

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

SPECIAL MEETING AGENDA

March 17, 2022 – 9:00 a.m.

This meeting will be held via teleconferencing with members of the Commission attending from separate remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials have recommended or imposed measures to promote social distancing or the body cannot meet safely in person and the legislative body has made such findings.

Members of the public may participate via the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below. If you are unable to join the Zoom Webinar of the Commission meeting, you may still view the live stream of the meeting by visiting

1. Joining via Zoom

There is no physical location of the meeting open to the public. You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer

Visit: <https://monocounty.zoom.us/j/81502169437>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." **Use Zoom Meeting ID:** 815 0216 9437

To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff.

To join the meeting by telephone

Dial (669) 900-6833, then enter **Webinar ID:** 815 0216 9437

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff.

2. Viewing the Live Stream

You may also view the live stream of the meeting without the ability to comment **by visiting:**

http://monocounty.granicus.com/MediaPlayer.php?publish_id=4f96fd0a-0ce5-4ebb-8613-2335f72e41be

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

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

3. MEETING MINUTES

- A. Review and adopt minutes of February 17, 2022. (pg. 1)

4. ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS (pg. 3)

5. PUBLIC HEARING

- A. **9:00 a.m. USE PERMIT 22-001/Sullivan.** Proposal to create a not owner-occupied short-term rental at the existing residence located at 182 Eagle Peak Drive in Twin Lakes (APN 010-313-003). The maximum occupancy for the rental is ten persons and five vehicles. Property is designated Single Family Residential (SFR). *Staff: Bentley Regehr* (pg. 7)

6. WORKSHOP

- A. **No items**

7. REPORTS

- A. **Director** (pg. 75)
B. **Commissioners**

8. INFORMATIONAL

- A. **Sierra Nevada Conservancy correspondences letter** (pg. 77)

9. ADJOURN to April 21, 2022

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).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission. For inclusion on the e-mail distribution list, send request to bperatt@mono.ca.gov.

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission 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. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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

Minutes

February 17, 2022 – 9:00 a.m.

COMMISSIONER: Jora Fogg, Chris Lizza, Roberta Lagomarsini, Scott Bush, Patricia Robertson

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk, Nick Criss, code enforcement, Bentley Regehr, planning analyst, Michael Draper, planning analyst, April Sall, planning analyst

PUBLIC: Charles James, Glen, Lisa Cutting, Margaret Wissler, Nathan Taylor, Rockey Reed, Katy Buell

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Meeting called to order at 9:07 am and the Commissioners led the pledge of allegiance.

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

- No Public Comment

3. MEETING MINUTES

A. Review and adopt minutes of January 20, 2022

Motion: Approve the minutes January 20, 2022.

Bush motion; Fogg second.

Roll-call vote – Ayes: Fogg, Bush, Robertson. Abstain: Lagomarsini. Absent: Lizza

Motion passed 3-0 with one abstention and one absent.

4. ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS

Motion: Approve resolution AB 361 to continue digital meetings.

Bush Motion; Lagomarsini second.

Roll-call vote – Ayes: Fogg, Bush, Lagomarsini, Robertson. Absent Lizza

Motion passed 4-0 with one absent.

5. PUBLIC HEARINGS – None

6. WORKSHOPS

A. **Housing Programs Update and Policy Discussion.** An overview of housing programs and potential policy items. *Staff: Bentley Regehr*

- Regehr gave a presentation and answered questions from the Commission.

*Commissioner Lizza Joined at 9:50 a.m. while Regehr was presenting

- Commissioners discussed the different housing programs and policies.

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

- B. Recommendation to Board of Supervisors on Short-Term Rental Moratorium.** Consider providing a recommendation to the Board of Supervisors for their discussion on March 1 on whether to impose a moratorium on short-term and/or transient rentals. *Staff: Bentley Regehr*
- Regehr gave a presentation and answered questions from the Commission.
 - Commissioners discussed various concerns, possible problems, and benefits of a moratorium.
 - General comments were that more information is needed to understand the impacts of STRs on housing stock, a moratorium will not solve the housing problem, most STR applicants would not rent long term regardless because they want to be able to stay in their unit intermittently, and other solutions such as a vacancy tax should be explored. The benefit identified was that speculation appears high and a moratorium may help cool off the market.
 - Public Comment: Lisa Cutting commented in favor of the Commission considering support of the moratorium.
 - Commissioner Robertson stated her dissenting vote was due to the need for more data.

Motion: Recommend that the Board of Supervisors do not impose a moratorium.

Lizza Motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini Nay: Robertson

Motion passed 4-1.

7. REPORTS

- A. Director-** Provided a list of all permits and projects that are on-going in Community Development.
- B. Commissioners-**
- **Commissioner Lagomarsini-** interested in possible utilizing the Chalfant community center as a place to hold a hybrid meeting when any big project is being presented that interest the Tri-Valley community.
 - **Chair Robertson-** Mammoth Lakes Housing submitted a Project Home Key application that to acquire an existing hotel in Mammoth Lakes that could provide 15 studio units. Received a \$25,000 donation from Altera Mountain Community foundation for another project that would provide 11 1-bedroom units in the Town of Mammoth Lakes.

*Commissioner Bush left meeting during Item 7B at 11:45 a.m.

8. INFORMATIONAL

No items

- 9. ADJOURN** to March 17, 2022 at 9 a.m.

Mono County Community Development Department

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

March 17, 2022

TO: Mono County Planning Commission

FROM: Wendy Sugimura, Director

SUBJECT: Assembly Bill 361 Virtual Meetings

RECOMMENDATION

Adopt Resolution R22-02 to continue meeting under modified teleconferencing rules.

BACKGROUND

On March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic. That Proclamation remains in effect. Subsequently, on March 17, 2020, Governor Newsom issued Executive Order N-29-20, which modified the teleconferencing rules set forth in the California Open Meeting law, Government Code section 54950 et seq. (the “Brown Act”), in order to allow legislative bodies to meet from remote locations without opening those locations to the public or complying with certain agenda requirements. Those modifications remained in effect through September 30, 2021.

DISCUSSION

In anticipation of the expiration of the applicable provisions of Executive Order N-29-20, the California legislature adopted, and Governor Newsom signed, AB 361. AB 361 amended the Brown Act to allow local legislative bodies to continue to meet under the modified teleconferencing rules until January 1, 2024, if the meeting occurs during a proclaimed state of emergency and the legislative body finds that it has reconsidered the circumstances of the state of emergency and either:

- measures to promote social distancing have been imposed or recommended by local health officials; or
- the state of emergency continues to directly impact the ability of the members to meet safely in person.

The Local Health Officer and the Director of Mono County Public Health have recommended that measures be implemented to promote social distancing, including the holding of virtual meetings. A copy of the memo memorializing that recommendation is attached to the draft proposed resolution (Attachment 1).

In order to continue meeting virtually under those modified rules after February 20, the Commission will again need to reconsider the circumstances of the state of emergency and again make one of the additional findings required by AB 361.

Attachment

1. AB 361 Resolution with Public Health recommendation



1
2
3
4
5
6 **A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION**
7 **AUTHORIZING REMOTE TELECONFERENCE MEETINGS**
8 **FOR THE PERIOD OF MARCH 17, 2022, THROUGH APRIL 17, 2022, PURSUANT TO**
9 **AB 361**

10 **WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of State of
11 Emergency in response to the COVID-19 pandemic, which Proclamation remains in effect; and

12 **WHEREAS**, on March 17, 2020, Governor Newsom issued Executive Order N-29-20,
13 modifying the teleconferencing rules set forth in the California Open Meeting law, Government
14 Code section 54950 et seq. (the "Brown Act"), subject to compliance with certain requirements;
15 and

16 **WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-08-21,
17 providing that the modifications would remain in place through September 30, 2021; and

18 **WHEREAS**, on September 16, 2021, Governor Newsom signed AB 361, providing that
19 a legislative body subject to the Brown Act may continue to meet under modified
20 teleconferencing rules if the meeting occurs during a proclaimed state of emergency and state or
21 local officials have imposed or recommended measures to promote social distancing; and

22 **WHEREAS**, the Local Health Officer and the Director of Mono County Public Health
23 have recommended that measures be implemented to promote social distancing, including the
24 holding of virtual meetings of legislative bodies within the County of Mono, a copy of that
25 recommendation is attached as an exhibit and incorporated herein; and

26 **WHEREAS**, in the interest of public health and safety, and in response to the local
27 recommendation for measures to promote social distancing, the Mono County Planning
28 Commission (the "Legislative Body") deems it necessary to invoke the provisions of AB 361
29 related to teleconferencing.

30 **NOW, THEREFORE, THE LEGISLATIVE BODY FINDS AND RESOLVES** that:

31 **SECTION ONE:** The recitals set forth above are true and correct and are adopted as
32 findings of the Legislative Body.

SECTION TWO: The Legislative Body has reconsidered the circumstances of the State
of Emergency.

SECTION THREE: State or local officials have recommended measures to promote
social distancing, including the holding of virtual meetings for legislative bodies within the
County of Mono that are subject to the Brown Act.

1 **SECTION FOUR:** Meetings of the Legislative Body shall be held 100% virtually
2 through April 17, 2022.

3 **SECTION FIVE:** Staff is directed to return to the Legislative Body no later than thirty
4 (30) days after the adoption of this resolution, or at the next meeting of the Legislative Body, if
5 later, for the Legislative Body to consider whether to again make the findings required to meet
6 under the modified teleconference procedures of AB 361.

7 **PASSED, APPROVED and ADOPTED** this 17 day of March 2022, by the following
8 vote, to wit:

9 **AYES:**

10 **NOES:**

11 **ABSENT:**

12 **ABSTAIN:**

Patricia Robertson, Chair

13
14 **ATTEST:**

APPROVED AS TO FORM:

15
16
17 _____
Heidi Willson
Secretary of the Planning Commission

18 _____
Emily Fox
Assistant County Counsel



MONO COUNTY HEALTH DEPARTMENT

Public Health

P.O. BOX 476, BRIDGEPORT, CA 93517 PHONE (760) 932-5580 • FAX (760) 932-5284

P.O. BOX 3329, MAMMOTH LAKES, CA 93546 PHONE (760) 924-1830 • FAX (760) 924-1831

To: Board of Supervisors

From: Bryan Wheeler, Director of Public Health

Re: Recommendation regarding Social Distancing and Virtual Meetings

Both Mono County “covering” Health Officer Dr. Rick Johnson and I strongly recommend that physical/social distancing measures continue to be practiced throughout our Mono County communities, including at meetings of the Board of Supervisors and other County-related legislative bodies subject to the Brown Act, to minimize the spread of COVID-19.

Whether vaccinated or not, positive individuals are contracting the Delta variant and infecting others in our communities. Social distancing and masking are crucial mitigation measures to prevent the disease’s spread. Virtual board meetings allow for the participation of the community, county staff, presenters, and board members in a safe environment, with no risk of contagion. It is recommended that legislative bodies in Mono County implement fully-remote meetings to the extent possible.

If you have any questions regarding this recommendation, please do not hesitate to contact me. We will continue to evaluate this recommendation on an ongoing basis and will communicate when there is no longer such a recommendation with respect to meetings for public bodies.

Mono County Community Development

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
760.932.5420, fax 932.5431
www.monocounty.ca.gov

March 17, 2022

To: Mono County Planning Commission

From: Bentley Regehr, Planning Analyst

Re: Conditional Use Permit 22-001

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes.
2. Find that the project does not meet the required findings and deny Use Permit 22-001.

BACKGROUND

In March 2017, the Board adopted amendments to Chapter 25 as recommended by the Planning Commission, which regulated short-term rentals in certain residential land use designations. Subsequently, the Board enacted a 45-day, then a 10.5 month, followed by a one-year moratorium on not owner-occupied short-term rentals, and directed staff to complete a public process to address specific short-term rental issues and revisit area plan policy discussions on where not owner-occupied rentals should be allowed.

In April 2018, the Board adopted a General Plan Amendment 18-01 revising short-term rental regulations, at the recommendation of the Planning Commission. These regulations established a two-part permitting process: 1) a use permit approval by the Planning Commission under Chapter 25 of the General Plan, and 2) a Short-Term Rental Activity Permit approval by the Board of Supervisors under Mono County Code Chapter 5.65.

Finally, Mono County adopted General Plan Amendment 19-01 on February 12, 2019, prior to the moratorium ending, which identifies the types and locations of acceptable short-term rentals in the county. Mono County Code Chapter 5.65 establishes a Short-Term Rental Activity Permit governing the operation of rentals and making the approval non-transferrable if ownership changes, and the new owner would need to apply for a new Activity Permit. The Short-Term Rental Activity Permit is approved separately from the Use Permit by the Board of Supervisors and is also required prior to commencement of rental activity.

Under Mono County General Plan Land Use Element Chapter 25, short-term rental use may be permitted for any single-family unit having land use designation(s) of SFR, ER, RR, or RMH subject to Use Permit, if consistent with applicable Area Plan policies. In Twin Lakes, short-term rentals may be owner-occupied or not owner-occupied, and are subject to a Short-Term Rental Activity Permit.

PROJECT DESCRIPTION

The proposed project would allow the short-term rental (fewer than 30 consecutive days) of a four-bedroom single-family residence not occupied by the owner consistent with General Plan Chapter 25 and Mono County Code Chapter 5.65. The maximum number of persons who may occupy the rental would be ten (10) persons and the project has proposed a total of five parking spaces.

PROJECT SETTING

The project is located on a Single Family Residential (SFR) parcel at 182 Eagle Peak Drive in Twin Lakes (APN 010-313-003). Eagle Peak Drive is a dirt road accessed from Twin Lakes Road and is not plowed in the winter.

Figure 1: Eagle Peak Drive; residence is pictured in the center (all photos taken 2/2/22)



Figure 2: Driveway



The parcel is surrounded by a 38-acre Resource Management (RM) parcel to the west, and SFR parcels to the south, east, and north (Figure 3). All SFR parcels in the neighborhood are approximately 0.25 acres in size. There are 13 residences located within 500 feet of the project site. The applicants also own seven vacant lots within 200' of the project site, including the adjacent sites to the south and north.

Figure 3: Surrounding Land Use Designations. All parcels pictured are SFR, except the 38-acre RM parcel to the west.



GENERAL PLAN CONSISTENCY

I. Land Use Designation Standards

The General Plan Land Use Designation for this property is Single-Family Residential (SFR). Per the Mono County General Plan, “the ‘SFR’ district is intended to provide for the development of single-family dwelling units in community areas. Permitted uses subject to a use permit include short-term rentals (fewer than 30 consecutive days) in compliance with Chapter 25, a valid Short-Term Rental Activity Permit, Chapter 5.65 of the Mono County Code, and any applicable area plan policies.

