

Mono County Community Development Department

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Compliance Division

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Bridgeport, CA 93517
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April 15, 2025

Daniel & Kara Gordon
90 Aspen Place
Crowley Lake, CA 93546

NOTICE OF VIOLATION

Complaint No. 2025/004 – Regarding violations of the Mono County General Plan and the Mono County Code, Aspen Place, Crowley Lake Lake, CA, Assessor's Parcel No. 060-210-066-000 & 379 South Landing Road Crowley Lake, CA, Assessor's Parcel No. 060-210-031-000.

To: Daniel & Kara Gordon,

The Mono County Compliance Division has recently become aware of the unpermitted RV/vehicle storage business being conducted on two of your properties. The Mono County Compliance Division performed a site inspection and it was observed that several RVs are being stored on Assessor Parcel No. 060-210-066-000 & 060-210-031-000:

Violation No. 1 – Mono County General Plan Section 04.020 – Uses Permitted

B. Buildings, structures and land **shall be used**, designed, erected, structurally altered or enlarged only for the purposes listed as permitted in the land use designation in which such building, structure or land is located, and then only after applying for and securing all permits and licenses required by law.

Assessor Parcel Numbers 060-210-066-000 & 060-210-031-000 are designated Single-Family Residential and Commercial /Specific Plan (C/SP) respectively within the Mono County General Plan Land Use Element. Storage lots or commercial parking lots are not permitted uses in either land use designation. However, this type of use may be permitted on the 379 South Landing property through a Conditional Use Permit issued by the Mono County Community Development Department, but at this time Mono County records do not indicate that a Use Permit has been issued that would allow for these uses. Therefore, parking, storing, or using RVs in any manner without the required permits is a violation of Mono County General Plan Section 04.020.

Violation No. 2 – Mono County Code - 5.16.010 License Required.

Every person engaged in carrying on, pursuing or transacting within the county any occupation, business or calling must, before opening or commencing such business, procure a business license and pay a license fee therefor. The license must be renewed annually, at which times a license renewal fee shall be paid. Separate licenses must be procured and separate license fees and license renewal fees paid for each branch establishment or separate business located in the county.

Your RV storage/parking business does not have an active business license to operate within Mono County. Operating without an active business license is a violation of Mono County Code, 5.16.010 (license required).

Violation No. 3 – Mono County Code Section 7.20.020 Nuisance Prohibition.

No person shall commit, create or contribute to the creation of a public nuisance in the county, nor shall anyone allow a condition constituting a public nuisance to exist on property in the county that is within their ownership or control. Mono County Code Section 7.20.010 D.1 defines a “Public Nuisance” as any violation of any provision of the Mono County Code, the Mono County General Plan, any county area or specific plan, airport land use plan, any variation or subpart of the foregoing, or any other land-use planning document duly approved by the board of supervisors or the planning commission. Mono County Code Section 7.20.010 D.4 defines a “Public Nuisance” as any violation of state law, including but not limited to the State Housing Law (commencing with Section 17910 of the California Health & Safety Code).

Violations 1 and 2 are determined to be “Public Nuisances” and are violations of the Mono County Code Section 7.20.020.

You are hereby ordered to abate the violations and comply with the following directives:

Directive No. 1

On or before **May 30, 2025**, remove **all** vehicles from both aforementioned properties, including all RVs, trucks, trailers etc.

As per Mono County Code Sections 1.12.010, 1.12.020 and 1.12.030, failure to comply with a County Regulation may result in the issuance of an Administrative Citation (fines & penalties).

An Administrative Fine amounts to **\$100.00** per day for each violation of a County Regulation, applicable for each of the first five days of noncompliance. After the initial five-day period, the fine will then be **\$500.00** per day for each violation for each day thereafter.

If you have any additional questions or would like to schedule a site field meeting, please do not hesitate to call me at (760) 924-1826 M-F.

Thank you for your attention to this matter, and I look forward to your voluntary compliance with the Mono County codes.

Sincerely,

Nick Criss, Code Compliance Officer
Mono County Compliance Division

CC: File 2025/004
Wendy Sugimura, Community Development Director
Sandra Moberly, Mono County CAO
Rhonda Duggan, District 3 Supervisor

Via: Certified Mail:
Daniel & Kara Gordon
90 Aspen Place
Crowley Lake, CA 93546