

Erin Bauer

From: jbdwlin junelakefiredept.com <jbdwlin@junelakefiredept.com>
Sent: Wednesday, December 18, 2024 5:29 PM
To: Erin Bauer
Subject: Willow St Project..

[EXTERNAL EMAIL]

Hello Ms. Bauer,

This public hearing/public comment period was brought to my attention this afternoon. A resident in the area informed me that June Lake FD had no comment regarding safety issues on a one way road. Please include my comments in your process.

I would like to make a couple of comments and raise some concerns regarding the project at 19 Willow St in June Lake. It is my understanding that the owner is requesting this current SFR to be permitted for a nightly rental. I have some concerns regarding this request.

Aspen St is a single lane dead end road. My concern is adding the additional traffic to this road during an emergent event or an evacuation situation. The additional traffic in this area/road could pose significant issues with fire/ems crews access and residents evacuating. June Lake has a few housing tracts that only have one way roads and dead end roads. These areas pose challenges for fire crews and having extra non residential occupants can be a greater challenge.

My concern is Mono County has continued to grant these nightly rental permits without assisting EMS departments with evacuation plans. In 2014 with the June Fire at June Mountain Ski Area the fire District was challenged with creating an emergency evacuation plan for the Petersen Tract. This tract is the most populated tract in June Lake, how do fire crews evacuate residents in this tract while fire trucks are trying to get in on the same narrow one lane road?

In closing, I'm asking for these concerns be addressed and mitigated before more nightly rental permits are issued.

Juli Baldwin
June Lake FPD
Chief
Jbdwlin@junelakefiredept.com
760-914-1836

Sent from my iPhone

Erin Bauer

From: Kaufman Joyce <jkaufman@whittier.edu>
Sent: Thursday, December 19, 2024 7:54 AM
To: Erin Bauer
Cc: Thomas Regan; Gib Lanpher; Robert Marks
Subject: Use Permit Application 24-009, 19 Willow in June Lake

You don't often get email from jkaufman@whittier.edu. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear Ms. Bauer and members of the Planning Commission,

These comments are for the record regarding the Planning Commission hearing regarding Use Permit Application 24-009, 19 Willow in June Lake.

I am writing this on behalf of my husband and myself who are residents of Peterson Tract in June Lake, 660 Piute Drive. While we realized that the application pertains to a house in Williams Tract, as neighbors the outcome does affect us, albeit indirectly, from noise, which carries, extra cars, but also trash that renters often leave out, thereby attracting bears. We support and agree with all the arguments raised in earlier e-mails by Thomas Reagan and Gib Lanpher, but want to add some additional comments and also want to make it clear that even if this case is approved, that it does not set a precedent for short-term rentals in any area in June Lake not already zoned for them.

We have had to deal with illegal rentals in Peterson, which were shut down by the County. Peterson is zoned only for single family dwellings and not commercial, but that has not stopped people from "renting" to "relatives." In one especially egregious case we had to deal with cars parked on the roads (which are already narrow), making it especially dangerous in the winter. But especially, because renters were ignorant of local codes and laws, they left their trash outside attracting bears which not only spread the trash around, but became an incentive for bears to prowl the neighborhood looking for more. We therefore ask that were the approval to be given for short-term rentals at the house in question, in addition to the other provisions specified (two cars, max six people) that the renters be required to keep trash inside and dispose of it appropriately when they leave.

We remain concern about the precedent this sets for our neighborhoods which are generally quiet, and where neighbors know one another. An influx of short-term renters, who have little knowledge of our community nor the legal codes, could be disruptive to all of us who live here and have chosen to do so because of what this area offers. We urge you to consider these factors in making your decision.

Sincerely,

Joyce P. Kaufman (jkaufman@whittier.edu) and
Robert B. Marks (rmarks1949@icloud.com)
660 Piute Drive
June Lake