Current development standards for the SFR designation include a maximum lot coverage of 40%, and minimum setbacks of 20’ in the front and 10’ on the rear and side-yards. The residence meets all standards under the SFR land use designation and Chapter 22, Fire Safe Standards, including standards for the driveway.

II. Parking

A single-family dwelling is required to provide a minimum of two parking spaces when constructed. The property meets the requirement by providing five spaces, as shown on the site plan (Figure 4). The Land Use Element does not require additional parking for the purpose of short-term rental, but the number of cars at any one time shall not exceed the number of parking spaces provided. All spaces will be 10’ x 20’.

Figure 4: Parking Plan

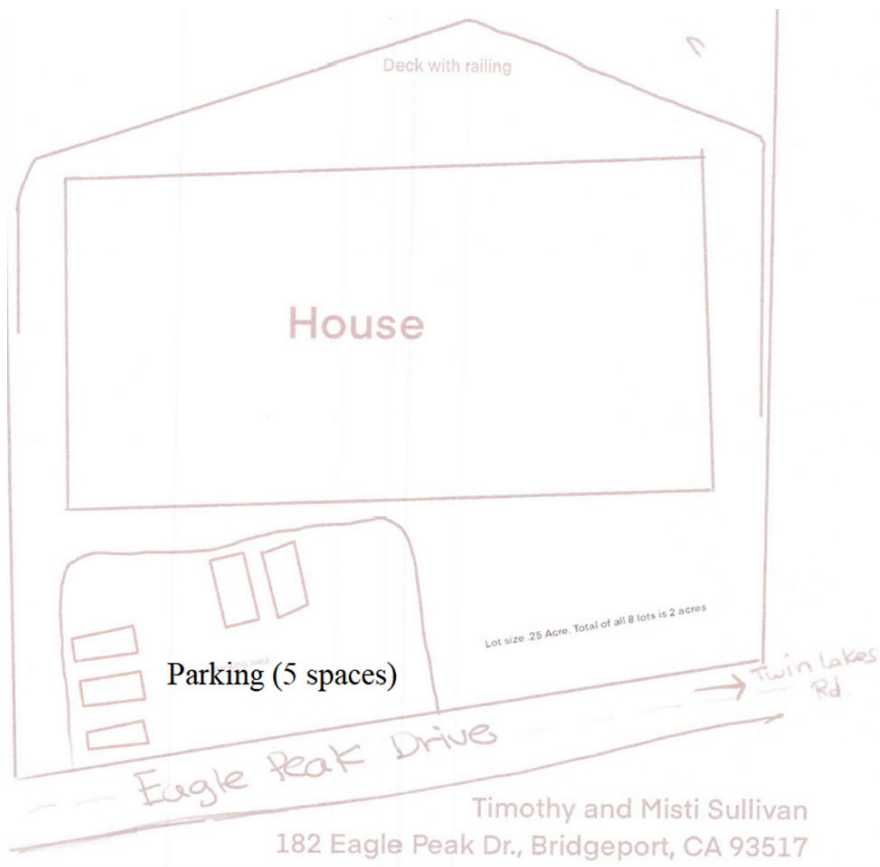


Figure 5: Parking area in front of the residence



III. Avalanche Hazards

The Safety Element contains goals and policies for hazards that pose the greatest risk in Mono County, including avalanches:

GOAL 4. Avoid exposure of people and improvements to unreasonable risks of damage or injury from avalanche hazards.

Objective 4.A.

Limit development that attracts concentrations of people in historical avalanche paths (Conditional Development Areas) during the avalanche season.

Policy 4.A.2. *Promote seasonal rather than year-round land uses in conditional development areas.*

Action 4.A.2.a. *Require new commercial development projects in conditional development areas to discontinue operations during the avalanche season, unless mitigated as specified in Action 4.A.1.a. The avalanche season is considered to run from November 1 to April 15 of the following calendar year. Upon application, the Board of Supervisors may change the foregoing dates for specific areas if it finds that public health and safety will not be affected.*

The Mono County Land Use Element also contains guidance for seasonal operations:

25.080 Additional requirements.

Any person or entity that leases, rents, or otherwise makes available for compensation, a single-family residence approved pursuant to this chapter, for a period of fewer than thirty (30) days,

must first obtain a Short-Term Rental Activity Permit pursuant to Mono County Code Chapter 5.65 and comply with all applicable requirements of that permit prior to operating.

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

As a condition of this Use Permit, short-term rental operations shall not occur from November 1 to April 15. The residence is located within an identified avalanche path, as shown in Figure 5 below.

Figure 6: Twin Lakes avalanche map (project location indicated by red star)



LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)

The LDTAC reviewed and approved the application for processing on January 3, 2022. The draft conditions of approval for this project were reviewed by LDTAC on March 7, 2022, and no comments were received on the conditions.

PUBLIC HEARING NOTICE

A notice was published in the February 5, 2022, edition of The Sheet. Notices were also mailed to all property owners within 500' of the project site.

COMMENTS RECEIVED

A total of 29 comment letters were received on the project (Attachment 1). One letter was in support of the project, while the remaining letters opposed the project.

To summarize, the following concerns were stated:

- Safety was stated as a concern by several letters. Commenters brought up that short-term rentals often attract visitors that are not aware or respectful of local rules, including those relating to fire dangers. Concerns about the location of the emergency contact (Bridgeport) were also raised.
 - Staff response: If the permit is approved, a will-serve letter will be required from the Bridgeport Fire Department. The rental would be subject to all requirements in Mono County Code Chapter 5.65. The emergency contact is located approximately 10 miles from the site.
- Noise was a notable concern raised. Commenters mentioned that short-term renters often create more disturbance.
 - Staff response: Short-term rentals are subject to Mono County Code Chapter 10.16 - Noise Ordinance, and a 24-hour management contact that would handle a noise complaint must be posted on the property.
- A letter from the local HOA, the Twin Lakes Property Owners Association (TLPOA), was submitted that outlined the process for updating CC&Rs in 2021 that prohibited short-term rentals. The vote had an 80% participation rate from TLPOA members, with 90% voting in favor of prohibiting short-term rentals.
 - Staff response: The County does not enforce HOA CC&Rs, but opposition from an HOA may be considered reasonable opposition and grounds for denial by the Planning Commission.
- Concerns regarding the impact of short-term rentals on long-term housing stock.
 - Staff response: The Board of Supervisors has recognized this potential impact and is evaluating a potential short-term rental moratorium on future applications.
- One support letter stated that short-term rentals can be a positive for the community when managed properly. Short-term rentals also provide tax revenue for the County.
 - Staff response: Short-term rentals are subject to Transient Occupancy Tax (TOT) and provide revenue for the County.

Reasonable opposition by neighbors who may be directly affected may be considered by the Planning Commission as grounds for denial, as stated below in Land Use Element, Action 1M.3.c. and 25.015.C. Opposition letters were received by the HOA and four property owners within 500 feet of the site. Additional letters of opposition came from Twin Lakes property owners primarily on the south side of the lakes. All properties are accessed by Twin Lakes Road, which is the same access road for Eagle Peak Drive. The short-term rental may cause minimal increased traffic on Twin Lakes Road but not more than a typical residential use.

Action 1.M.3.c. *Opposition by a Homeowner's Association (HOA) Board on a short-term rental application shall be considered and may constitute reasonable neighborhood opposition. The HOA Board should send a Board-approved comment letter on the project to the County prior to the public hearing or testify at the hearing.*

§25.015.C *Unless explicitly states otherwise in this Chapter, short-term rentals covered by this Chapter shall operate in compliance with this Chapter, Chapter 5.65 of the Mono County Code,*

and all applicable Area Plan policies, and must exhibit no reasonable opposition from neighbors within 500 feet of the subject parcel.

Figure 7: Location of opposition letters from property owners within 500'



CEQA COMPLIANCE

Under CEQA Section 15270, projects which are disapproved, CEQA does not apply to projects which a public agency rejects or disapproves.

USE PERMIT FINDINGS

In accordance with Mono County General Plan, Chapter 32, Processing-Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a) The site is adequate to accommodate a short-term rental for up to ten persons and five vehicles. The single-family dwelling is compliant with existing standards for SFR, including setbacks, parking, and lot coverage. The project is also compliant with Chapter 22, Fire Safe Standards. Short-term rentals are operated in a manner similar to residential occupancy.
 - b) The property owner owns and operates other commercial nightly rental operations in the community, and this unit is only for rentals and not the residential use of the applicant. The project does not meet Policy 1.M.2 and therefore the finding cannot be made.

Policy 1.M.2. *Short-term rentals in single-family residential neighborhoods should support a model for the supplemental sharing of excess assets, rather than a full business or investment model.*

2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
 - a) The parcel is accessed by Eagle Peak Drive. The road is not plowed in the winter. All parking must occur on-site. Off-site parking is prohibited, even when the road may have snow. The kind of traffic generated by the proposed use is similar to that of the existing residential uses. The driveway also meets Chapter 22, Fire Safe Standards. The finding can be made for the project.

3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:*
 - a) Reasonable opposition by neighbors who may be directly affected may be considered by the Planning Commission as grounds for denial, as stated below in Land Use Element, Action 1M.3.c and 25.015.C. Opposition letters were received by the HOA and four property owners within 500 feet of the site.

Action 1.M.3.c. *Opposition by a Homeowner's Association (HOA) Board on a short-term rental application shall be considered and may constitute reasonable neighborhood opposition. The HOA Board should send a Board-approved comment letter on the project to the County prior to the public hearing or testify at the hearing.*

§25.010

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

§25.015.C *Unless explicitly states otherwise in this Chapter, short-term rentals covered by this Chapter shall operate in compliance with this Chapter, Chapter 5.65 of the Mono County Code, and all applicable Area Plan policies, and must exhibit no reasonable opposition from neighbors within 500 feet of the subject parcel.*

- b) Opposition stated concerns with safety, noise, impacts to housing, and conflicts with HOA CC&Rs.

This finding cannot be made.

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*
 - a) The Single-Family Residential land use designation allows the use of a property as a short-term rental consistent with Chapter 25 and area plan policies.
 - b) The project is located within Twin Lakes, a community where not owner-occupied short-term rentals may be permitted.

This finding can be made.

This staff report has been reviewed by the Community Development Director.

ATTACHMENTS

Attachment 1: Public comment letters

Attachment 2: Noticing

MONO COUNTY

Planning Division

NOTICE OF DECISION - USE PERMIT

USE PERMIT: CUP 22-001

APPLICANT: Misti Sullivan

ASSESSOR PARCEL NUMBER: 010-313-003

PROJECT TITLE: Sullivan Short-term Rental

PROJECT LOCATION: 182 Eagle Peak Drive, Twin Lakes

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHELD AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION: March 17, 2022

This Use Permit was denied on the basis that the required findings could not be made.

MONO COUNTY PLANNING COMMISSION

DATED: March 17, 2022

cc: X Applicant
X Public Works
X Building
X Compliance

From: [David Amatore](#)
To: [Bentley Regehr](#)
Subject: Twin Lakes Estates
Date: Friday, January 21, 2022 8:56:22 AM

You don't often get email from rdamatore@yahoo.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Mr. Regehr:

My wife and I own property in the Estates. We have a home where we live approximately six months a year and recently have purchased an adjacent lot. When we moved to Minden, Nevada eleven years ago we began to look for a place in the mountains where we could escape in the summer months. We initially explored the Lake Tahoe region because of its beauty and proximity to our home. We were seriously thinking of buying a home until we realized that many of the homes and condos were used as short-term rentals. The last thing we wanted was to invest in a getaway home and have continuous parties in our neighborhood. We decided against Lake Tahoe for that reason even though from an investment standpoint, a Lake Tahoe purchase would garner a great deal of appreciation over time.

Eight years ago, we discovered Twin Lakes. We rented cabins at Twin Lakes Resort for the first two years in order to make an informed decision if we chose to buy. After spending time in the Estates and talking to owners, we decided that, in part, due to peaceful environment and lack of short-term rentals, we would buy a home. Last summer we were made aware of at least two of our neighbors were renting their homes. While these homes are not near our house, the traffic and cars parked in the street were apparent. We feel that short term rentals in the Estates would be a detriment to its peaceful and calming environment.

David Amatore

230 Parker Dr.
Bridgeport, CA

(541) 759-4848

From: [Kellie Annett](#)
To: [Bentley Regehr](#)
Subject: Short Term Rentals in the Twin Lakes Subdivision
Date: Monday, January 24, 2022 10:02:07 AM

You don't often get email from monovillage1952@yahoo.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Attn: Bentley Regehr; Mono Co. Planning Dept.

As this is an issue that we feel to be very concerning, we are putting our thoughts down in writing with the very real hope that this matter can be put to rest once and for all.

As you may or may not be aware, the current lease holders at Twin Lakes Resort, Timothy and Misti Sullivan, submitted an application for a use permit and short term rental activity permit for their very recently purchased property in the Twin Lakes Subdivision, that includes a run down home and several lots.

It is obvious to anyone familiar with this situation that the Sullivan's applied for said permits as the sole result of the Twin Lakes Property Owner's Association having filed an amendment to the CC&R's that govern the Twin Lakes subdivision. The amendment, in which a 90% majority of the property owners voted to deny short term rentals in the area, was filed with the County Recorder's Office on Nov. 2, 2021.

The Sullivan's sole purpose in purchasing said property was to use as a rental. Once they discovered the passage of the TLPOA's adjustment to the CC&R's, they filed with the Mono Co. LDTAC on Dec. 3, 2021.

The Sullivan's request was added to the LDTAC Agenda for Jan. 3, 2022 @ 1:30 pm. The Sullivan's did not bother to attend said meeting, however forty four residents in the subdivision did take the time to check in at the zoom meeting.

We very much hope that all of the following factors will be taken into very careful consideration should the Board of Supervisors be presented with any further actions by the Sullivan's or the Mono Co. Planning Dept. with regard to this situation.

- 1) The Sullivan's sole purpose for purchasing said property was to use as a rental. They have since put said property back on the market for sale.
- 2) The Sullivan's stated that they would be the emergency 24 hour contact for rental property. However, they have also put their primary home in Bridgeport on the market, and as far as we are currently aware, are in the process of moving to Nevada. This would obviously leave said property completely unattended and unsupervised.
- 3) The lot in question is not zoned for a rental property, and the Sullivan's have not applied to attempt to have the property re-zoned as far as we are aware.

The main reasons that the TLPOA chose to put short term rentals to a vote, involve the overall protection and continued serenity of the Twin Lakes subdivision. Short term visitors are unaware of the extremely precarious situation with fire in this environment, and would obviously not be adversely affected should a fire take out the more than 200 homes in the area. Other recent problems have included trespassing, late night out of control parties, unsupervised dogs running loose and chasing individuals, the dumping of live BBQ coals onto property, unattended fires outside, fast driving vehicles, and property theft, to name just a few.

