

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

PLANNING COMMISSION AGNEDA

December 18, 2025 at 9:00 am

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means.

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

1. Mammoth Teleconference Location -Bridgeport CAO Conferences Room,
First floor Annex 1, 74 N. School Street, Bridgeport CA.

2. Joining via Zoom

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/87371280325>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 873 7128 0325

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. Please keep all comments to 3 minutes.

To join the meeting by telephone

Dial (669) 900-6833, then enter *Webinar ID*: 873 7128 0325

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. Please keep all comments to 3 minutes.

**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.

3. CONSENT AGENDA

A. Review and adopt minutes of November 20, 2025 (pg. 1)

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

4. PUBLIC HEARINGS

- a) **No earlier than 9:00 am: UP 25-014 Mann STR.** The applicant proposes a short-term rental at 122 Nevada Street in June Lake (APN #016-099-036-000) on a 0.18-acre property designated Single-Family Residential (SFR). The project is subject to Chapter 25 of the Mono County General Plan and qualifies for a §15301 Categorical Exemption under CEQA. *Staff: Melinda Guerrero (pg. 4)*
- b) **No earlier than 9:15 am: UP 25-007 Decoster Apartments** The applicant proposes the phased construction of four apartments and a new parking area, the redesign of an existing parking lot, and the installation of two electric vehicle (EV) charging stations on 2555 Highway 158 (APN: 015-085-010-000) in June Lake, a 0.33-acre parcel designated for Commercial (C) use. *Staff: Erin Bauer (pg. 28)*
- c) **No earlier than 9:30 am: UP 25-008 Decoster STR** The applicant proposes to short-term rent a dwelling located at 187 Hillside Road in June Lake (APN: 015-084-026-000) on a 0.23-acre parcel designated Single-Family Residential (SFR). *Staff: Erin Bauer (pg. 90)*

5. WORKSHOPS

- a) Brown Act workshop

6. REPORTS

- A. Director (pg. 118)
- B. Commissioners

7. INFORMATIONAL/ CORRESPONDENCE

- 8. **ADJOURN** to the scheduled regular meeting on January 15, 2026.

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 (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions &](http://www.monocounty.ca.gov/departments/community-development/commissions)

committees / planning commission. For inclusion on the e-mail distribution list, send request to hwillson@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

Draft Minutes

November 20, 2025 at 9:00 am

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546

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

STAFF: Heidi Willson, planning commission clerk; Emily Fox, county counsel; Erin Bauer, planning analyst; Brent Calloway, assistant director; Olya Egorov, planning analyst; Wendy Sugimura, director; Kelly Karl, planning analyst

PUBLIC: Dan and Kara Gordon, Jeff Brislawn (WSP), Cami Pinsak, Sam P, Lauryn, Gore

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:02 am and the Commission led the Pledge of Allegiance.

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

- No public comment.

3. CONSENT AGENDA

- Review and adopt amended minutes of August 21, 2025
- Review and adopt minutes September 30, 2025
- Review and adopt minutes of October 16, 2025

Motion: Approve minutes as presented.

Motion by Fogg; Bush second.

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

Motion Passes 5-0.

4. PUBLIC HEARINGS

- No earlier than 9:00 am: UP 25-014 Mann STR.** The applicant proposes a short-term rental at 122 Nevada Street in June Lake (APN #016-099-036-000) on a 0.18-acre property designated Single-Family Residential (SFR). The project is subject to Chapter 25 of the Mono County General Plan and qualifies for a §15301 Categorical Exemption under

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

CEQA. The recommendation is to continue the public hearing to December 18, 2025, as requested by the applicant. *Staff: Melinda Guerrero*

Motion: Continue the public hearing until December 18, 2025, no earlier than 9 am.

Motion by Fogg; Lagomarsini second.

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

Motion Passes 5-0.

