

Heidi Willson

From: Erin Bauer
Sent: Wednesday, December 17, 2025 7:51 PM
To: CDD Comments
Subject: Fw: Use Permit 25-007/Decoster Apartments & Permit-008/Decoster STR

From: Kelsey Glastetter <kelseyglastetter@gmail.com>
Sent: Wednesday, December 17, 2025 6:59 PM
To: Erin Bauer <ebauer@mono.ca.gov>; Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: Use Permit 25-007/Decoster Apartments & Permit-008/Decoster STR

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

Dear Erin and Wendy,

Please pass along our concerns for the Use Permit 25-007/Decoster Apartments & Permit-008/Decoster STR. I know there was another email address I was supposed to include. I am traveling and forgot the letter of notification of the projects on my desk at home, and was unable to find the email address online.

Dear Planning Commission and Board of Supervisors,

We are residents of Hillside Road and we want to express our concerns with the Use Permit 25-007/Decoster Apartments & Permit-008/Decoster STR.

Our concern applies to both projects as they pose an increased risk to safety on Hillside Road.

Residents of Hillside Road rely on the road as the only access for emergency services and as an evacuation route in case of emergency. Currently, Hillside is an unmaintained private road with no maintenance requirements or maintenance structure. The residents of Hillside voluntarily pool funding to pay for snow plowing, and there is no summer road maintenance. The current state of the road is considerably degraded, and the road is used by all residents, SCE Lineman, businesses, and emergency response. The proposal to increase short-term and residential traffic, and develop a new parking area on Hillside Road poses significant hazards to the residents of this roadway, as well as new users.

The road is in subpar condition, passing through private property, is single-wide almost the entire way, with no turnaround at the end. Delivery drivers often back up from the end of the road because there is no place to turn around. There is a small hill on the road that sometimes requires people to back up the road because they cannot pass other cars. The road is extremely narrow, especially towards the end of the road, where the proposed new development and STR are. The road is hazardous, especially when considering the STR, as visitors are more often than not, lacking experience in driving in the snow, especially on unpaved, rocky, and narrow roads.

Thank you for considering our concerns,
Kelsey Glastetter and Brendan Mooney

Heidi Willson

From: amanda spencer <littlelooperschildcare@yahoo.com>
Sent: Wednesday, December 17, 2025 5:56 PM
To: Erin Bauer
Cc: Heidi Willson
Subject: Support for the DeCoster Project

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

[EXTERNAL EMAIL]

Dear Members of the Planning Commission,

As a June Lake resident, the owner of Little Loopers Childcare, and President of the June Lake Loop Chamber of Commerce, I am writing to express my support for the DeCoster project, which will provide much-needed workforce housing for our community. Workforce housing has long been a significant and ongoing challenge in June Lake, and this project represents an important step toward addressing that need.

I am also in full support of the proposed electric vehicle charging stations included in the plans. These stations will be a valuable convenience for both residents and visitors and will help draw people into June Lake to charge their vehicles while also encouraging them to shop, dine, and explore our town.

The DeCoster family has contributed greatly to June Lake and the surrounding areas over the years, and they have consistently demonstrated their genuine care and commitment to our community. This project is a strong example of that dedication.

I respectfully ask that you consider the many benefits this project will bring to June Lake. I offer my support with the perspective of a resident, business owner, and community leader who is committed to the long-term health and sustainability of June Lake.

Thank you for your time and consideration.

Sincerely,

Amanda Spencer

Owner, Little Loopers Childcare

President, June Lake Loop Chamber of Commerce

[Sent from Yahoo Mail for iPhone](#)

Heidi Willson

From: Erin Bauer
Sent: Wednesday, December 17, 2025 7:50 PM
To: CDD Comments
Subject: Fw: Support Letter for High Sierra - 12/18/25 Planning Commission Meeting

From: The Lift <theliftjunelake@gmail.com>
Sent: Wednesday, December 17, 2025 5:27 PM
To: Erin Bauer <ebauer@mono.ca.gov>
Cc: john@insaneenterprises.com <john@insaneenterprises.com>
Subject: Support Letter for High Sierra - 12/18/25 Planning Commission Meeting

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

Greetings,

I am writing to formally submit public comments for this Thursday's Planning Commission meeting. As a neighboring business owner and member of the June Lake community, I want to express my support for the proposed project at the High Sierra shop property.

As many are aware, June Lake and Mono County are currently facing a serious workforce housing shortage. When our business was fully operating, it was extremely difficult to retain year-round staff. Many of our employees could get by camping during the summer months, but once winter arrived, we regularly lost more than half of our staff due to the lack of available housing. This is a common challenge that many businesses in our town face. Opportunities to add long-term housing within existing commercial areas are extremely limited. The plan to build four dedicated workforce housing units and to legally ensure that they remain workforce housing through use permit conditions, demonstrates a thoughtful, proactive, and community-minded approach. I believe this is one type of solution our town needs in order to sustain the people who live and work here year-round.

The addition of EV charging stations would also be a meaningful improvement for June Lake. As electric vehicles become more common, accessible charging infrastructure is increasingly important for both residents and visitors. Given the challenges our town has faced with installing charging stations in other locations, having an option at the entrance to the village is ideal. This would encourage visitors to park, walk, and support local businesses while their vehicles charge.

Beyond the functional benefits, this project also represents a significant aesthetic and economic improvement to the neighborhood. A well-designed, mountain-style development at the gateway to town will enhance the character of June Lake and create a more welcoming first impression for visitors.

I know this family personally as hardworking, responsible neighbors who care deeply about this community. I believe this project will add long-term value to June Lake and help address some of the real challenges we are facing today, while respecting the unique nature of our town.

Thank you for considering my comments.

Sincerely,

Maribeth Kramer

The Lift, LLC

June Lake, CA