We implore you to put a swift end to this matter before it goes any further. Simply given the fact that they intentionally did not show up to the LDTAC meeting should be enough to make anyone very aware of how little respect they have for the area, or the neighbors that reside there.

We appreciate your time to take our concerns and the concerns of our neighbors into account.

Very sincerely,

Norman & Kellie Annett
(Homeowners in the Twin Lakes Subdivision as well as owners and operators of
Annett's Mono Village Fishing Resort)

1/1/2022

Regarding the Sullivan's application for a STR in the Twin Lakes development, Bridgeport

Members of the Planning Board,

By the time the Sullivans purchased the house at 182 Eagle Peak drive it had been vacant for many years.

The house suffered mightily during the years it remained vacant. It suffered roof leaks, structural damage and vermin infestations.

It was good to see that someone had purchased the house and was at least attempting to fix it up.

The Sullivans purchased the property in 2021 for \$299k including the adjacent lots. Currently they have it listed for \$649k online.

Now they are simultaneously trying to convert it to an STR. One has to wonder if the plan is to sell the property to a company or individual investor that specializes in STRs with an approved application in place.

Our opposition to the Sullivan's application as well as STRs in general in the Twin Lakes development is predicated on the following.

In a neighborhood you have individuals invested in the peace and security of the neighborhood. They must at least face their neighbors and it's in everyone's best interest to get along and protect the neighborhood. Short term renters don't have any connection to the community. They may never revisit the property again. They come and go.

Anyone who researches STRs online can find one horror story after another.

While the Sullivans may be able to closely monitor the activities of their guests at their resort, there will be no such supervision at this rental. No "on site" supervision. What about loud music, parties, drunken confrontations, fireworks, vehicles racing up and down the roads?

Not only can they not assure us it won't happen, they cannot provide us with a remedy other than making complaint calls to them and hoping there is a response. Maybe we'll get someone to answer the phone, maybe not. In either case we don't feel we should be spending our time at Twin Lakes policing their investment. We're sure our neighbors feel the same way.

The roads in our subdivision are maintained by the people who live here not Mono county, they are native soil, not paved....who will repair the damage done by a continual flow of short term guests using this rental? We already fight water runoff issues and ruts in the roads.

It's a large house with the potential to house several families at a time, that's what a lot of folks do, pile in the bodies and split the rent.

Their plot plan shows parking for at least five vehicles, a “large parking lot”.

Whereas an existing property owner might make one trip per day and seasonal owners much less than that on average, this rental might result in dozens of trips per day for many months of the year.

Cal Fire currently lists the Twin Lakes development as “high” or “very high” on their Fire Hazard Severity Zone maps and they are in the process of updating those maps. The likelihood is that those maps will become even more damaging to those seeking to insure their properties in Twin Lakes. After July 1st any home sold in those two designations anywhere in the state, will be required to have a Compliant Defensible Space Inspection. This rental would not be subject to the inspection unless it was sold. Fire insurance is becoming harder to get and more costly, who will indemnify us if one of their guests starts a fire? Certainly not the guest. How would we even know if the Sulivans were cancelled by their insurance company? One wonders what the premium would be on an SFR in a private neighborhood whose residents are transitory? Is the house currently insured? Increased usage by their guests results in increased exposure.

Their application states there are no homes adjacent to their property....that’s not true. Their application makes use of the 7 additional lots they purchased with the house. Their property abuts several homes under 50’ from their property line, 8 homes under 200’ and 11 homes within 500’. None of which has received any written notification of this application. If not for the grapevine and TLPOA we would have not known anything about this application. Interestingly it was filed in the middle of winter when so many property owners are away.

The house is listed as having been built in 1967 but talking to long term property owners, it was built prior to that. Most likely the records were lost in the fire at Mono county’s storage facility near Mono lake many years back.

In any case the septic system installed there was sized for occasional use by a family, not by up to ten persons at a time for what could be many months of the year. The Sullivans cannot provide the Board with documentation that proves otherwise.

If STRs are allowed in the Twin Lakes development this will become a serious problem as many cabins have little more than seepage pits, cesspools or undersized septic systems. STRs would be better placed in areas with community sewage systems that can handle the added load.

For years many vacant lot owners in TL were denied septic permits due to the moratorium because of water quality concerns, how can Mono county look the other way now?

What accommodation has the applicant made with the water company, Twin Lakes Enterprises for increased water usage? We pay a set yearly fee to the water company, in the event capacities need to be increased, who bears that cost? Again most owners have little impact on water use as they are not full time residents. What about up to ten people at a time for months on end? Why should the increased cost of this utility be placed on the rest of TL residents or TLE? TLE is already asking residents to reduce consumption during the drought. The water use

from that one house could easily be more than the combined use of all homes within that 500' distance as mentioned above.

Soon in California, disclosure of a nearby STR is likely to be made mandatory when selling one's home just as other adverse conditions that might exist. Who compensates sellers for reduced values and longer listing times needed to sell?

Near as I can tell, the Sullivans are good people, though we don't know them personally, they've worked hard and done a good job with the resort. We wish them well with their investments but turning Twin Lakes into one big hotel which would likely be the case, as more STR applications are likely to be filed, is just not appropriate for the neighborhood.

Planning is aware that the folks in Twin Lakes have already overwhelmingly voted against STRs, we are asking them to respect that vote. There are compelling infrastructural reasons why STRs are not appropriate here.

Sincerely
Bruce and Constance Krtek

From: [PATRICK CATES](#)
To: [Bentley Regehr](#)
Subject: Use Permit 22-001/Sullivan
Date: Sunday, March 6, 2022 10:38:58 AM

You don't often get email from paddycates@aol.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

March 1, 2022
 Mono County Planning Commission
 Attn: Bentley Regehr

To Whom it May Concern;

We oppose the approval of “short term rentals” being proposed for the Twin Lakes Estates area of Bridgeport. The roads within the subdivision are maintained solely by the individual property owner whose property abuts the section of road in front of and/or behind their property. With increased traffic the roads will be degraded faster and each owner will have the expense and added labor of maintaining the road by their property. More traffic means more noise and dust, which will affect the cabin owners who pay the property taxes and come to this area for for the peace and tranquility that it provides. Most of the properties are not occupied consistently through the season. Rental units would most likely be occupied on a much more consistent basis thus negatively impacting the owners who are present.

Many of the cabins in the Estates have been owned by families through several generations, it is not uncommon that the cabins were built by the owners themselves. The owners have a vested interest in preserving the area for the peace and tranquility that first brought them to the area. We are sure that the original intent of Norman and Alpha Annett was not to turn this area into a transient rental area. It is not unusual when being at one’s cabin to not have the adjacent cabins occupied. We are sure you are aware that the city of Mammoth Lakes has forbidden transient occupancy for single family homes. We are a recent new build to the area, (Patrick has been coming to Twin Lakes for 61 years, Virginia for 50), and being a new build we most likely are paying some of the highest property taxes in the area. We would probably be ones to benefit the most from the ability to rent our cabin, but we would never consider renting our cabin out of respect to our neighbors.

We own a Condo in Mammoth; the unit above us rents. It is not uncommon for the renters to over populate the unit, with more people than allowed by city ordinance. Often this is done to cut the per person cost down. More people leads to more noise, more sewage, electrical and water use. These are done without anyone at the scene regulating these acts. Units that rent through companies like VRBO have no brick and mortar office to contact when the tenants are being too noisy or overpopulating. Who would monitor this rental and any other which might be approved in the future?

We as property owners should not have to “police” other’s properties but if this application is approved will others then put their properties on a transient rental basis, and as stated above it is difficult to contact owners when properties are rented though VRBO etc. The properties within the Twin Lakes Estates are on a septic and the water comes from a well. Over populating either by transient rentals or by consistently being occupied by a rental clientele in the subdivision could over tax our systems. The individual septic systems are not designed for such use. The water system is a small one.

We do not feel that short term occupants will be as concerned about fire danger. These transient occupied homes tend to become locations for bachelor parties, etc. SCE has been doing “Public Safety Power” shutoff in fire seasons, thereby putting strains on the electrical infrastructure. Without power, occupants will resort to fires and candles for heat, cooking and light. People who come to the mountains like having outside “campfires” for entertainment. Again, no one would be regulating these campfires. Fire is a grave concern for the owners in the subdivision. A lot of renters today think that because they are paying to use the property they can do whatever they want.

Should this request be approved how could others be denied? Approval would be devastating to the existing homeowners, as stated before, many have put their own sweat equity (including ourselves) not to mention hard earned dollars to obtain their vacation home or in some instances full time residences. To change the game plan now is just wrong.

In closing, a reminder about the recent overwhelming vote of the homeowners which clearly stated the overwhelming majority desire to not allow “short term” rentals.

Sincerely,
 Patrick and Virginia Cates
 345 Lakeshore Dr. Twin Lakes Estates
 Paddycates@aol.com

Sent from my iPad

From: thomaskoons@hotmail.com
To: [Bentley Regehr](#)
Subject: Sullivan Application for Short Term Rental at Twin Lakes, Bridgeport
Date: Thursday, January 20, 2022 7:26:19 PM

You don't often get email from thomaskoons@hotmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Mono County Planning Commission
Attn: Bentley Regehr
Re: Sullivan Application for Short Term Rental at Twin Lakes, Bridgeport

In response to the Sullivan's application for the short term rental at Twin Lakes, the following are some of my concerns. First of all, in much of the Sullivan's private and public correspondence in reference to their proposed short term rental, they have insinuated that if we are opposed to short term rentals and the tax revenue they would generate, that we do not care about the children and working people of our community. Confident in their assumption that Mono County elected officials and County employees will support them, they have implied that we should be prepared to be 'spanked' at the County meetings regarding their application for a short term rental.

The majority of homeowners in the Twin Lakes residential area purchased their properties in a rural and peaceful environment to live away from city life and all that it entails. To state that we do not care about the community is insulting. What we care about is not turning the area into a suburb of Los Angeles or San Francisco where quality of life is almost unattainable and where profit supersedes all considerations around the human condition. Local ranchers around Bridgeport placed their ranches into conservancies for many reasons, but one important reason was to preserve the valley and hold off the onslaught of profiteers that would destroy what we are. Does every community need to submit to the god of profit or do they have the right to opt out? Creating a "revolving door" and influx of people who have no ties to the community or responsibility to their neighbors will erode the residential community we homeowners have come to value at Twin Lakes Estates. Profiteering is not how you improve the quality of life in your community or for your children.

Short term rentals have led many cities and communities into crisis. London, San Francisco and Truckee. Mammoth, for example, have issues with affordable housing for the working class, exacerbated by the trend toward short term rentals. Long term renters are evicted because short term rentals provide higher profits for the speculators. Mammoth's community is suffering from a shortage of workers and affordable housing for them, so the solution is for the taxpayer to subsidize and build low income housing, letting the taxpayer carry the burden.

The Twin Lakes property owners recognized this to be a detriment to our lives and held a legal vote on the short term rentals issue. A large majority of property owners voted to stop this activity in our community. The TLPOA's CC&R's were amended and registered with the County. The Sullivans, aware of the CC&Rs and the objection of the community majority, felt that they were entitled to circumvent us and do whatever suited them. The Sullivans misrepresented several issues on the application and that alone should have been grounds for rejecting their application.

The overwhelming results of the Twin Lakes Property Owners' vote and registered

amendments to the CC&R's should have put an end to this issue in our subdivision. Let our County give the community's majority ruling the weight it deserves and be reflected in Mono County's regulations.

Regards,
Thomas and Bridget Koons
12 Eagle Peak Drive
PO Box 684
Bridgeport, California 93517

Sent from [Mail](#) for Windows

January 2, 2022

Charles E. Davis, M.D.
4343 Ampudia St.
San Diego, CA 92103

Mono County Community Development Department
PO Box 8
Bridgeport, CA 93517

Dear Members,

As a member of the Twin Lakes subdivision, I want to voice my strong objection to the short-term rental application by the owners of the Lower Twin Resort and list some of the reasons for my position. My wife and I have owned our cabin since 1995 and have paid more than \$30,000 in Mono County real Estate Taxes during that time. We spend six months every year at our cabin, and do most of our shopping in Bridgeport and Mammoth Lakes, so we feel that we are real members of the community.

You will have heard many of these concerns previously, but they are worth repeating. I will list them and cite experiences that confirm that they are bona fide.

Fire danger: you are aware that the subdivision is in a box canyon with only one road out to the highway. We and other residents have observed hot coals dumped in the dirt road to our cabins. We have also heard gunshots on more than one occasion.

Wildlife danger: Renters have left trash in yards and on the roadway. This attracts both deer and bears. You are well aware of the danger bear encounters pose both to people and the animals. We have also observed individuals feeding deer by hand. Again, this misadventure is dangerous to the person and dangerous to a deer that injures someone, as well as interfering with the independence of the deer population.

Pollution: Renters have thrown non-biodegradable objects in our pristine lakes and have fished in off-limit locations. Although this is more important than the noise pollution from loud parties that last until late at night, this noise degrades the backcountry experience that drew many of us this particular area.

I should add that I'm sure that many of the people in STR's intend no harm. Unfortunately, the majority of them have no experience in settings such as ours. This lack of understanding could have disastrous consequences ranging from major fires to death from bear encounters or a misfired firearm.

Please take our concerns seriously and deny this application by Timothy and Misty Sullivan for STR's in and near our subdivision.

Sincerely,

Charles E. Davis, M.D

January 23, 2022

Mono County Community Development Department
P.O. Box 8
Bridgeport, CA 93517

Re: Short Term Rental Application –Timothy & Misti Sullivan, 182 Eagle Peak Drive, Twin Lakes.

Dear County Official,

This written correspondence is ***in opposition*** to the above noted application for a short-term rental application. I am a landowner in the Twin Lakes Estate subdivision, I am currently in the process of completing plans and engineering for a residence for construction.

I am a recently retired Deputy Fire Chief/Fire Marshal with direct experience in dealing with the short-term rentals as it relates to code enforcement, safety, and complaints. STR's are plagued with all types of issues, many are very serious issues that create direct life safety issues for the renter and for the adjacent neighbors, neighborhood, and emergency responders.

Single family residences are just that, a dwelling unit designed and constructed for one family, STR's are commonly not controlled/supervised like a hotel/lodge. In many cases multiple families or large groups of people cram into a residence overcrowding the residence creating all types of problems including the following:

Exterior of Building:

- Exceeding parking limits of property causing excess vehicles to spill into roadway blocking neighbors and emergency responders.
- Parking of vehicles in flammable vegetation causing the ignition of vehicle fires/vegetation fires.
- Destruction of roadways and associated drainage systems on dirt roads.
- Dumping of hot ashes from barbecue/fireplace into non approved receptacle or in flammable vegetation.
- Discarding of hot smoking materials outside of residence in areas of flammable vegetation.
- All types of complaints related to noise, trash, traffic, and parking.
- Increased traffic on limited improved or unapproved roads and streets.

