop the majority in getting this passed.

Please let me know what I can do to help get this resolution passed.

Kind regards,
Kurt Erikson

From: jinhewett@gmail.com
To: [Michael Draper](#); ["Charles Hewett"](#)
Subject: RE: [June Lake Highlands Specific Plan Amendment] Planning Commission - regular meeting
Date: Thursday, May 28, 2020 7:33:07 PM
Attachments: [JL STR Policy Recs for PC 02.15.18.doc](#)

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Hi Michael,

I am not sure whether the attached document is the latest short term rental policy for the June Lake area. It seems to have some good ideas in terms of limiting impact to the existing homes. Please advise.

With regards to the June Lake Highlands Specific Plan, we'd like to recommend the following additions for the Planning Commission to consider.

1. Please limit the short term rental in the Highlands area to Type I – Owner Occupied only.
2. Please limit the total number of permits to a low percentage of the lots (e.g. 10%).

Thanks,
Jin & Charles Hewett

From: [Lucian Jorg](#)
To: [Michael Draper](#)
Subject: Short term rentals in the Highlands
Date: Wednesday, June 3, 2020 12:01:56 PM

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Hello Mr. Draper,

Thank you for your letter regarding short term rentals. I own lot #30 at 46 Highlands Place and would welcome the ability to use my future house as a vacation rental since it will be a secondary residence. It would be a big financial help to be able to rent out the house and it would help the community thrive. Please contact me with any additional input you require.

Thank you and be safe

Lucian Jorg

From: [Emil Youssefzadeh](#)
To: [Michael Draper](#)
Subject: Highlands short term rental
Date: Sunday, May 31, 2020 1:58:44 PM
Importance: High

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Hi Michael,

I hope all is well. I was on the call for the lengthy meeting on May 21. My feeling from the call is that most of existing 12 or so actual owners/residents prefer there will be no short term rentals even though most, including me, like to have it if its approved for any lot. If majority residents think as such and the board will follow the decision of the majority then I will also follow the majority.

Based on this, I would request a communication be sent to owners of all lots with (a) existing occupied residents and (b) those with applications for permits or permits in hand. The question to them could be as follows:

“The board would wish to know how many of existing residents of Highlands (including those with permits in hand or process) are in favor of short term rentals and if the board decides to follow the preference of majority of existing residents (including those with permits in hand or under application) whether you would be willing to withdraw any request for approval of short term rentals for your property”.

On a separate subject, I like to start landscaping my two adjacent empty lots but cannot afford the irrigation water bill. Is there a possibility I can get a permit for a well on my eastern lot strictly for irrigation ? I know my neighbors up on the hill on skyline have a well.

Thanks

Emil

**Mono County
Community Development Department**

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

Planning Division

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

**June Lake Highlands Specific Plan
Amendment #2 and modification to Tract
Map #34-24 and #34-26**

COMMENT LETTERS UNPUBLISHED IN 06.18.2020 AGENDA

Steve Amante
Kurt Erikson
Judy & Jim Robinson
Gary Johanson
Christine Tobin-Smith
Douglas Smith & Christine Tobin-Smith
Glen & Carrie Davies

From: [Steve Amante](#)
To: [CDD Comments](#)
Subject: June Lake Highlands
Date: Monday, June 15, 2020 1:34:36 PM

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Hello,

My name is Steve Amante and I am a property owner in the June Lake Highlands sub-division.

The purpose of this email is to provide comments with regards to the amendments that are being considered by the commission. We purchased this property last year with the plan to build a second home for our family. One of the appealing aspects was that it was a quiet area of June Lake where no transient rentals were allowed.

I would like to communicate my opposition to the proposed amendments. I believe allowing transient rentals will have a negative impact on the overall sub-division and jeopardize the appeal that drew us to purchasing a lot there.

At the last meeting in May it was discussed that the commission was not clear on the property owner's position with regards to this matter. It was decided to re-notice the property owners with the objective to determine if they were in favor or opposed the amendments. I was anticipating a notice that would allow owners to identify their position and return it to you so you could determine the number or percentage of owners who were in favor or opposed.

Unfortunately, if people do not provide comment either via email or during the meeting the commission will still not have a clear understanding of how the owners feel about the matter.

I truly hope that the commission votes to oppose these amendments.

Regards,
Steve Amante.

From: [Kurt Erikson](#)
To: [Michael Draper](#); [Charlott Erikson](#); [Kurt Erikson](#)
Subject: My comments for tomorrows meeting June 18, 2020
Date: Wednesday, June 17, 2020 8:20:48 AM

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Hi Michael,

I will not be able to log into the meeting tomorrow but wanted to give you my comments for the commission below.