B. No earlier than 9:00 am: UP 25-010 Gordon STR. The applicant proposes a short-term rental at 90 Aspen Place in Crowley Lake (APN: 060-210-068-000) on a 0.38-acre property designated Single-Family Residential (SFR). The project is subject to Chapter 25 of the Mono County General Plan and qualifies for a §15301 Categorical Exemption under CEQA. The recommendation is to deny the project. *Staff: Erin Bauer.*

- Bauer provided a presentation and answered questions from the Commission.
- Public hearing opened at 9:49 am.
- Public Comment received from the applicants Dan and Kara Gordon.
- Public Comment closed at 10:10 am.
- Commissioner deliberated the project, which included questions to, answers from, and exchanges with staff and the applicants.

Motion: The Planning Commission held the public hearing, received public testimony, deliberated the project, and determined that the required findings cannot be made, and disapproved the project as a statutory exemption under CEQA guidelines §15270.

Motion by Fogg; Lagomarsini second.

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

Motion Passes 3-2.

5. WORKSHOPS

- A. Discussion of 2025 Draft Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)
 - Karl provided a presentation on the Multi-Jurisdictional Hazard Mitigation Plan and answered questions from the Commission.
- B. Discussion of 2026 Regional Transportation Improvement Program (RTIP) projects
 - Egorov provided a presentation on the Regional Transportation Improvement Program and answered questions from the Commission.
- C. Discussion of the draft Drought Resilience Plan
 - Bauer provided a presentation on the Drought Resilience Plan and answered questions from the Commission.

6. REPORTS

- A. Director
 - Sugimura provided an overview of the written director's report and answered questions from the Commission.
- B. Commissioners
 - Fogg and Lizza provided a public comment.

*Commissioner Bush departed the meeting at 11:50 am.

7. INFORMATIONAL/ CORRESPONDENCE

8. ADJOURN at 11:58 am to the scheduled regular meeting on December 18, 2025.

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 (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community-development/commissions&committees/planning-commission). For inclusion on the e-mail distribution list, send request to hwillson@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 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

December 18, 2025

To: Mono County Planning Commission

From: Melinda Guerrero, Planning Analyst

Re: Use Permit 25-014 Mann STR

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 qualifies as a Categorical Exemption under CEQA Guidelines §15301 and instruct staff to file a Notice of Exemption;
3. Make the required findings as contained in the project staff report and approve Use Permit 24-005 subject to Conditions of Approval.

OR

Alternative Recommendation: As contained in the staff report, determine that the required findings cannot be made and disapprove the project. Disapproval of a project is a Statutory Exemption under CEQA Guidelines §15270.

PROJECT DESCRIPTION

The proposed project would allow the short-term rental (fewer than 30 consecutive days) of a one-bedroom single-family residence not occupied by the owner consistent with General Plan Chapter 25 and Mono County Code Chapter 5.65. While the owner will not be present on site for short-term rentals, it will remain her primary residence and she plans to remain in the area, staying with friends, in order to handle any potential issues that may arise. While the owner is out of town, the owner plans to have another property owner manage the short-term rental. The maximum number of persons who may occupy the rental would be four persons and the number of vehicles allowed shall not exceed the number of on-site parking spaces, which is presently two.

Figure 1: Location of Project, 122 Nevada Street, June Lake



PROJECT SETTING

The project is located at 122 Nevada Street, June Lake (APN 016-099-005, see Figure 1). Mono County General Plan Land Use Element (MCGP LUE) Action 13.M.1.f. states, “In the Clark Tract, Owner-Occupied and Not Owner-Occupied rentals may be permitted year-round on Nevada Street/Silver Meadow subject to the discretionary permit(s) for short-term rentals and June Lake Area Plan policies.” Additional regulations apply to the upper part of the Clark Tract.

The subject parcel’s land use designation is Single-Family Residential (SFR). The intent of the SFR land use designation is “to provide for the development of single-family dwelling units in community areas.” Short-term rentals are permitted subject to use permit on parcels with SFR land use designations.

The project site is 0.18 acres and contains a 611-square foot single-family residence with one bedrooms and one full bathroom. A detached storage shed which has been converted into a guesthouse but will be used as storage and not occupy guests (see Figure 2). With a driveway conservatively measuring 45’ x 10’, the parcel has sufficient space to provide two uncovered 10’ x 20’ parking spaces on site, as required by Chapter 6 of the Mono County General Plan Land Use Element.