Interior of building:

- Over crowding of dwelling design exceeding emergency exiting systems from each floor level and building in general.

- Standard residential cooking equipment no capable of supporting multiple families or large groups.
- Overloading of sewage/septic system designed for single family use, not commercial use with multiple families/people resulting in system failure.
- Additional demand on water system/service.

The above items are just a few issues related to STR's as it relates directly to the residence/dwelling and the adjacent neighbors and neighborhood. Local governmental agencies and emergency responders responsible to enforce codes and respond to emergencies are greatly affected by STR's. The issues created from STR's increase call volumes for all emergency service organizations, including law enforcement, fire, and emergency medical services. In addition to emergency services, local government enforcement agencies required to inspect, enforce codes, and respond to complaints are all routinely affected.

In many cases the dangers associated in responding to STR's are greatly increased to due to the lack of enforcement of the adopted occupancy regulations, causing overcrowding conditions with occupants there to "PARTY" in many cases.

Our local emergency responders are limited in the services they can provide at any given time due to a volunteer fire system, limited emergency medical services/paramedic, and law enforcement personnel on duty at any given time.

In addition to the emergency response, will the STR have a complete fire life safety/building code inspection completed to ensure the structure is safe overall for not only the occupants but to ensure the adjacent neighbors and neighborhood is protected. Safety items of consideration shall include but no be limited by the following:

- Working smoke detectors per the building code.
- Certified operational potable fire extinguishers provided in approved locations.
- Approved exit doors and stairways.
- Approved parking areas free of flammable vegetation.
- Safe building features, cooking equipment, decks, deck/stair railings, hot ash disposal containers, functional windows for emergency exit, emergency exit lighting where required.
- Automatic fire suppression systems (Fire Sprinklers)
- Approved phone system to contact emergency services due to lack of cell phone service to area.

The burden for STR's is often placed on the local governmental agency to manage without an increase in sufficient funding or staffing, the limited amount of taxes generated from STR's in my experience will not fund the increase in demand for services.

The location of this proposed STR is in a very rural area with limited vehicle access, an extreme/high wildfire classification hazard as classified by Mono County and the California Department of Forestry (Cal-Fire). Individuals must respect fire issues related to the area; Mono County has recently suffered a major loss in the northern part of the county with the very destructive Walker Fire that destroyed multiple structures. As a result of the Walker Fire, Mono County has lost a significant amount of revenue, removing multiple dwelling and structures from the tax rolls, another fire like that in the Twin Lakes area would be detrimental to Mono County as it relates to the tax role and sales tax loss to the Bridgeport business community.

It is in my professional and personnel opinion that it would not be in the best interest for STR's to be allowed, not only in the Twin Lakes Estate, but in other remote parts of Mono County. The small financial benefits that may come with STR's are far less than all the issues and the future demand for additional services that will be generated.

The cost of full-time personnel is increasing each year, to add additional personnel for emergency services and local government will never be fully covered by the fee's generated by having STR's. The life safety dangers to occupants of STR's, individuals of neighborhoods, and the quality of life in each area are far more important than the small amount of revenue generated by these types of occupancies.

Respectfully Submitted,

Steve and Marianne Eisele
19 Westwood
Twin Lakes, Ca. 93517

Mailing Address
1859 Pinto Circle
Gardnerville, NV 89410
Ph:775-450-3181
seisele@charter.net

March 3, 2022

ATTN: Mono County Planning Commission

RE: Bridgeport Twin Lakes - Short Term Rentals

Dear Planning Commissioners,

My family and I have owned a home in The Twins Lakes subdivision since 2013. Prior to purchasing our property we have vacationed in the Twin Lakes Area since the mid-1970s. We believe we have a well rounded perspective from both sides, as vacationers and now as homeowners.

Vacationing in the area for many years at Mono Village and other established campgrounds in the area we were able to see a wide variety of vacationers. Many are responsible individuals. *Some* believe vacation is a time to cut loose and disregard rules, regulations and laws. With on-site staff and security at Mono Village and hosts at other campgrounds, the majority of unruly behavior is quickly diffused. This is one of the reasons we strongly oppose allowing Short Term Rentals in the Twin Lakes area; there will be no on-site staff or security to maintain proper order at these rentals, if they were to be allowed. Illegal campfires, fireworks, speeding, off-road vehicles, harassing and feeding wildlife, gunfire, loose pets, the list goes on. Not every vacationer participates in these activities but no amount of security deposit, interviewing, or general judgment of character can weed out those that will when “vacation mode” kicks in. There will be no on-site security or staff to forbid such behavior. It will only take a single negligent act by one individual to result in a tragic accident, destruction of the flora and fauna or a wildfire that would consume the entire Twin Lakes Area.

When we purchased our home in the Twin Lakes subdivision it was with the agreement that STRs were not allowed. Anyone purchasing a property within the subdivision is made aware of this. The recent vote within our community to uphold the regulation disallowing STRs shows there is no desire by the majority to change this regulation. The community has spoken. The residents of the subdivision are major contributors to the local economy and the county tax revenue, and their opposition should stand tall.

We ask you all to please reject the application for Short Term Rentals in our community. The activities that a STR property will eventually produce will be catastrophic in nature.

Sincerely,
The Fry Family
Westwood Drive

From: [Heather Green](#)
To: [Bentley Regehr](#)
Subject: Application for short term rental in Twin Lakes subdivision
Date: Thursday, January 27, 2022 4:15:49 PM

You don't often get email from heatherfamilylaw@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear Mono County Planning Commission,

We write to oppose the application for short-term rentals at Twin Lakes.

First, Twin Lakes has recently amended our CC&Rs to prohibit short term rentals, which should be strongly considered.

The concerns that led to the CC&R amendment are equally applicable to this application. One of these concerns is personal safety. The current residents of Twin Lakes are all property owners, and are very invested in the area – many of us for decades – and are responsible to the community for both our own behavior and the behavior of anybody that we invite. We do not bring complete strangers to visit, and when we bring friends or family, we are also present and can observe and inform them of any behavior that would be unacceptable to the community. Short term renters, even if informed of certain behaviors, have no deep-rooted concern for the community.

Further, there is nothing that prevents a short-term rental from being occupied by criminals, substance abusers, sex offenders, pedophiles, and vandals. Even in San Francisco, our community prohibits short term rentals for safety and security reasons. Renters could be local, or they could be from another state or country. One can claim that all rental applicants would be vetted, but there is no guarantee that accurate information will be given, or that the people who actually occupy the rental will be the same people who were approved. Perhaps the renter would appear respectable, but perhaps not the friends – or friends of friends, who come with the renter and may be troubled or have criminal records. These renters will enjoy the property, *usually unobserved by the owners*, and unfettered by any feeling for the community. Once they leave, it may well be impossible to track them down and return them to Mono County for prosecution of any offenses committed.

Twin Lakes is not a city, nor even a town. This rural area is highly vulnerable with regard to safety and law and order. Most of its residents are not present for most of the year, which leaves their properties vulnerable to break-ins and vandalism by short-term renters looking for things to steal or vandalize. If the residents are home, they may be subject to physical

confrontations. We are a long way from the nearest law enforcement, ambulance or major fire support. We are on the edge of a National Forest, which presents a high fire danger most of the year. It would take only one careless renter to spark a major wildfire with a match, cigarette, or campfire, which could utterly destroy the entire area. It is already difficult to obtain insurance here: please help prevent it from becoming impossible.

We have a strong interest in preserving the environment of the area, including clean water, protection of flora and fauna, limitation of trash, etc. The tranquil local environment is a critical factor in our enjoyment of Twin Lakes (as well as our property values). Transient renters, with little or no oversight nor knowledge and love of the community, present an unwarranted risk.

We urge you to reject this application.

Sincerely,

Heather & Grant Green

Property owners

--

Law Office of Heather M.D. Green, CFLS
 660 Fourth St. #343
 San Francisco, CA 94107 - 925-416-2020
 hmdg@CA-FamilyLaw.com
heatherfamilylaw@gmail.com

From: [Lauren](#)
To: [Bentley Regehr](#)
Subject: Re: Use Permit Application for March 17 Planning Commission Meeting
Date: Thursday, February 24, 2022 3:34:29 PM

You don't often get email from lauren1863@icloud.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Mono County Planning Commission February 24, 2022
Attn: Bentley Regehr
P.O. Box 347
Mammoth Lakes, CA 93546

Dear Planning Commission,

I'm writing in reference to a Short-Term Rental Use Permit Application for the Twin Lakes Subdivision scheduled for March 17, 2022. My family owns a cabin and a lot in the subdivision and have been summer residents there since 1963. Five generations have enjoyed our cabin and we are hoping for many more great years to come.

Obviously, we've seen many changes in the Twin Lakes community over the years but one constant has been the spirit of camaraderie and mutual aid that prevails among us. I'm concerned that if Short-Term rentals are allowed in the subdivision, we will lose this important sense of neighborhood cohesion and pride.

I'm also concerned that our subdivision infrastructure will be negatively impacted by a sudden influx of users who don't understand the limitations and risks to our systems. Our water system has been able to keep up with demand during the extended drought but that could change at any time. Increasingly, we experience extreme fire danger and may not have the capacity to fight a wildfire, or safely evacuate from one. Many of our dirt roads are only passable because we drive slowly and know when to use four wheel drive. We have challenges with wildlife because people feed the bears and deer. We tend to be a quiet community with very little partying and noise. If Short-term rentals are allowed, I worry that we might lose this laid back atmosphere.

Short-term rentals are already available in our area at Twin Lakes Resort and Mono Village. These commercial resorts are "hardened" to accommodate out-of-town visitors, so I feel this use should be confined to existing properties.

The Twin Lakes Property Owner's Association has recently clarified our position regarding Short-term rentals in our CC&R's. I hope you will honor the community's concerns and not approve any applications for Short-term rentals in the Twin Lakes Subdivision.

Thank you for the opportunity to comment on this Use Permit Application.

Sincerely,

Lauren Davis

January 25, 2022

Mono County Planning Commission

Attn: Bentley Regehr

PO Box 347

Mammoth Lakes, CA 93546

Re: Opposition to Short Term Rentals in Twin Lakes Subdivision

Dear Sirs,

I'm a property owner in the Twin Lakes Subdivision and own 2 lots with my home. I have been coming to Twin Lakes since I was a child in the 60's by my father and developed a love for this area and its peaceful tranquility. I graduated college in 1984 and I took a picture of the location I wanted to build on and kept it on my desk as a goal to own a home here once I retired. That dream came true in 2006 with the buying of a lot and building at the exact location of my photograph from 1984. I have enjoyed living in this area and very much enjoy the close-knit nature of the subdivision we live in. We as a Property Owners Association have voted unanimously to ban Short Term Rentals and business use in our subdivision and keep it as residential use only as it was always intended. The reason I bought and built here is that it was residential use only and that it would stay that way. Help us to enjoy the homes we have invested so much into and Ban STRS and business use from our subdivision. My home will be given to my children when I pass away and this is my investment in their future to enjoy it as well. I oppose any use of our subdivision to allow short term rentals for the following reasons.

1. A short-term rental has no business being considered in a HOA community that unanimously voted to amend our CCR's to prohibit them and is not a compatible use of the area where we live.
2. This residential use only area needs to stay that way for the peace and tranquility we who have invested here desire. We are a large group of home owners who pay taxes and contribute to this community and town of Bridgeport as well as Mono County.
3. I have lived next to STR's in southern California and I have dealt with the following which destroys a neighborhood and pits neighbor against neighbor. Different people every week, walking thru your neighborhood, walking thru your property, driving too fast down the street, drunkenness, setting off fireworks, gunshots, fights, etc. They are there to get away and they celebrate, party, with loud music into the night, then leave and the next group comes and it repeats. Also, the amount of people coming and going overuse the capacity of the septic system which leads to overflows, clogs, etc. Basically, it is an unstaffed hotel and this doesn't belong in our residential area as we wouldn't allow a hotel to be built here as well. Furthermore, the complaints that come in will be called into the sheriff's office which will add to a workload of something they don't want to or need to deal with.
4. For example, the loud music, noise, parties, crowds and other issues that exist at STRS need to stay at resort locations previously zoned as commercial and non-residential and do not belong in our subdivision.

Please don't ignore the overwhelming wishes and vote of the people who live here and my comments and accept our CCR'S banning Short Term Rentals and Business use in our subdivision.

Thank you for listening to my opposition,

Sincerely,

David Lawrence; 62 Matterhorn Drive, Bridgeport, CA 93517

March 6, 2022

Mono County Planning Commission

Attn: Bentley Regehr

PO Box 347

Mammoth Lakes, CA 93546

Re: Opposition to Short Term Rental (Sullivan) in Twin Lakes Subdivision CUP 22-001(LDTAC meeting 03/07/2022)

Dear Sirs,

I'm a property owner in the Twin Lakes Subdivision and own 2 lots and my home. I'm trying to understand why this application wasn't rejected previously and is coming up again. I have done business with the Sullivans through the years at their Twin Lakes Resort and they have done well with their property. I'm glad for them and their success, but they already have a number of short-term rentals at their existing location and a business expansion of the Sullivans into our residential subdivision isn't appropriate and should be denied for the following reasons.

1. Per Mono County Code Short Term Rentals Chapter 5.65.040 permits Required (D.) "STR activity permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, an STR activity permit shall not be approved if a person with an ownership interest in the property, in whole or in part, has an existing STR activity permit on another property within Mono County." The Sullivans currently have short term rentals at Twin Lakes Resort and should be operating with a STR permit at that location already. They advertise on AIR bnb currently as well as other social media. Please deny on this fact.
2. We as a Property Owners Association (TLPO) have voted unanimously to amend our CCR's to ban Short Term Rentals and business use in our subdivision and keep it residential use only. This meets the requirement for neighborhood opposition by a Property Owners Association and is also an opposition same as neighbors to a property. Per "Mono County Short Term Rentals Plan Workshop: Action 1.L.3.c. Opposition by a Homeowner's Association (HOA) Board on a short-term rental application shall be considered and may constitute reasonable neighborhood opposition." Please deny on this fact.
3. Per Mono County Code for STR, residents within 500 feet can oppose. I live less than 500 feet from the property and I oppose this STR application and request it be denied.
4. The property has been listed for sale since November 2021 and was just removed 02/26/2022 just prior to this meeting, why go thru this process when it is going to be sold anyway. They will just re list it again.
5. This home has been abandoned for quite some time and was infested with rodents, feces, and urine smell so strong it was difficult to come thru the front door which was left open for a time. I had looked at this home to purchase and determined it needed to be completely re done with drywall, insulation, roof, etc., all removed and replaced. Was this done? Was this property approved for occupancy?
6. Fire risk. This property has a strange mixed roof with wood shingles (are they still legal?). We already live in a High-Risk fire area and with STR fires from people who are not familiar with this can cause a fire.
7. Septic. I don't understand how 10 people could be put in this home. Its only 4 bedrooms and the septic system will be overwhelmed.
8. I have lived next to STR's in southern California and I have dealt with the problems they bring to a neighborhood such as no on-site control. Different people every week, walking thru your neighborhood, walking thru your property, driving too fast down the street, drunkenness, setting off fireworks, gunshots, fights, outdoor fires, etc. Then they leave and the next group comes and it repeats.