Dear planning commission and Highland residents

My name is Kurt Erikson. My address is 16 Alderstrasse and we live directly next to the Interlaken condominiums. I am for short term transient rental approval in the highlands.

I listened to the last meeting on May 21 and wanted to give my perspective on some of the comments that were made.

We built our property ourselves and have spent a lot of the last 3 years in June Lake. Being a next door neighbor I had the opportunity to meet many short term renters from Interlaken. I found that almost everyone I met had been coming to June Lake for years and some for generations. Almost all were families. We have not heard excessive noise trash or partying from Interlaken. I have a smart home with cameras and have never had a trespasser on the building site either. We are looking forward to sharing our home with people like I have met from Interlaken if approval is granted for short term rentals in the Highlands.

Home Values

My opinion is the opposite to the comments I heard from the last meeting. I believe short term transient rental will increase property values in the Highlands. Not many home buyers can afford to purchase a custom home and keep it empty for 10 months out of the year. Many potential buyers in the future will see the opportunity for short term rental approval to help pay the cost of ownership. This will increase property values. A no to short term rentals will limit the highlands only for the rich.

Impact on Nature

With forest service land surrounding June Lake there is limited population growth for our community. The highland is a planned community with architectural restrictions and limited capacity. The Highlands is limited in capacity. I believe that short term rental approval will not change the charm and amazing nature of June Lake.

Impact on Community

June lake needs more lodging. Short Term rental approval for the highlands will help local business gain from short term renters purchases year round instead of homeowners that come only 2 months out of the year.

Best Regards
Kurt Erikson
760 818 5162

From: [Judy Robinson](#)
To: [CDD Comments](#)
Cc: jjr@cox.net
Subject: Specific Plan Amendment and Tract Map Amendments 34-24 and 34-26My
Date: Tuesday, June 16, 2020 4:32:19 PM

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Secretary of the Planning Commission

My husband and I bought a lot in the Highlands in about 2003 and completed our home in 2005. We bought the property with certain CC and R's and followed the guidelines. We love the area and spend 1 or 2 weeks a month here.

We received notice that Mr Larson wanted to change many of the unsold lots to allow permits to have transient rentals. We were asked if we wanted to be in this group allowing rentals or decline. I believe to maintain property value it would be better to have this added feature whether or not you intend to rent your home. We opted into the group.

I firmly believe the Highlands Specific plan should be the same for all homeowners in the area. All Highlands homeowners should have the right to apply for permits. With the application they should show that they have off street parking to accommodate at least 2 vehicles. Three complaints from neighbors on their proximal street would invalidate their permit. Permits would not be issued for vacant lots. A home must be on the property to verify the off street parking. Because of snow and plows no street parking should be allowed. Perhaps no rentals in the winter months.

Changing the Specific Plan should be voted on by owners, not an outside party.

Best,

Judy & Jim Robinson
173 Mountain Vista Rd
June Lake
805-570-5555

Gary Johanson
10521 Blockade Drive
Reno, NV 93529
775 560-9031
June 16, 2020

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

Dear Secretary,

I am writing to express my opposition to the June Lake Highlands Specific Plan Amendment and Tract Map Amendments 34-24 and 34-26 which would allow owner occupied and non-owner-occupied transient rentals (less than 30 days).

Let me start by expressing my recognition that June Lake's economy depends heavily on tourism. As a second homeowner, I am also a tourist. The tourists need a place to stay when they come to the Eastern Sierra. However, the solution to this housing issue does not require turning the Highlands into a neighborhood of short-term rentals.

In the 18 years since the first phase of the Highlands development was approved by the County, a dozen houses have been built. That averages out to one house built every 1.5 years. Given the high cost of house construction in June Lake and the less expensive option of buying an existing home in June Lake or the surrounding area, it is unlikely that the existing rate of home construction in the Highlands will accelerate any time soon. About half of the Highland homeowners have publicly stated their opposition to short-term rentals, so a change in the rules to allow short-term rentals would contribute little to the issue of housing tourists. Secondly, building sites in the Highlands were sold with the understanding that the area was not designated for short-term rentals. The County's approval of the first phase of the Highlands was silent when it came to short-term rentals and the County's approval of the second phase of the Highlands specifically prohibited this usage.