Figure 2: View of residence and guesthouse from Nevada Street



The project site is accessed by Nevada Street, which is a 16-foot wide, unpaved private road that connects to Highway 158 on one end and dead ends in approximately 1.1 miles. Road maintenance and snow removal expenses are funded by voluntary contributions of property owners. There do not appear to be any secondary access roads or turnarounds between the subject parcel and the terminus of Nevada Street.

As shown in Figure 3, most of the parcels surrounding 122 Nevada Street have Single-Family Residential (SFR) or Estate Residential (ER) land use designations. The surrounding SFR parcels that have been developed contain single-family residences. The Estate Residential parcels to the west of the project site are part of the Double Eagle Resort. There are also parcels with Commercial Lodging (CL) land use designations located to the south and east of the subject parcel. Many of these properties with Commercial Lodging land use designations are traditional lodging facilities, including the Double Eagle Resort & Spa and the Whispering Pines Chalet. Others contain single-family residences or remain undeveloped.

GENERAL PLAN CONSISTENCY

I. Land Use Designation Standards

The General Plan Land Use Designation for the subject 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). The project is subject to the standards set forth by Chapter 25 of the Mono County General Plan Land Use Element (Short-Term Rentals) and Mono County Code Chapter 5.65 (Short-Term Rentals in Residential Areas). If the use permit is approved, the project will also require a Short-Term Rental Activity Permit, business license, transient occupancy tax certificate, and payment of Housing Mitigation Ordinance fees prior to operation as a short-term rental.

Development standards for the SFR land use designation include a maximum lot coverage of 40% and minimum setbacks of 20’ in the front and 10’ for the rear and side yards. The residence was constructed in 1977 and is existing non-conforming to current setback standards in relation to the setback from the western property line, which is approximately 6.5’. All other setbacks meet current requirements. Lot coverage (i.e., the footprint of the house and detached guesthouse) totals 1,019 square-feet, or 13.2% of the 7,720-square foot parcel.

While there are no snow storage requirements for single-family residential properties, the applicant contracts with High Country Contractors for snow removal on an annual basis, which is the same contractor who clears snow from Nevada Street. Despite both Nevada Street and the applicant’s driveway being unpaved and unimproved, snow removal is still done regularly. According to the applicant, the snow from the driveway has historically been pushed across the street to 93 Nevada Street (see Figure 1), which is under separate ownership. The applicant plans to request a signed letter stating that storing the snow from the applicant’s driveway in the vacant portions of 93 Nevada Street is permitted by the landowner. This agreement will be a condition of the Short-Term Rental Activity Permit and will be verified annually upon renewal. Alternatively, if the applicant is unable to obtain such a letter, the applicant will direct the plow driver to store the snow in her front yard rather than on the neighboring parcel.

II. Parking

A single-family dwelling is required to provide a minimum of two parking spaces when constructed. The Mono County General Plan Land Use Element does not require additional parking for the purpose of short-term rentals; however, all parking must be contained on-site and the number of vehicles permitted shall not exceed the number of available parking spaces. During a site visit, it was determined that the driveway measures approximately 45’ x 10’, allowing for the two required 10’ x 20’ parking spaces in a tandem arrangement.

III. Access Road

An analysis of the State Minimum Fire Safe Regulations (SMFSR), which supersede Mono County General Plan Land Use Element Chapter 22 – Fire Safe Regulations, is required for Use Permit applications within State Responsibility Areas. Given the residence was constructed in 1977, the parcel was likely created prior to 1991 and therefore is exempt from the SMFSR (§1270.03(a)). The June Lake Fire District expressed no concerns with the project.

Further, three overnight rentals which are accessed by Nevada Street have been approved in the past. Two of these overnight rentals (93 Nevada Street and 9 Silver Meadow Lane) were approved as

part of Transient Rental Overlay Districts (TRODs). The Transient Overlay Districts were recommended by the Planning Commission and approved by the Board of Supervisors under General Plan Amendment 13-002. The third overnight rental, located at 92 Nevada Street, is a Short-Term Rental permitted in 2018 via Use Permit 18-005 and a Short-Term Rental Activity Permit.