Please don't ignore the overwhelming wishes and vote of the people who live here and my comments as well and accept our CCR'S banning Short Term Rentals and Business use in our subdivision and reject this application.

Thank you for listening to my opposition, Sincerely, David Lawrence; 62 Matterhorn Drive, Bridgeport, CA 93517

To: Mono County Planning Commission
Attention: Bentley Regehr
P.O. Box 347
Mammoth Lakes, CA 93546

From: Robert & Fauzia McClure
189 Hunewill Drive
Upper Twin Lakes. Bridgeport CA 93517

January 28, 2022

Dear Mono County Planning Commission,

We have lived at Twin Lakes for nearly 25 years. It is with great sadness that in the past few years, we have experienced new owners making Twin Lakes into a business with short-term rentals and mini hotels within our community. Code enforcement, albeit busy and understaffed, have been attentive to our concerns. We also contacted the Bridgeport sheriff on numerous occasions because of problems with these short-term renters. Due to distance, it takes the sheriff over an hour to respond.

Our biggest concern is the threat of fire in our beautiful Twin Lakes community. As a community, we unite to fight fires and usually have fires under control even before the fire department arrives, typically over an hour later. We have worked extremely hard to decrease fuel in our community so we can protect and pass this beautiful place to generations to come. The renters lack awareness of severe fire dangers: They have built bonfires in front yards, discharged fireworks, thrown out lit cigarettes, and parked their vehicles with hot catalytic converters atop dry deer grass on empty lots. We homeowners know our community well. The community is a maze of very narrow, single lane, un-maintained dirt roads. In the event of a carelessly started fire, especially during frequent high winds in this area, and with hundreds of renters who are unfamiliar with the road maze, there will surely be panic and chaos with multiple vehicles trying to find a way out, which will potentially cost many lives. Are a few dollars worth such a grave risk?

Our Twin Lakes community was never designed for 100% occupancy. The water system here is small but works for our designed community. A massive nitrate load increase in the lakes' water will certainly lead to polluted water and the destruction of threatened habitat and species. Over 90% of the cabins here get, at most, about two months of use per year, keeping our community sustainable with the existing infrastructure. Thus, we have had a long-lived community without any major catastrophes.

Additionally, we have dealt with vandalism in our community from these short-term renters including garbage and debris thrown on properties along with attempts to cut down our trees for firewood. We have seen and heard them shooting their guns while a resident is less than 30 feet

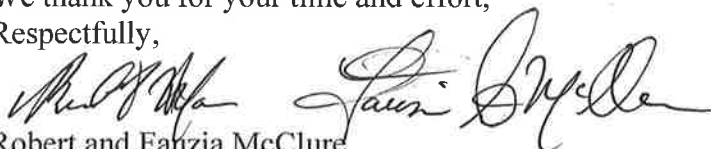
away. Noise from loud parties and music late into the night impact our peace and sleep. When approached civilly, these renters have reacted aggressively. To make matters worse, it is typically not one family who is renting, rather, multiple families with five or more cars showing up. They drive recklessly and without regard for walkers, hikers, animals, and property: We have nearly been hit several times by careless renters who have no vested interest in this area or community, just short-term hit and run.

As a family community, we have been good stewards of Twin Lakes. We all pitch in for lake clean-up and have designated days to do this. We protect each other and our community. We plead with you to please help save our beautiful Twin Lakes for us and the next generation. We'll share an example of just how short-term rentals negatively impact a given community: One of our family members has a cabin in Idyllwild, California. In the last five years, this area has grown to over 75% short-term rentals and has destroyed the family community. There are increasing fires, over-crowding, and crime which have become the norm.

To destroy Twin Lakes by allowing short-term rentals would be unforgiveable. Short-term rentals in this area are not monitored by remote owners. This duty has but shouldn't fall on community residents to police. Though we continue to work together as friends and neighbors to help each other out and to pull each other out of any difficulties, our efforts are becoming increasingly difficult with the rapid interest in short-term rentals. With an overwhelming majority, 200 to 20, our community was able to change the CC&Rs to keep short-term rentals out. Twin Lakes is no place for short-term rentals. Unmitigated disaster awaits if this is permitted. In your hearts and mind, you know this to be true. Please do not allow our community to be destroyed by short-term rentals as it will spread like cancer and will drive us out of our beautiful Twin Lakes. It will destroy what we have worked so hard for.

Please, don't sell out our children's future for 30 pieces of silver.

We thank you for your time and effort,
Respectfully,


Robert and Fatzia McClure
Twin Lakes Community
Upper Twin Lakes,
Bridgeport, California

To: Mono County Planning Commission:
 Attn: Bentley Regehr

Hi Bentley,

My name is Steve Norgord. I have been camping at Mono Village, Twin Lakes since I was a little kid, over 50 years ago. My wife Diana and I love the peacefulness and beauty of the Twin Lakes area but decided we wanted a little more peace and tranquility than the campgrounds so decided to look into purchasing a home at Twin Lakes Estates. One of the key decision factors in our desire to purchase in Twin Lakes sub-division was our realtor telling us that short term rentals were not allowed in the area. We purchased a cabin at 98 Westwood Dr. in July 2020.

My wife and I feel very strong on Not allowing Short Term Rentals at Twin Lakes Estates. Here are a few of the reasons why we feel so strongly about this.

- **Increased fire danger:** STR's do not have same care and passion for the area. They tend to be careless in the use of campfires, BBQs, or throwing cigarette butts.
- **Disregard for the area in general:** STR's tend to be there for a "good time" at the expense of the neighborhood.
- **Partying and after-hours loud noise:** Loud music and conversation late into evening. Sounds carry in the valley.
- **Trespassing:** Our cameras have seen "strangers" walking through our property while we are not there. Have heard several concerning stories from other homeowners. This would be compounded by STR's.
- **Concern for security of our properties:** Potential theft and vandalism.
- **Littering:** No regard for the environment.

In November 2021 Twin Lakes subdivision property owners voted on and passed "restricting short term rentals" in which we amended in the CC&R's.

- Needed 75% participation, received 80%.
- Needed 51% majority to pass, received **90%. (203 / 224 votes)**.

In summary, Twin Lakes Estates is a community in which the neighbors look out for each other and 90% do not want STR's. Most of us purchased property at Twin Lakes for the love and respect for the area and environment. The possibility of allowing Short Term Rentals would provide a few homeowners a financial reward at the expense of most of us paying the price in so many ways.

There are currently many STR rental options in the area with all the campgrounds and cabins for rent at Mono Village. **Please do not allow STR's at Twin Lakes sub-division.**

Regards,

Steve and Diana Norgord
 98 Westwood Dr.

Mono County Planning Commission
Attn: Bentley Regehr, bregehr@mono.ca.gov
Re: Short Term Rentals at Twin Lakes

January 26, 2022

I am writing regarding the issue of short term rental properties at Twin Lakes, and specifically regarding the Use Permit/Short Term Rental Permit Application submitted by the Sullivans for the property at 182 Eagle Peak Drive in Twin Lakes Estates.

We are adamantly opposed to the issuing of short term rental permits for properties located in Twin Lakes Estates.

We are homeowners in Twin Lakes Estates. When we were looking at properties for sale, our realtor made it very clear to us that short term rentals within Twin Lakes Estates are expressly prohibited by the CC&R's. This was a major factor in our decision to purchase here. Declarations of Restrictions that were established in 1955, 1959, 1989, and 2021 exist for the subdivision. Each one states that "No lot shall be used except for residential purposes." The Amendment (filed with the County) in 2021 further states that "Short Term Rentals as defined as rentals for periods of 30 days or less, for business or commercial ventures, are prohibited." This most recent amendment was the result of a majority vote of the property owners in Twin Lakes Estates in October 2021.

The last few years have seen an uptick among new property owners especially, who are ignoring the CC&R's and are commercially renting their homes on a short term basis. It is sad, but true, that many of the renters are not respectful of this special place and those of us who live here. While the owner of the rental property takes the profits, the rest of us pay the price in so many ways. We live with the very real fear that a wildland fire could be started by a careless renter with a cigarette, a BBQ, or a campfire. Our dirt roads are taking a beating. Repair is at the expense of the property owners. There are issues with litter, dogs, loud music and parties that go on until late at night. We pick up garbage that has been scattered by bears because it was left unsecured. This was not the vision when Twin Lakes Estates was created.

Most of us who own property in Twin Lakes Estates are here because we love and want to *protect and preserve* this special area, not because we want to operate a rental business here. There are plenty of short term rental opportunities available for the public within the immediate area. There are three resorts and numerous campgrounds offering over 450 camping spaces, over 25 cabins, and 18 motel rooms. This does not include what is available in the town of Bridgeport. Enforcement of all the potential issues associated with renters would become a nightmare burden on the board members of our Property Owners association. We ask you, the Planning Commission, to help keep Twin Lakes Estates a subdivision of residential properties only, the purpose for which it was originally intended, by declining requests for short term rental permits within the subdivision. Twin Lakes Estates was never meant to be an area for commercial enterprise.

Respectfully,
Debra and Don Ohnstad
80 Westwood Drive
Twin Lakes, Bridgeport, Ca.

From: [Bette Paules](#)
To: [Bentley Regehr](#)
Subject: Short term rentals Twin Lakes area
Date: Sunday, January 30, 2022 2:04:25 PM

[You don't often get email from dretcapt@yahoo.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

[EXTERNAL EMAIL]

As determined by a majority vote of the property owners in the area we are opposed to short term rentals for a variety of reasons. Degradation of existing properties, lack of existing parking, noise created by tenants are a few of my concerns. The absence of responsible property owners, no one cares for your property as the owner does. I hope that the board would recommend to the Board of Supervisors in opposition to short term rentals in the Twin Lakes Subdivision. Thank you for your attention regarding this matter.

Sincerely
David & Bette Paules
35 Lakeshore DR.
Bridgeport, CA.
93517

January 26, 2022

Dear Mr. Regehr,
Regarding: Twin Lakes Short Term Rental

Our family's love for Twin Lakes began 40 years ago. We were attracted to the beauty and serenity of the area when we were on our way home from an overcrowded, commercialized Lake Tahoe.


In 2003, we purchased a home on Twin Lakes Road across from Eagle Peak Rd. Over the years we have enjoyed hiking, kayaking, and fishing on Upper Twin Lake. On many occasions we just relaxed in our home enjoying the peace and quiet. Now we are extremely concerned that this may change. We are objecting to the permit that has been filed for a long term rental across the road from us. Our HOA, on behalf of all who have homes here, knows all of this will change if allowing this permit to pass. Once this happens, we feel there is no stopping permits of this kind to continue. If this goes through, we can say good bye to a life we have all know there.

Renters are not the same as most property owners. We fear the zoning for this untouched piece of the Sierras will change the life we love there. Please take this into consideration for us and for over the 200 Twin Lakes homeowners. Besides everything else, the house is in an avalanche and rock slide area and has been vacated for years and is falling apart.

Thank you for your time and consideration.

Sincerely,

Ann & Ken Payne
11901 Twin Lakes Road
760-932-9207
Or Pasadena 626-345-5221

Handwritten signatures of Ann M. Payne and Ken Payne. The signature for Ann M. Payne is written in a cursive style, and the signature for Ken Payne is also in cursive, appearing below Ann's signature.

Joseph Richards
3621 Beechwood Place
Riverside, CA 92506

January 16, 2022

RE: Short-term Rental Application, 182 Eagle Peak Drive, Twin Lakes

Mono County Community Development Department:

Our family owns two properties (homes) in the Twin Lakes Estates subdivision. We have been informed that Timothy and Misti Sullivan, operators of the Twin Lakes Resort, have applied for a short-term rental permit at 182 Eagle Peak Drive, in the northerly portion of the subdivision. We wish to go on record as opposing the proposal.

In the Fall of last year, Twin Lakes property owners voted, by a substantial majority, to approve an amendment to our CC&R's that prohibits short-term rentals. The amendment was recorded on November 1, 2021. We respectfully request that your office defer to the wishes of the property owners, and disapprove the proposed application.

The intent section of the Short-term rental regulations states: "This chapter is intended to establish a process to permit short-term rentals for single-family units that do not exhibit **reasonable opposition by neighbors who may be directly affected**, and when consistent with applicable Area Plan policies" (emphasis added). This statement is not one of several findings for approval. It is the primary finding and articulates the intended purpose of the regulations. If there is "reasonable opposition" then the application should not be approved. Certainly, a vote of the Twin Lakes property owners to ban STR's in the subdivision should qualify as "reasonable opposition by neighbors", and therefore be sufficient to reject the request.

We'll close by saying the Sullivan family should be applauded for their work at the Resort. Our family is appreciative of their investment in, and their commitment to the Twin Lakes community. I believe we all share the same goal: to keep Twin Lakes a special place, where the "Sierra experience" can be enjoyed by homeowners and visitors alike.

Thank you for the opportunity to comment.

Sincerely,

Joseph A. and Mary K. Richards
Brian and Alicia Seinturier
Mathew and Cara Tutor
47 and 59 Lakeshore Drive
Twin Lakes

From: [Kelly Mellum](#)
To: [Bentley Regehr](#)
Cc: [Kelly Mellum](#); [Spencer Mellum](#); [Rockey Reed](#)
Subject: STVR Twin Lakes Estates - Owner Feedback
Date: Tuesday, February 8, 2022 3:25:37 PM

You don't often get email from sierramellums@sbcglobal.net. [Learn why this is important](#)

[EXTERNAL EMAIL]

To Whom It May Concern:

“Just because you can doesn’t mean you should”...it’s a sentiment we’ve used numerous times in our lives and in the lives of our kids as a warning to really consider the consequence and implications of one’s actions prior to taking those actions. Ironically it applies very much to the situation at hand - the proposal to allow Short Term Vacation Rentals at Twin Lakes in Mono County.

Having grown up with the privilege of camping every year at Mono Village, the beautiful Twin Lakes basin has become a part of my soul. Once my husband and I had children of our own, we, too, brought them camping at Mono Village with hopes that they would treasure the many memories and adventures made in the forest, trails, creeks and campgrounds of Twin Lakes. After over two decades of our adult life spent camping first in a tent and then in a trailer, we longed for a more quiet space away from the hustle, bustle and noise that naturally occurs in a campground. Fast forward to 2013 and we were blessed with the opportunity to purchase a small fishing cabin on Lakeshore Drive. After 7 long years and a lot of sweat-equity later, we finally fulfilled our dream of our remodel and brought what was once a tired-old-rundown cabin to a beautiful second home for us and our family.

