

Honorable Members of the Mono County Board of Supervisors,

Re: April 14, 2026 – Agenda Item 7.B

DeCoster – STR Permit STRAP 26-001 (UP25-008) and (UP25-007)

I am writing regarding Agenda Item 7.B, STRAP 26-001 for the DeCoster short-term rental permit.

I attended the December 18, 2025 Planning Commission meeting in person, along with many of my Hillside Road neighbors.

If this agenda item is limited to the short-term rental permit (UP25-008), I would like to thank the Planning Department for restricting rentals from November through April. This condition directly addressed the concerns raised by Hillside residents regarding the road's condition and safety during the winter months.

However, if Agenda Item 7.B also includes consideration of Use Permit UP25-007—specifically, the addition of four rental units above the existing structure and ten new parking spaces along Hillside Road—I must express my concern. My concern is not with the apartments themselves, but with the proposed parking and the resulting increase in traffic on Hillside Road.

At the December 18 meeting, there was strong support from local business owners for additional employee housing which the DeCoster project supplies. However, it is important to note that none of the residents who live on, maintain, and bear the cost of Hillside Road supported the addition of 10 parking spaces at the end of the road.

Hillside Road is a private, narrow, steep and dead end road with very few turn-around points, owned and maintained by adjacent property owners. In addition to the safety risks clearly outlined at the December meeting, the applicant has not presented a clear plan for managing the increased use of the road. This includes funding for maintenance, mitigation of safety concerns, or informing tenants about the road's limitations, particularly during winter conditions.

From the County's report:

1. Emergency access issues.

As the road was created before 1991, CalFire's State Minimum Fire Safe Standards do not apply. CalFire declined to comment on the proposed parking lot. As the road is private, County standards do not apply. The County has no authority over road design, improvements, or maintenance.

A commonsense review of the road's condition leads to the conclusion that increases in traffic and density on Hillside Road have the potential to exacerbate public safety issues related to fire protection and evacuation.

Given that the County does not have authority over this private road, I respectfully question how a project that significantly increases its use can be approved without a clear and enforceable plan to address these impacts.

There must be alternative solutions to support the proposed housing that do not place additional burden on the full-time residents who rely on Hillside Road.

Due to the timing of the notice, I regret that I am unable to attend in person or via Zoom. Please accept this letter as my opposition to the portion of STRAP 26-001 related to the proposed parking spaces on Hillside Road.

I again appreciate the County's thoughtful approach in restricting the DeCoster short-term rental season.

Thank you for your listening.

Sincerely,

Heidi Vetter

83 Hillside Road