However, MCGP LUE Action 1.M.3.a states the following:

Short-term rental applications may be denied where one or more of the following safety or infrastructure conditions exist:

- *Emergency access issues due to a single access point to/from the neighborhood (see Safety Element, Objective 5.D. and subsequent policies, and Land Use Element 04.180).*
- *Access to the parcel, in whole or part, includes an unimproved dirt road (e.g., surface is not paved or hardened with a treatment) and/or roads are not served by emergency vehicles.*
- *The majority of parcels in a neighborhood/subdivision are substandard or small (less than 7,500 square feet), potentially resulting in greater impacts to adjacent neighbors and/or changes to residential character.*
- *Current water or sewer service is inadequate or unable to meet Environmental Health standards.*

The Mono County General Plan Land Use Element Action 1.3.M.a. provides for denial of a project due to safety considerations when a neighborhood lacks a secondary access point and/or is accessed by partially or wholly dirt roads (see Land Use Element Action 1.M.3.a. above), both of which apply to this project.

IV. Dark Sky Compliance

It was determined that the project site presently has lighting fixtures which are not in compliance with Mono County's Dark Sky Regulations (see Figures 5, 6, and 7). November 3, 2025 the most recent contact was made to the applicant to receive updates on the dark sky compliance, however, no response was made.

Figure 5: View of residence in evening with external lights on



Figure 6: Image of front porch lighting fixtures



Figure 7: Image of guesthouse lighting fixture



Precedent has been set with prior overnight rental approvals to require properties to meet current Dark Sky standards in order to operate. As a result, a project condition has been included requiring all outdoor light fixtures to be replaced with compliant fixtures that are fully shielded with no light emitted above the horizontal plane.

V. Mono County General Plan Land Use Element, Countywide Land Use Policies

Objective 1.D. Provide for the housing needs of all resident income groups, and of part-time residents and visitors.

Policy 1.E.4. Allow for the integration of small-scale commercial uses with associated residential uses, such as employee housing.

Objective 1.I. Maintain and enhance the local economy.

Objective 1.M. Regulations of short-term rentals in residential land use designations (e.g., SFR, ER, RR, or RMH, excluding MFR-M and MFR-H) are needed to protect residential neighborhood character and quality of life, as well as capture potential benefits to the extent possible.

Policy 1.M.3. In addition to reasonable opposition by the neighborhood, short-term rental applications may be denied in neighborhoods with certain safety and/or infrastructure characteristics that are not compatible with visitor use, or where conflicts with other regulations exist.

Action 1.M.3.a. Short-term rental applications may be denied where one or more of the following safety or infrastructure conditions exist:

- Emergency access issues due to a single access point to/from the neighborhood (see Safety Element, Objective 5.D. and subsequent policies, and Land Use Element 04.180).
- Access to the parcel, in whole or part, includes an unimproved dirt road (e.g., surface is not paved or hardened with a treatment) and/or roads are not served by emergency vehicles.
- The majority of parcels in a neighborhood/subdivision are substandard or small (less than 7,500 square feet), potentially resulting in greater impacts to adjacent neighbors and/or changes to residential character.
- Current water or sewer service is inadequate or unable to meet Environmental Health standards.

Policy 1.M.4. To support the tourist economy, short-term rentals are allowed in a limited form, and additional opportunities may be explored.

VI. Mono County General Plan Land Use Element, Countywide Issues/Opportunities/Constraints

16. The short-term rental market (i.e., rentals for fewer than 30 days) in residential neighborhoods has exploded worldwide, exhibiting a 15x growth rate from 2008 to 2016. The market is dynamic and seasonal, and rentals have become mainstream. No “silver bullet” exists; a variety of creative solutions and mechanisms is needed to address the complexity of the issue. (Also see June Lake Issues, Opportunities and Constraints for more details based on an extensive public engagement effort.)
17. The short-term rental phenomenon in residential neighborhoods has some basis in the idea that excess assets can be rented to or shared with others, potentially for a fee that benefits the owner. Given the growth in the short-term rental market, the market has evolved from a small-scale supplemental sharing model to a full investment or business model.
22. The increase in short-term rentals in single-family residential areas has the potential to further reduce the already limited housing stock available for workforce housing.
23. Short-term rentals in single-family residential areas meet a tourism market need and have the potential to utilize existing units for additional visitor accommodations, rather than units remaining vacant and not contributing to the local economy. According to census data, Mono County has the second-highest vacation home ownership percentage of counties in the state.