It saddens, yet angers me, that the idea is even being considered of having STVR’s in the quiet, peaceful neighborhoods of Twin Lakes. It was just last summer we were woken up numerous times at night from rude, noisy neighbors whom we later found out were not property owners at all, rather “renters” of a nearby cabin. These same revelers had the ignorant audacity to also set off fireworks...it goes without saying it is no small miracle they didn’t set the forest on fire. The cabin has since changed hands and is no longer a topic of contention...but let me be clear - if Mono County chooses to allow STVR’s at Twin Lakes, it will *fundamentally and forever* change the idyllic setting that us homeowners have enjoyed for generations. And all in the name of money for just a couple of people! Has anyone asked the question, what about the greater good and the collective whole? What about the legacy of leaving our second homes to our children and their children? These are life-long dreams that, with the swipe of a pen, can all be dashed. Likewise, I fear what will happen when the careless renter throws a cigarette butt into the dry timber, or decides a campfire is their right since they are paying for the “experience”. These questions and subjects must be met with great scrutiny and weighed against the consequence of allowing STVR’s to commence.

No one will care for these neighborhoods better than their owners. This is evidenced by the recent rulings in Douglas County as well as Eldorado County in South Lake Tahoe, whom recently suspended STVR’s due to the inevitable degrade and disruption of communities because of the high transiency that is brought by vacation rentals. The local residents were LITERALLY being driven out of their homes due to noise pollution, garbage pollution and the decline of what they once knew as a peaceful neighborhood. The counties found themselves

inundated with sheriff and police calls from local residents for noise disruptions and disturbances from drinking to fighting and everything in between...this begs the question of how many times us homeowners will have to call for the *inevitable* noise disturbances and careless behavior that are earmarks of vacation renters. It is not a matter of IF it will be an issue...it is a statistical fact that it WILL be an issue. Vacation rentals will add a new strain to our law enforcers and fire departments, and add an immeasurable amount of stress to existing homeowners.

We implore the county to rule against any and all applications to promote STVR's at Twin Lakes and preserve the tranquil community that has been Twin Lakes for over 50 years.

Regards,

Spencer and Kelly Mellum
499 Lakeshore Drive, Bridgeport CA 93517
775-220-1481

[Sent from AT&T Yahoo Mail for iPad](#)

Attn: Mr. Bentley Regehr

1/27/2020

Mono County Planning Commission

P.O. Box 347

Mammoth Lakes, CA 93546

I would like to introduce myself and tell you a bit of our story. We fell in love with Twin Lakes several years ago and during the shut-down in 2020 saw a very run down cabin for sale in the Twin Lakes Estates neighborhood. We are by no means wealthy but decided to buy it and have spent two years fixing up what was once an eye sore. We bought it knowing it could not be a rental and we were fine with this, our purpose was not to make money on the cabin, but to enjoy the beauty and serenity of the lakes. Our neighbors embraced us and offered so much help and support. I have never lived in a community that people were so kind.

Now that you have an idea of our experience, I want to say that vacation renters have zero buy-in to the community. Neighbors do. Renters put a strain on the septic tanks, drive too fast, party all night, and leave trash behind on the shore and in the lake. Would you want your neighbor on the left or right of you to be a different group of renters every week?

Our area has so many rentals; from hotels in Bridgeport, the Hunewill Ranch, the multiple campsites, Twin Lakes Resort and of course, Mono Village. We have enough rentals; we do not need to add Twin Lakes Estates to that list. Our neighborhood is a small section that is just that, a neighborhood. We all know each other and watch out for one another. It is not a VRBO or Air BNB, it is a community of people who respect the land, the lake, and each other.

It is our hope that you do not allow our neighborhood community to turn into a vacation rental.

Thank you for considering my request,

Clint and Julie Stanley

255 Lake Shore Drive

Twin Lakes, CA

*Mono County Development Department
PO Box 8
Bridgeport, CA 93517
Twin Lakes Short Term Rentals*

**Twin Lakes In Favor of Short Term Rentals
to benefit the local Bridgeport community**

Mono County Community Development Department,

This letter is on behalf of several local property owners in the Twin Lakes Subdivision. Many who would like their opinions heard and are concerned to publicly voice their own opinion for fear of repercussions in the local community.

Short Term Rentals are good for the local community when managed correctly.

Currently, many opinions have been expressed about the need to regulate short term rentals within the Twin Lakes Subdivision. These revolve around noise, parking, trash, number of occupants, fire hazards, how to be a good neighbor, etc. I would submit these concerns and not exclusive only to short term rentals. The integrity of a residential neighborhood extends well beyond noise, parking and occupants, fire hazards, trash, etc. It also includes pride of ownership and making a contribution towards the community, and being a good neighbor.

I live in a single family cabin in the Twin Lakes Subdivision. In the houses that surround us, there are homeowners and short term rentals. Many of the homeowners and tenants have multiple vehicles, gatherings and people (family/friend/business associates?) who visit the area. Most in the community do not maintain their properties, homes and the area is in a current state of decay. The county is doing nothing to protect the integrity and values of my neighborhood.

It is a fact that Short term rental property owners on the other hand maintain their properties more. Most at higher standards than many homeowner neighbors. Certainly, much higher than the long term tenants (who have no vested interest in what their property looks like). This increased pride of ownership results in higher residential integrity and a better neighborhood experience for everyone who lives in it.

Short term rentals employ many local people (landscapers, housekeepers, maintenance people, etc.) Tenants of short term rentals also leave a lot of their disposal income in our local community at restaurants, stores, etc during their stay. This in turn supports more local families. Profit generated to the local owner of short term rental properties also goes back into our local economy. This is opposed to the profits generated from room stays, dinners and cocktails sold at the hotels which only benefits the community where their corporate owners live.

STRs can generate over hundreds of thousands a year of additional revenue into our city/county general fund. This money can be applied directly to street repairs, fire & police services, schools, tourism, etc. Keep in mind, if short term rentals were to be taken out of the market and converted into long term rentals or second homes, the need for city services would remain the same, and there

would be less people paying for them. The result? Cut back city services or raise taxes?? We know the answer will be to raise taxes...

Several community members from the Twin Lakes Property Owners Association known as TLPOA (not a real HOA but a voluntary association) will be submitting letters about how STRs are bad for the community. This HOA has been deploying scare tactics to the local community (example attached) about how STRs will lead to fire insurance companies dropping their coverage with STRs. How the community pays hundreds of thousands of dollars in property taxes already and this should be sufficient. We know the tax dollars the Twin Lakes area pays are not sufficient enough to meet budgets. Especially since, we pay the same taxes as other areas and mono county does not maintain our roads.

The fact is, this group does not represent the whole opinion of the Twin Lakes Subdivision. Most of the local Twin Lakes community is not educated on how STRs operate. There are many ways the owners managing rentals can mitigate risk by evaluating renters, ensuring you are letting good members into the community to rent by pre-screening renters and how this income can benefit the owner by reinvesting into property in the neighborhood. This benefits the town because the STR owner pays additional taxes and additional dollars spent by renters to support our local business.

Most of the folks in the community are led to believe that if the property owners buy a bag of ice from the local market 5 times a year they visit, that this is somehow enough to resolve the local budget constraints and the community will thrive. Obviously not the case.

We need to revitalize the Bridgeport community in the right way. We need to bring the right folks into town to spend dollars in our community.

I challenge the Mono County Development Group to allow 2 years of STRs in the Twin Lakes Subdivision and reassess the STR permit issuance based on experience and benefits brought to the county.

There are several local owners who are willing, able and ready to add the right kind of value to our community. I am one of them. I have invested into the community. I am willing to use my experience as a national property management and project management firm owner and apply it in the right way to help this community.

If STRs are not allowed, I do not see valid reason why Annett's is allowed to operate there 4 STRs in the Twin Lakes subdivision.

Sincerely,



Dan Cardona
Twin Lakes Property Owner
909-229-2958

Happy Holidays To All,

12-30-2021

It appears that Misti & Timothy Sullivan (Lower Twin Resort) have turned in an application for Short-Term Rental (STR) in the sub-division. There is a planning division Zoom meeting scheduled this **Monday at 1:30** and on the agenda is the application for STR.

It would be extremely helpful if we could make time to join in on the discussions. Please have notes in front of you pertaining to your experiences with STR's and/ or your concerns about them. The zoom meeting information is <https://zoom.us/join> and entering **Meeting ID 824 2649 1004, passcode 1234**.

We all have a voice in protecting our investment, in the pristine area of the sub-division and for future generations to come. Misti will be bringing up how this new money of the Transient Occupancy Tax on STR is going to save Bridgeport, the school, local businesses and also bring in all this new labor (contractors etc.). It is not worth a few dollars compared to more than a hundred thousand dollars in property taxes that the sub-division pays and state sales tax we already pay a year. It is not worth the risk of losing everything because of a few dollars in your pocket and the loss of Twin Lakes as we know it. The insurance companies can't wait to drop us, because we are in an extreme high-risk fire and avalanche area and to add to that Short-Term Rentals with no owner-occupied on the premises (not a 24hr phone number) as described by the County, your insurance policy companies will drop you. If we do get dropped and must get a state policy, it would double or worse, and if the insurance companies do not want to take the risk, why are we?

I am drafting a letter to the Mono County Community Development Department with language to counter the County's decision to have Short-Term Rentals in the sub-division and the results of the vote which was taken this year. We will have 30 days after the meeting to get the letters to the County.

It is time to get out your pens and paper and start writing to the County about your concerns with having Short-Term Rentals in an area of extreme risk of fire and also point out the high value the Sub-division brings to Mono County and particularly Bridgeport.

Please mail all letters to: **Mono County Community Development Department**
PO Box 8
Bridgeport, CA 93517

If this is important to you, now is the time to get involved. Please see attachments below.

Thank You
 Rockey Reed
 TLPOA President

From: [Erin Payne](#)
To: [Bentley Regehr](#)
Subject: Re: Use Permit 22-/Sullivan Twin Lakes STR
Date: Thursday, March 3, 2022 11:50:47 AM

You don't often get email from erinbpayne@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

March 2, 2022

Dear Mr. Regehr,
Regarding: Twin Lakes Short Term Rental

In 2003 my parents purchased their dream property 11901 Twin Lakes Rd on Upper Twin Lake. The property was in poor condition, but they worked hard on their own during trips up from San Diego to transform the old cabin into a comfortable place to spend half of the year. Our extended family has spent countless summer days at their cabin soaking up the beauty of nature and creating memories that will last a lifetime.

In 2021 My husband and I purchased our own property on 135 Hunewill Drive, on the opposite side of Upper Twin Lake. We have already spent many days of adventure and solitude up at Twin Lakes with our two young daughters and my parents. Needless to say this is our piece of paradise. We care deeply about the protection of this unique area of the Sierras as well as the special community of property owners that value and care deeply for this environment.

Our HOA this year voted overwhelmingly to ban short term rentals. We feel strongly that allowing the short term rental on Eagle Peak Drive to go forward will eventually destroy our peaceful nature protecting community, pose an enormous fire risk and a huge strain on the fragile environment. During the pandemic we have witnessed carless short term renters blocking essential fire roads, throwing hot coals onto roads, playing loud music late into the nights and early mornings and leaving garbage strewn along the shores of the pristine lakes.

We are deeply, deeply concerned for the future of Twin Lakes and the lives of over 200 homeowners. We appreciate your time and we ask you to take this matter very seriously.

Sincerely,

Erin Payne and Jake Johnson

135 Hunewill Drive Bridgeport, CA 93517 (760) 932-1055

Or Pasadena: (626) 826-1263

January 3, 2022

To: Land Development Technical Advisor Committee
From: Twin Lakes Property Owners Association

The Twin Lakes Property Owners Association (TLPOA) is registering its formal opposition to project, 182 Eagle Peak Dr. and any short-term rental permit applications in the Twin Lakes subdivision.

The TLPOA, which is a volunteer POA, recently passed an amendment to its CC&Rs, to prohibit short-term rentals, business or commercial ventures in the Twin Lakes subdivision. This was done to preserve the character of the subdivision as a place where homeowners can enjoy its use in a noncommercial setting.

The CC&Rs were amended in accordance to the Davis-Stirling Act, Civ. Code 5115(a), which is commonly used by HOAs, and voting was done by secret ballot. The ballots were either hand-delivered or mailed first class, beginning September 9, 2021, to all lot owners in the subdivision. The ballots were returned (either hand-delivered or mailed) and then placed in a sealed container on the deck of my cabin. Before the counting of the ballots, the return envelopes were then separated from the ballot envelope (with the ballot inside) and placed in a separate container before voting commenced.

A vote count was conducted on October 30, 2021. On the day of the count, there were six vote counters and two outside observers, one of which was a Mono County Registered Ballot Inspector. There was just under **80% participation** in the vote. Of that, more than **90%** were **in favor** of including the amendment to prohibit short-term rentals, business or commercial ventures. This outcome more than meets the provisions of Article 4, Declaration of Covenants of the CC&Rs, which requires 75% participation and a majority of that to pass the amendment.

The results were then **notarized** and taken to the **Mono County Recorder** and recorded on November 1, 2021.

Sincerely,



Rocky Reed
President
Twin Lakes Property Owners Association

From: [Pat & Allen Ulm](#)
To: [Bentley Regehr](#)
Subject: Short term rentals in the Twin Lakes Subdivision
Date: Wednesday, January 19, 2022 7:49:06 PM

You don't often get email from patallen.ulm@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

I am very concerned that short term rentals will put our homes at more risk because vacationers may not understand the extreme fire risk in our area. I am concerned they will toss lit cigarettes, hot charcoal, firewood and fireworks into the surrounding chaparral.

A number of cabins have had their fire insurance canceled in the past year due to fire hazard. They have had to try to find other insurers or use California Fair Plan at a much higher rate since it is a high risk insurance.

Please do not approve Short Term Rentals in the Twin Lakes Subdivision. As one who has lost a home to wildfire, I understand the risk of having a home in the Twin Lakes area. I hope you do too.