I disagree with the Mono County Development Department Planning Division's May 21, 2020 recommendations that the proposed modification(s) allowing short term rentals "do not impose any additional burdens on the present owner of the property" and that the change "will not have a substantial adverse effect on surrounding properties." If the proposed change is approved, Highlands residents who do not rent out their properties will suffer adverse quality of life consequences due to their neighbors' rentals with no economic gain. Furthermore, it is likely the change to a neighborhood populated with short-term rentals will result in a decrease in property values for homeowners who do not participate in the short-term rental program. This is because a large percentage of short-term renters, particularly skiers, unwind after a day on the slopes by drinking, playing loud music and excitedly recalling the day's highlights. Nothing wrong with that. My brother Ed has been a full-time resident and homeowner in the June Lake Village area since 1982 and over the years I frequently visited and contributed my share of celebratory noise to that neighborhood.

The Village is approved for short-term rentals and it is understood that the venerable Tiger Bar, the brewery, the ski boot cloggers and late-night revelers come with the territory. However, the late-night uproar and parked cars outside his house proved too much for a friend and long-time June Lake village homeowner who lived next door to a rental house in the Village. He sold out and moved away 1-1/2 years ago.

My experience visiting my brother and other friends in the June Lake Village explains why, after looking at building lots in all the neighborhoods of June Lake, my wife and I chose a lot in the upper reaches of the Highlands, as far away as we could get from street lights, traffic noise and loud neighbors. We just wanted a peaceful getaway with dark skies and no barking dogs, a sentiment shared by my two closest Highland neighbors. We found that location at 176 Highland Drive.

I cannot reconcile my experience and the experience of June Lake residents I know with a statement in Mono County Resolution R20-02, Section Three, which states, "Single family homes that are rented on a transient basis will still be used a single family home and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters ... As a result, rental of a single-family residence is not an expansion of use, and is no more intensive or impactful than for example, conversion of single-family residence to office use." Homeowners using their vacation home on an occasional basis are, with rare exceptions, much quieter and respectful of the neighborhood tranquility than short-term renters who are more inclined to party late into the night and crowd numerous people into "single family residences." Comparing the noise level of a short-term rental to an office makes no sense. Offices are generally low key and relatively quiet when people work during the day and they are vacant in the evening. I guess an office would be like a short-term rental if the office employees were enjoying a late evening alcohol-fueled holiday party.

When I shared my concerns with Mono County, I was referred to Chapter 26 of the Development Standards, which is titled Transient Rental Standards and Enforcement. This document details the rules of conduct covering rental properties and provides an administrative mechanism for enforcement of the rules. It looks good on paper, but it has the hallmarks of a cumbersome and lengthy administrative process which would likely require the reporting of multiple violations before any significant action was taken against the property owner. I try to get along with my neighbors and would not be inclined to report a violation of transient rental standards to the authorities. Better to not allow transient rentals and head off the problems before they occur. I find the rental standards notable because they do not require fire sprinklers in rental properties, yet I was required to have sprinklers in my house.

Instead of approving a conversion to short-term rentals for a handful of homeowners in the Highlands, I recommend the County focus its attention on the shortage of affordable housing in June Lake and throughout Mono County. When the first phase of the Highlands project was approved by the County nearly twenty years ago, it allowed for 39 single family lots and up to 114 multi-family units. The multi-family units were to be built adjacent to the Interlaken development. Whatever happened to those multifamily units? At least some of them would have been suitable for short-term rentals.

Thank you for your review and consideration of this letter.

Respectfully,
E/s,
Gary Johanson

From: [Christine Tobin-Smith](#)
To: [CDD Comments](#)
Subject: J.L. Highlands tract amendments 34-24 & 34-26
Date: Friday, June 12, 2020 2:41:54 PM
Attachments: [Highlands\[1285\].pdf](#)

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 Planning Commission Secretary,
Please see attached letter regarding the June Lake Highlands Specific Plan Amendment.
Kindly confirm receipt.
Thank you,
Christine Tobin-Smith

Sent from [Mail](#) for Windows 10



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Douglas Smith
Christine Tobin-Smith
P.O. Box 21
June Lake, CA 93529
APN # 015-290-009-000

June 11, 2020

Dear Planning Commission Secretary:

The June Lake Highlands is an upscale development where we chose to build our home in 2006 at 193 Mountain Vista Drive. The developer had strict architectural guidelines for each home constructed designed to protect the values of all the properties.

We are one of the few homeowners which live in the Highlands full time. It is our preference that the Planning Commission deny the request for short term rentals, however, if the Commission chooses to approve the amendments, I strongly urge the Commission to make conditions that provide existing owners whom have built that their applications would be processed and not blocked out by a percentage threshold.