VII. Mono County General Plan Land Use Element, Planning Area Land Use Policies, June Lake

Objective 13.B. Promote well-planned and functional community development that retains June Lake's mountain-community character and tourist-oriented economy.

Objective 13.F. Protect existing and future property owners and minimize the possibility of future land ownership/use conflicts through the building and planning permit processes.

Objective 13.M. To balance the character of single-family residential neighborhoods and the tourist economy, utilize a mix of best practices, creative solutions, and regulatory mechanisms, as guided by public input and engagement, to address the complexity of short-term rentals.

Policy 13.M.1. Short-term rentals are subject to Chapter 25 of the General Plan Land Use Element and Mono County Code Chapter 5.65, with the following specifications based on the context of individual neighborhoods (see General Plan map), which vary in character.

Action 13.M.1.f. In the Clark Tract, Owner-Occupied and Not Owner-Occupied rentals may be permitted year-round on Nevada Street/Silver Meadow subject to the discretionary permit(s) for short-term rentals and June Lake Area Plan policies. In the rest of the Clark Tract, only Owner-Occupied rentals may be permitted subject to the discretionary permit(s) for short-term rentals, June Lake Area Plan policies, and the following additional requirements: summer only (April 16 through October 31), the number of approvals shall be limited to eight parcels total (3% of existing parcels) including existing Transient Rental Overlay Districts (TRODs), and Not Owner-Occupied rentals are prohibited. See MCC Chapter 5.65 for other operational requirements specific to the Clark Tract.

VIII. Mono County General Plan Land Use Element, Issues/Opportunities/Constraints, June Lake

17. To provide opportunity for public input, develop and identify any consensus/common ground in the best interests of the community, engage residents in conversations about the character of their neighborhoods, and seek certainty and finality regarding short-term rentals, over 50 hours of community workshops were held supported by over 300 hours of staff time from December 2016 to December 2017. Workshops included education on the existing industry/market, County regulations and identification of community character; technical considerations and issues of individual neighborhoods; concerns and negative impacts; opportunities and benefits; and potential solutions; and the input was used as the basis for the development of policies and regulations.
18. Concerns expressed about short-term rentals include disruption of the sense of neighborhood, impacts to quality of life, inappropriate behavior and lack of respect for the neighborhood by renters, lack of enforcement, poor management, reduction in workforce housing units and property values, reduction in safety, inequitable competition for traditional hotels/motels, private road ownership and liability, road conditions, inadequate ingress and egress, small lot sizes, and environmental and wildlife issues.
19. Opportunities expressed about short-term rentals include meeting a tourism market need, economic development for June Lake, tax revenue for the County, assisting homeowners in keeping and upgrading their properties, the potential for reduced impact compared to long-term rentals, accountability and enforcement through regulation, protecting property rights, and educating, socializing with, and serving as ambassadors to visitors.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)

The LDTAC reviewed and approved the application for processing on September 15, 2025. Conditions of approval accepted November 17, 2025.

PUBLIC HEARING NOTICE

A notice was published in the October 16, 2025, edition of the Mammoth Times. Notices were also mailed to all property owners within 300 feet of the project site on October 10, 2025. Four public comment letters have been received; three in favor and one opposed of the STR. All commentors are from the Nevada Street, June Lake community. A notice went out to June Lake Fire Department and to June Lake Public Utilities District November 3, 2025.

NOVEMBER 2024 PLANNING COMMISSION

At the November 2024 Planning Commission public meeting, Use Permit 24-005 for this same proposal was denied on the basis that the SFR was considered to be a great starter home for long-term residency or first-time homeowner due to its small size. Permitting this STR would reduce the housing stock for local residence and employees. There was also concern about emergency access on the private road and the impacts to road traffic. Snow storage availability on neighboring parcels, such as 93 Nevada Street, was also a consideration in the decision.