Sincerely,

Patricia M Ulm

Mono County Planning Commission
Attn: Bentley Regehr
P. O. Box 347
Mammoth Lakes, CA 93546

January 25, 2022

Re: TLPOA Short Term Rental Activity Permit for Timothy & Misti Sullivan

Dear Bentley:

We believe it would be detrimental to approve this short term rental activity permit due to the following:

- Per the short term rental activity permit application, under rental type applying for they checked off owner occupied and we believe per this application this property would be used as a business from April through November and not be owner occupied. See code 5.65.070 Section C Subsection 4 (for non-owner occupied rentals).
- Per Mono County municipal code 5.65.040 Section D states permits shall be limited to one per parcel and one per person. Per their application they checked off YES that they have another short term rental permit in Mono County (Twin Lakes Resort). Per this code an STR activity permit shall not be approved if a person with an ownership interest in the property has an existing STR activity permit on another property within Mono County.
- And this fact is reiterated under code 5.65.080 Section D Subsection 4... stating the approval authority shall deny an application if a person with an ownership interest in the property has an existing STR activity permit on another property within Mono County. Under this code this application should also be denied.
- Under the application they stated "there are no immediate neighbors to our property", which in fact is a false statement as there are 26 neighbors within 500 feet, per Development Standards, Chapter 25, Short Term Rentals, Section 25.015 (C) and Section 25.040(B).
- Per their application they requested this permit from April through November, per Section 25.080 under Development Standards, short term rentals cannot be operated from November 1 through April 15, which is only a 6 1/2 month period not the 8 month period that they requested.

DEVELOPMENT STANDARDS

CHAPTER 25 - SHORT-TERM RENTALS

Sections:

- 25.010 Intent.**
- 25.015 General Requirements and Applicability.**
- 25.018 Exemptions**
- 25.020 Establishment of Owner-Occupied Short-Term Rentals.**
- 25.035 Establishment of Not Owner-Occupied Short-Term Rentals.**
- 25.040 Notice requirements.**
- 25.050 Uses permitted.**
- 25.060 Uses permitted subject to director review**
- 25.070 Uses permitted subject to use permit**
- 25.080 Additional requirements**

25.010 Intent.

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

25.015 General Requirements and Applicability.

- A. This chapter applies to short-term rental in any single-family unit with a land use designation(s) of SFR, ER, RR, MFR-L or RMH in all communities except June Lake. In June Lake, this chapter applies only to SFR designations; short-term rentals in other residential land use designations in June Lake are not permitted.
- B. The short-term rental is subject to a Use Permit (see Chapter 32) and a Short-Term Rental (STR) Activity Permit under Mono County Code Chapter 5.65 unless otherwise exempted.
- C. The short-term rental must be consistent with this Chapter and applicable Area Plan policies,¹⁴ and must exhibit no reasonable opposition from neighbors within 500 feet of the subject parcel.
- D. Pursuant to Chapter 5.60 of the Mono County Code and the required Short-Term Rental Activity Permit, these rentals shall be specific to the owner and not run with the land, and shall terminate upon a change of ownership.

25.018 Exemptions

- A. Short-term rentals approved under previous regulations are considered existing non-conforming uses subject to the provisions of Chapter 34 and are therefore exempt from this Chapter. The regulations under which the use was approved continue to apply. These approvals include, but may not be limited to, the following parcels:
 - i. APNs under Transient Rental Overlay Districts (TRODs): 016-094-012, 016-094-011, 016-094-010, 016-098-016 (GPA 13-001), 019-140-011, 016-098-011, 016-096-005 (GPA 13-002); 015-140-035, 015-140-034, 015-140-033, 015-140-032 (GPA 13-004); 016-102-052 (GPA 14-001); 015-010-080, 015-300-006 (GPA 14-002).
 - ii. APNs under Use Permits: 060-120-005 (UP 17-004), 008-132-027 & 008-132-017 (UP 17-005), 060-210-062 (UP 17-011), 060-180-018 (UP 17-012), 060-240-010 (UP 17-013).

¹⁴ See Antelope Valley, Mono Basin, June Lake, Crowley Lake/Long Valley, Wheeler Crest, Paradise, and Tri-Valley (Benton, Hammil Valley and Chalfant Valley) Area Plan policies. This list is current as of Jan. 2019.



PLACES Measure Tool

Select a tool and then click on map.

| Feet ▼

Measurement Result

539.6 Feet

Get Elevation Clear All

Hold **Cmd** to snap to parcel edges.

Map View ⚙️ ✕

182 Eagle Peak Drive

010-313-003-000

[Print or View Value Notice](#)

Address	182 Eagle Peak Drive
Community	Twin Lakes
Complex	
Land Use Designation	Single-Family Residential (SFR) ?
Zoning	NA ?
Transient Rental	To Be Determined
Voting Precinct	03 - Bridgeport
Supervisor District	Dist #4: John Peters
GIS Calculated Acres	0.25
Previous Assessment #	001031303000000
Latitude/Longitude	38.158224, -119.350728



PLACES Measure Tool

Select a tool and then click on map.

| Feet

Measurement Result

535.4 Feet

Get Elevation Clear All

Hold **Cmd** to snap to parcel edges.

Map View Settings Close

Unassigned

010-313-005-000

[Print or View Value Notice](#)

Address	Unassigned
Community	Twin Lakes
Complex	
Land Use Designation	Single-Family Residential (SFR) ?
Zoning	NA ?
Transient Rental	To Be Determined
Voting Precinct	03 - Bridgeport
Supervisor District	Dist #4: John Peters
GIS Calculated Acres	0.19
Previous Assessment #	001031305000000
Latitude/Longitude	38.157646, -119.350848



PLACES Measure Tool

Select a tool and then click on map.

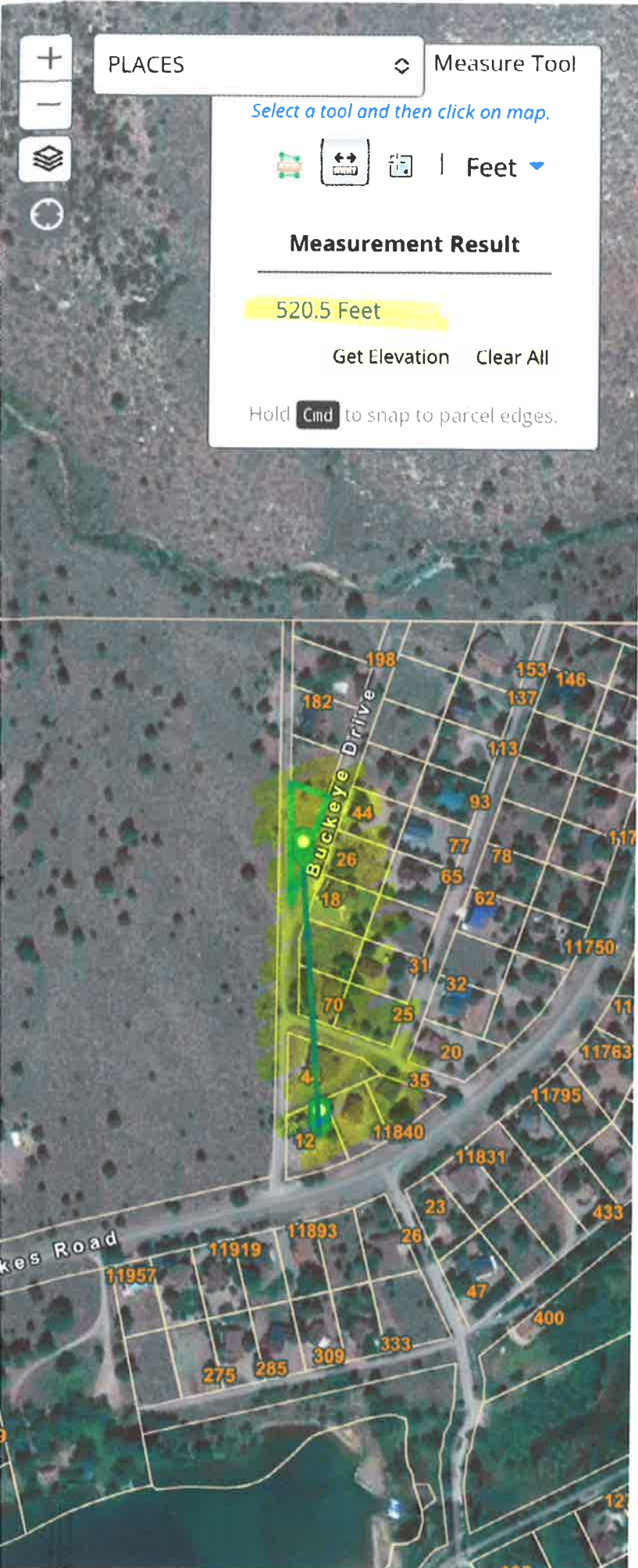
| Feet ▼

Measurement Result

520.5 Feet

Get Elevation Clear All

Hold **Cmd** to snap to parcel edges.



Map View ⚙️ ✕

Unassigned

010-313-005-000

[Print or View Value Notice](#)

Address	Unassigned
Community	Twin Lakes
Complex	
Land Use Designation	Single-Family Residential (SFR) ?
Zoning	NA ?
Transient Rental	To Be Determined
Voting Precinct	03 - Bridgeport
Supervisor District	Dist #4: John Peters
GIS Calculated Acres	0.19
Previous Assessment #	001031305000000
Latitude/Longitude	38.157646, -119.350848

term" means occupancy by persons other than the owner, whether by agreement, concession, permit, right of access, license, contract, payment of rent or otherwise, for a period of thirty or fewer consecutive calendar days. See the Mono County General Plan Land Use Element, [Chapter 2](#), Section 02.1035.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.040 - Permits required.



Short-term rentals shall not be allowed in the unincorporated area of Mono County without first securing all permits, licenses and other entitlements required by the Mono County General Plan, the Mono County Code (MCC) and any applicable area plans and specific plans.

- A. It is unlawful for any person to conduct, engage in, or allow to be conducted or engaged in, short-term rentals in SFR, ER, RR, MFR-L or RMH land use designations in the unincorporated portion of Mono County, unless the county has issued such person a short-term rental (STR) activity permit under this chapter and the permit is in effect. The fact that an owner possesses other types of state or county licenses or permits shall not exempt the owner from obtaining an STR activity permit under this chapter, nor shall the terms and conditions of any other such permit or license modify the requirements of a permit granted under this chapter.
- B. An STR activity permit pursuant to this chapter shall be required for all short-term rentals in the following residential land use designations: SFR, ER, RR, MFR-L and RMH. Non-residential designations and MFR-H are regulated by their land use designation and the general plan land use element (including, but not limited to, Chapter 26).
- C. Only the property owner is eligible to apply for, and be issued, an STR activity permit, and the owner shall be directly responsible for the management of the unit.
- D. STR activity permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, an STR activity permit shall not be approved if a

5.65.070 - Application process.



- A. Applications for an STR activity permit may be obtained at the Mono County Community Development Department. Completed applications shall be submitted to the department and owners for short-term rentals in the upper Clark Tract should request a date-stamped receipt.
- B. An applicant for an STR activity permit must be the owner of record of the subject property.
- C. In all cases, the application for an STR activity permit shall contain, without limitation, the following information, attestations and confirmations:
 1. The full name and contact information for all property owners. If the owner is a business entity or any form of legal entity, information regarding the entity, including but not limited to, a list of owners including shareholders or persons with ownership interest in the entity, its legal status, and proof of registration with the Secretary of State, as applicable.
 2. Verification that the rental unit is located on a property with the appropriate land use approvals or, if the approvals are being sought simultaneously, a statement so indicating;
 3. The rental unit complies with all requirements of this chapter, including but not limited to [Section 5.65.110](#), and the Mono County General Plan. Verification of compliance with such requirements shall be the responsibility of the owner. The owner shall certify in writing, under penalty of perjury, the rental unit's conformance to such standards;
 4. Contact information for any management company or property manager responsible for the rental unit who will be available on a twenty-four-hour basis to address any problems that may be associated with the property. For Type I rentals, the property owner may serve as the property manager, or may hire a duly-licensed property manager. For non-owner occupied rentals, a separate duly-licensed management company or property manager shall be required. A property manager or company that is duly licensed shall maintain a California real estate license and certified property

STR activity permit under the existing use permit approval. The new STR activity permit shall be evaluated and considered at the duly-noticed public hearing described in this section.

- C. Following the noticed public hearing to consider the approval of an STR activity permit, the approval authority may issue the STR activity permit if:
1. The short-term rental, as proposed, will comply with the requirements of state law and regulation, the Mono County General Plan, the Mono County Code and this chapter.
 2. The property has all necessary land use entitlements as required by the Mono County General Plan.
 3. The owner has demonstrated to the satisfaction of the approval authority the ability to comply with state law and regulation, the Mono County General Plan, the Mono County Code and this chapter.
 4. The approval authority determines that issuance of the permit is in the best interests of the community, the county and the citizens of and visitors to Mono County based on the following factors:
 - a. Whether there are specific and articulable positive or negative impacts on the surrounding community or adjacent properties from the proposed short-term rental;
 - b. Whether the property owner has demonstrated to the satisfaction of the approval authority the ability and capacity to manage the short-term rental in a way that minimizes articulable negative impacts on the surrounding community or adjacent properties, and be responsive to community concerns and complaints; and
 - c. The potential for the short-term rental to impact other community needs and issues, such as the availability of workforce housing units.
- D. The approval authority shall deny an application that meets any of the following criteria:
1. The owner has knowingly made a false statement of material fact, or has knowingly omitted a material fact, from the application.
 2. A previous STR activity permit issued under this chapter involving the same owner or any person having partial ownership as described in

January 19, 2022

Mono County Planning Commission
Post Office Box 347
Mammoth Lakes, CA 93546
Attention: Bentley Regehr

re: Airbnb's negative impact upon communities.

Dear Sir:

The Vilarino Family (275 South Patterson Drive) supports the Twin Lakes Property Owners Association rule that residential properties within the Twin Lakes Estates not be utilized for commercial business operations. An Airbnb short-term rental for generating quick increased income is not the same as long-term renting that creates resident housing and economic stability.

The "Airbnb effect" is remarkably similar to gentrification. It will over inflate the value of Twin Lakes Estates properties for cabin and local Bridgeport home ownership, as residents are pushed out due to financial constraints, allowing short-term gain to undermine long-term sustainability. I have experienced this reality before within the communities that I have lived.

In residential neighborhoods that are close to tourist destinations, Airbnb customers often face inflated rental prices. This trend decreases homeownership for residential living because Airbnb landlords are choosing to convert their cabins into short-term rentals for quick profit. This makes it more difficult for families to buy a cabin home for living within these areas due to artificially inflated property values. Neighborhoods become overrun with tourists, not residents.

Residential homes that are rented as Airbnb are subject to income taxes; however, property owners often avoid paying taxes on this type of rental income. Local communities miss out on tax revenue that they would have received if those guests had stayed at hotels and resorts instead. This reduces a government entity's ability to invest in schools, critical infrastructure, first responders, and other services.

Airbnbs also create unfair competition for the local hotel industry. Many Airbnb operators don't have many employees. They simply clean up the property themselves, or hire one person, after a guest checks out. Along with paying fewer taxes, this means that they avoid many of the overhead costs that hotels face. As they make less money, hotels will have to lay off local employees to cut costs, which makes it much harder for people who work in the service industry to find jobs.