1. The Highlands has poor snow removal. The County sometimes does not clear the roads until the afternoon.
2. The development was not designed with adequate parking for short term rentals. When homes are rented short term there are often more cars than parking available. It is in our CC & R's that cars must be parked off the street.
3. Short term rentals change the quiet and peaceful nature of the Highlands into a party atmosphere.
4. For the developer to change the CC&R's for his interest and financial gain is incorrect and selfish. It erodes the atmosphere which the Highlands currently represent. Which is the attraction of the current home owner's
5. To change the architectural design and requirements at the current level will devalue the current homes values.
6. The greater percentage of property owners which are in favor of short term rentals are second home owners looking for income. They will not be here and will not feel the impact that short term rentals may create.
7. If the amendment is approved we would want the opportunity to be included in the rental program.

Sincerely,
Douglas Smith
Christine Tobin-Smith

From: [Carrie Davies](#)
To: [CDD Comments](#)
Subject: Highland Amendment Plan
Date: Wednesday, June 17, 2020 3:01:48 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.

I would like to voice our Opposition to the Highland Specific Plan Amendment. When the Highland properties went on the market it was clear to local homeowners that we would not be dealing with the inherent problem of more transient rentals. The Highland properties are large, larger groups and bigger parties, which is not consistent with the peaceful town that we have been living in for the past 20 years. On financial benefit, If Mono County allows the Highland transient Amendment, the consequence is a direct competition on the local rental establishments that have supported the June Lake community for years. These local rental establishments have provided verified tax revenue to our community as well. The Highland Transient rental market would not be a reliable tax stream, many rental websites don't require paying local taxes at all, the county task of trying to catch tax evaders impossible. The purpose of changing a Specific Plan is to enhance the quality of life in the community, or to improve public safety and none of these objectives will be served under the Specific Plan Amendments changes.

I have not seen any clear evidence stating that changes to June Lake Specific Plan provides any real benefit other than to the owners of the Highlands properties.

More trash, traffic and noise would be an unnecessary burden on the current rental establishments and June Lake residences. Please deny the June Lake Highlands Specific Plan Amendment.

Respectfully,

Glen & Carrie Davies

**Mono County
Community Development Department**

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

Planning Division

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**June Lake Highlands Specific Plan
Amendment #2 and modification to Tract
Map #34-24 and #34-26**

COMMENT LETTERS A PART OF 07.16.2020 AGENDA

George Larson

From: [George Larson](#)
To: [Michael Draper](#)
Subject: Fwd: Short Term Rentals
Date: Sunday, June 21, 2020 2:43:26 PM
Attachments: [ShortTermRentals001.pdf](#)
[ShortTermRentals002.pdf](#)
[ShortTermRentals003.pdf](#)

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Mr. Draper,

I was looking at old correspondence with Mono County over the years concerning the Short Term Rental concern. Found these two 2006 articles from the Mammoth Times. Thought you might enjoy what was being discussed 14 years ago.

George Larson
June Lake Highlands LLC

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.

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Jeff Schw

www.t

Optional benefits require add'l premium. *Res. Comp or similar plan. Health, Dental, and Life Health Insurance Company. Home Office: Okla

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.

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.

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.

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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,

calendar of

Everything anyone ever about anything that is in and around M

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 Farneth is

3-5-06

June Lake ponders future as a four-day ski resort

By Christina Reed
Mammoth Times Staff Writer

3-9-06

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.

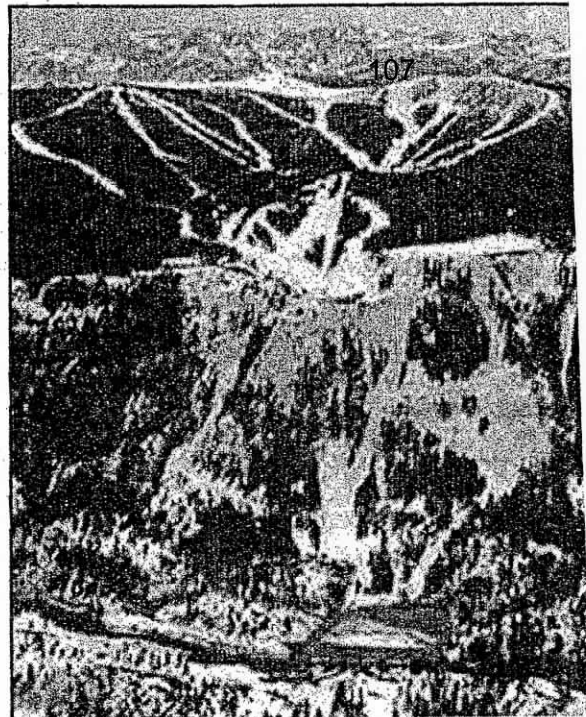


PHOTO COURTESY OF JUNE MOUNTAIN
Residents and businesses in the June Lake area are wondering what the marketing strategy is at Mammoth Mountain. Last week, June Mountain announced that June's ski area is looking at only operating four days a week.

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

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.