An Airbnb listing at the Twin Lakes Estates would be located within a quiet residential community where many seasonal residents are retired. Most Airbnb customers go on vacation to have a good time and party, which will affect the quality of life for seasonal and permanent residents. Complaints regarding litter, illegal parking, and noise disturbances are often higher in communities with transient Airbnb renters. Being a five to six month annual seasonal resident while living at our cabin, I recognize or know the Twin Lakes Estates property owners that live

here. This past Summer, there were non-resident short-term rental customers staying within our residential community. I experienced first hand problems that were created by their lack of understanding and behaviors:

- Children were running onto private property, while the parents walked along the road with their dogs. The parents never spoke to their children to stay off the property.
- Dog droppings were picked up, placed inside a plastic bag, then left behind for someone else to properly dispose of.
- A large gathering of renters at a cabin had a loud noisy party that continued late into the night.
- An overfilled trash cart with the non-contained items on the ground creating litter problems.
- I was informed by another resident that there were hot charcoal coals from a BBQ dumped into the middle of a dirt road allowing it to "burn out".

The problem is that non-local, temporary transient Airbnb customers do not have the same understanding, discipline and mindset as those who own and live in their cabins within the Twin Lakes Estates. Residents of Twin Lakes Estates are educated and trained (via our Homeowners Association) to understand potential dangers while living within an isolated mountain environment. Residents who live within the Twin Lakes Estates understand and respect the environment in which they live.

Lack of awareness and irresponsible behavior by temporary Airbnb customers can create wildfires and an economic loss that would be devastating to Mono County. Providing Airbnb rentals in the residential Twin Lakes Estates is NOT the same as within the town of Mammoth. The Twin Lakes Estates cabins are not within a developed environment with public safety services. There is only one developed entrance and exit at the Twin Lakes, making evacuation difficult. The nearest staffed, non-volunteer, public funded Fire Department is located in Lee Vining, 25 miles away, leaving the Twin Lakes vulnerable to wildfire destruction. Transient Airbnb customers do not belong within the Twin Lakes Estates. Residential neighborhoods are for neighbors, not short-term renters.

Though any potential profits by allowing a short-term rental property are tempting, there are many factors to consider, especially the negative effects on local communities. As Mono County property owners, our family does not want to see the Twin Lakes Estates changed from a residential family and retirement neighborhood into a commercial business venture for tourists. I would hope the County would recognize that the majority of the taxpaying Twin Lakes Property Owners Association residents own and live at the Twin Lakes for the quality of life and want that atmosphere to remain. The Twin Lakes Estates was established as a residential neighborhood community, not a commercial business venture.

Our family strongly opposes Airbnb businesses being allowed within the residential community of Twin Lakes Estates. If you have any questions concerning our opposition, please contact me at 805-260-5181.

Thank you,
Ron Vilarino

From: [Stephen Volm](#)
To: [Bentley Regehr](#)
Cc: [Rockey Reed](#)
Subject: No Short Term Renters allowed for Twin Lakes Residential homes, Bridgeport CA
Date: Sunday, January 23, 2022 5:25:04 PM

You don't often get email from svolm@sbcglobal.net. [Learn why this is important](#)

[EXTERNAL EMAIL]

Bentley Regehr
P.O. Box 347
Mammoth Lakes, CA 93546

Dear Mr. Regehr;

We are NOT in favor of a "Short-Term Rentals" policy for the Twin Lakes Estate Sub-division in Bridgeport, CA. for the following reasons.

1) We've been homeowner's since 1998 and have been very satisfied with the current "no short-term renters" policy. Bad behavior incidents have been very rare, because it's a "homeowner/neighborhood" community, not a "renter" community. If you change this policy for Twin Lakes, you change the type of community we have enjoyed and expected when we built.

2) The Twin Lakes area has a good balance of "home residences"(taxpayers & volunteers) and "short-term rental properties" for transient vacationers. The 250 homes of the Twin Lakes Estates homeowner community is governed by the HOA, which responsibly serves its residents in the protection and use of their land. The Forest Services provides and manages a small number of short term rental cabins within the Estates. Several other "managed" short-term rental facilities are provided by Mono Village (motor homes and campsites), Lower Twin marina cabin rentals, Forest Service motor home and camp sites on along Robinson Creek, Doc & Al's home rentals and motels in Bridgeport. Our visiting relatives and guests regularly use these short-term rental facilities.

3) The policy change will allow absentee homeowners, most of whom live a 2 - 5 hour drive from Bridgeport, to receive rental income, while having no on-site responsibility for their renters behavior, 7/24. They can rent to anyone without paying for a local renter management service. Our HOA is not in the short term renter management business, such as Mono Village, Doc & AL's, etc., to enforce HOA regulations 7/24. We have no authority to control bad and dangerous behavior, without requesting the Bridgeport Sheriff. We live in an "Open" development for fishing and hiking enjoyment and still have regular challenges with some visitors who infringe on normal family behavior standards.

The public is being well served with the current facilities. Lets all continue to enjoy it.

Steve Volm
Past President, Twin Lakes HOA
11893 Twin Lakes Road
Bridgeport, CA.

Permanent Resident
San Jose, CA.
408-274-2097

From: [Wendy Sugimura](#)
To: [Bentley Regehr](#)
Subject: FW: Short Term Rentals
Date: Saturday, January 22, 2022 9:34:33 PM

From: montandsusie@gmail.com <montandsusie@gmail.com>
Sent: Friday, January 21, 2022 3:18 PM
To: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: Short Term Rentals

You don't often get email from montandsusie@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear Ms. Sugimura, Planning Commission members, and Supervisors,

My husband and I have been residents of Twin Lakes (Bridgeport) for 25 years. We are gravely concerned about the recent permit submitted for a Short Term Rental at Twin Lakes. We adamantly oppose any STRs at Twin Lakes. Listed below are some of the many reasons we hope this STR permit is rejected:

*Fires are a major concern at Twin Lakes and anywhere in the Eastern Sierra Nevada. Managing an STR when the owner is not on the premises is too dangerous and increases the risk of fire in our area. The current campgrounds and resorts are much better at managing such a risk and offer would-be renters several choices for staying at Twin Lakes. The motels in Bridgeport also offer a place to stay when visiting our area and the risk of fire is a lot less likely.

* STR renters are infamous for rowdy behavior and over crowding rental spaces. From the few cabins who have illegally had short term rentals at Twin Lakes we have experienced the following behaviors:
 loud parties, outdoor bonfires, trash on the roads, people shining flashlights in our windows at night, harassing wild animals by throwing rocks and dive bombing them with drones, and dangerous dogs off leash, just to name a few.

*When we lived in Ocean Beach, the city decided to allow STRs. Short Term Rentals have radically changed the once quiet community of Ocean Beach. All of the behaviors listed above and more have become everyday occurrences in what used to be a sleepy little beach town. Now, regular people who would like to rent houses there (to live and work) can no longer afford the rents that STR rentals charge. My husband and I would hate to see this kind of mistake happen at Twin Lakes Twin Lakes, Bridgeport.

We willingly pay property taxes for our cabin. We love the place, not just for the fabulous scenery but because of its serene and peaceful ambiance, our wonderful friendly neighbors, and Bridgeport with its unpretentious homey atmosphere. We think that allowing STRs would destroy just about everything we like here. We hate the thought of leaving.

Sincerely,

Susan J. Weddle and Monte R. Weddle

Mono County Planning Commission
PO Box 347
Mammoth Lakes; Ca. 93546

From: Robert and Diane Wilson
PO Box 622
Bridgeport, Ca. 93517-0622

CC: wsigimura. Community Development Director
jpeters@mono.ca.gov. Supervisor

Regarding: use permit and short term rental permit/Sullivan,
182 Eagle Peak Dr, Twin Lakes (APN 010 313 003)

We oppose short term rentals in the twin lakes area.

This area is not zoned for short term rentals. Property owners voted Overwhelming in 2021 to amend the cc&r's to prohibit short term rentals This was submitted to the county.

We have grave concerns about fire and road conditions in our area With a 2 lane road and a one way exit.

Short term renters do not respect the area such as speeding, Illegal parking, fire danger, no shooting, and over occupancy limits.

Keep Twin Lakes the way it has been for generations.
No Short Term Rentals.

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

February 1, 2022

To: The Sheet

From: Heidi Willson

Re: Legal Notice for **February 5** edition

Invoice: Heidi Willson, 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 **March 17, 2022**. As authorized by AB 361, Mono County has declared a state of emergency, local officials have recommended or imposed measures to promote social distancing, the Commission cannot meet safely in person, and the legislative body has made such findings; therefore the meeting will be accessible remotely by livecast at: <https://monocounty.zoom.us/j/81502169437> and by telephone at: 669-900-6833 (Meeting ID# is 815 0216 9437) where members of the public shall have the right to observe and offer public comment, to consider the following: **9:00 a.m. Use Permit 22-001/Sullivan**. The proposal is to create a short-term rental at the existing 4-bedroom residence located at 182 Eagle Peak Drive in Twin Lakes (APN 010-313-003). The rental will provide five parking spaces and will have a maximum occupancy not to exceed 10 persons. Property is designated Single Family Residential (SFR). Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission> 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 **8 am on Wednesday, March 16**, 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.

###

Director Report: March 10, 2022

Completed Since Last Commission Meeting		
Permit Type/Project Name	Community	Description
DR	June Lake	Overhead power installation
DR	Hammil Valley	Well prior to main use

Active Permit Applications (excluding building permits)		
Permit Type	Community	Description
GPA/SP/Cannabis Operations Permit	Tri-Valley	cannabis cultivation, convert RR to SP, MND to be released for public comment within next month
GPA	Bridgeport	STR compliance case, convert MFR-M to MU
GPA/UP	Mono Basin	waste transfer station
CEQA	Mono Basin	Mono County waste management transition
GPA/SP	Mono Basin	STRs & campground
Mining Ops Mod	Mono Basin	Change in mining operations plan, CEQA
UP	June Lake	Transient Rental - conversion of 2 units in a 4-plex
SP Amendment	Paradise	RV/campground, commercial ag
UP/Cannabis	Antelope Valley	cultivation, distribution, non-storefront retail
Parcel Map Mod/LM	Tri-Valley	Eliminate road and drainage improvements, County vacate road, rescind Subdivision Improvement Agreement, lot merger
DR/VHR	June Lake	Transient Rental on Mixed Use LUD
DR/VHR	Topaz	Transient Rental on Mixed Use LUD
DR/VHR	Bridgeport	Transient Rental on Commercial LUD
LLA	Bridgeport	adjust lot line
LLA	Bridgeport	adjust lot line
LLA	Lee Vining	adjust lot line
LLA	Bridgeport	adjust lot line

Active Policy/Planning Projects		
Name	Community	Description
GHG/VMT CEQA Streamlining	Countywide	Update to County's GHG emissions inventory and CEQA streamlining for VMT analysis
Accessory Dwelling Units (ADUs)	Countywide + Mammoth Lakes	Prescriptive designs for study, 1 & 2 bedroom ADUs
Prescriptive designs for detached garages	Countywide	Update prescriptive designs for garages
North County Water Transfer	North County	Policies applicable to programs to sell/lease water for the benefit of Walker Lake
Housing Policy	Countywide	Housing Element tracking and policy development per Board's direction
Special District Study	Countywide	Study of special district capacity to support increased housing - re-fly the RFP

Active Policy/Planning Projects		
US 395 Wildlife Crossings	Long Valley	Project committee to construct wildlife crossings on US 395; Caltrans lead
June Lake Active Transportation Plan	June Lake	Grant for community planning process to increase active transportation/walkability - charette in June?
West Walker River Parkway	Antelope Valley	Grant application submitted, working on conceptual trail alignment and final park plan
Revision to Chapter 11	Countywide; Antelope Valley	Review and revise utility undergrounding policies and requirements
Cannabis Odor Standards	Countywide	Low priority, readings to be taken with Nasal Ranger this spring and fall
Annual General Plan Update	Countywide	Continuously track minor changes for an annual update
Update General Plan Map Layers	Countywide	Update online

Acronyms:

AG	Agriculture
CEQA	California Environmental Quality Act
DR	Director Review
GHG	Greenhouse Gas
GPA	General Plan Amendment
LLA	Lot Line Adjustment
LUD	Land Use Designation
MFR-M	Multi-Family Residential - Medium
MU	Mixed Use
RR	Rural Residential
SP	Specific Plan
STR	Short-Term Rental
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled

From: [SNCgrants](#)
To: [Comm_Dev](#)
Cc: [Driscoll, Matt@SNC](#); [Wendy Sugimura](#)
Subject: Notification of Proposed Projects Under SNC's Wildfire Recovery & Forest Resilience Directed Grants Program
Date: Monday, February 28, 2022 10:55:01 AM
Attachments: [image002.png](#)

You don't often get email from grants.snc@sierranevada.ca.gov. [Learn why this is important](#)

[EXTERNAL EMAIL]



February 28, 2022

Mono County Planning Division, Bridgeport and Mammoth Offices
 1290 Tavern Rd. | PO Box 347
 Mammoth Lakes, CA 93546



CC: Wendy Sugimura, Mono County Planning Commission

To Whom It May Concern:

The Sierra Nevada Conservancy (SNC) awards grants to eligible entities under the 2022 Wildfire Recovery and Forest Resilience Directed Grant Program, funded by the State of California General Fund authorized in the Budget Act of 2021. These grants fund the planning and implementation of forest health projects that promote wildfire recovery and resilience, support the goals of [California's Wildfire and Forest Resilience Plan](#), and advance the Sierra Nevada Watershed Improvement Program.

This notification is sent to you because one or more proposals were submitted for funding consideration under the 2022 grant program and the project location(s) may be within your jurisdiction. We invite you to review the project proposal and inform us if you would like more information.

Please use the links below to access the project proposals that may be in your area:

Grant ID	Organization Name	Project Title & Link to Abridged Proposal
1375	USFS Rocky Mountain Research Station	 Sweetwater Forest Resilience Project
1407	California Trout	 Lower Mammoth Creek Fuels Reduction and Fisheries Enhancement Project

Please make your request for more information to: Lindsay Raber, Grants Program Coordinator, at (530) 906-4771 or by email at lindsay.raber@sierranevada.ca.gov.

If another member of your agency should receive this notification, please provide the appropriate contact information and we will update our records.

Thank you for your assistance.

Sincerely,

Lindsay Raber
 Grants Program Coordinator

SNC Grants Team
[Sierra Nevada Conservancy](#)
 11521 Blocker Drive, Suite 205
 Auburn, CA 95603
 Ph: 530-906-4771
SNCgrants@sierranevada.ca.gov
[RESTORE THE SIERRA](#)