CEQA COMPLIANCE

The project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption. Class 1 (§15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include but are not limited to:

- Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- Conversion of a single-family residence to office use.

Single-family homes that are rented on a short-term basis will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. In this case, the applicant will continue utilizing the property as her primary residence while renting it short-term at certain times, and during those times she will stay locally with friends. In addition, short-term rentals are subject to compliance with regulations governing the management of these units stipulated in Mono County Code Chapter 5.65, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an expansion of use, and is no more intensive or impactful than, for instance, conversion of a single-family residence to office use.

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:*

The site is adequate to accommodate a short-term rental for up to four persons and a maximum of two vehicles which are to be parked in the driveway. The applicant voluntarily is limiting the occupancy to four persons, even though under the regulations she can have six persons. The single-family dwelling originally has two bedrooms; however, the applicant is converting one of the bedrooms into a yoga space. The single-family dwelling is existing nonconforming to current side-yard setback standards on the west side of the property. Two parking spaces are provided within the existing gravel driveway. Further, despite residential properties having no snow-storage requirements, there is a contract in place which provides for snow removal services. Prior to operating, the applicant will either (a) obtain express permission for snow storage from the owner of 93 Nevada Street, or (b) instruct the plow driver to store the snow from the applicant's driveway in the applicant's front yard. Finally, short-term rentals are operated in a manner not more intensive than full-time residential occupancy.

This finding can be made.

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 Nevada Street, a private, 16-foot-wide dirt road that dead-ends approximately 1.1 miles from Highway 158. The kind of traffic generated by the proposed use is similar to that of the existing residential uses or a long-term rental. The State Minimum Fire Safe Regulations do not apply because the parcel was presumably created prior to 1991 based on the 1977 construction date of the house.

Therefore, this finding can be made.

OR

- b) General Plan Land Use Element Action 1.M.3.a. indicates a project may be denied (a) if there is insufficient emergency access resulting from a lack of a secondary ingress/egress route, or (b) if the parcel is accessed partially or wholly by an unimproved dirt road. As an existing road, the road standards outlined in the Mono County Fire Safe Regulations do not apply to Nevada Street, but the road is narrow with few turnouts available to pass traffic. No secondary access to or evacuation route from is available in the case of an emergency. The terminus does not provide for a fire engine to turn around, and snow management in the winter may create additional access challenges.

Additionally, while a short-term rental use is no more impactful than full-time occupancy, whether by a homeowner or long-term renter, and therefore additional traffic is not generated, the surrounding homeowners are responsible for maintenance of the road and are essentially burdened with those costs which benefits this property owner's rental use. This issue is a civil matter between the other homeowners and the applicant to agree to an equitable cost sharing for road maintenance. Further, visitors may not be knowledgeable of the narrow roads in the area, resulting in unsafe conditions.

Therefore, this finding cannot be made.

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) The proposed use is not expected to cause significant environmental impacts. No modifications are proposed to the site, which contains a single-family residence and detached guesthouse. The property has a Single-Family Residential designation and the use of it as a short-term rental is permissible with a Use Permit. As a short-term rental, the land use will be consistent with that of a single-family residence.
- b) The applicant shall comply with all June Lake Fire Department requirements and the June Lake Fire Department was noticed for the project.
- c) Plowing services for both Nevada Street and the applicant's driveway have been contracted for with a licensed contractor who possesses a valid Mono County Business License. Plowing will be done in largely the same manner it has been done in past years and utilizing the property as a short-term rental is not expected to create any additional issues with snow removal and storage. Finally, any existing issues with storing snow from the applicant's driveway in the vacant portions of a neighboring parcel will be resolved prior to allowing the applicant to operate as a short-term rental. Either express permission will be obtained from the neighboring property owner or the plow driver will be directed to store snow from the applicant's driveway on the applicant's property.

Therefore, this finding can be made.

OR

- d) The project poses impact to adjacent property owners because of potential road conditions and potential emergency access issues which may cause public safety issues.
- e) Due to the lack of housing availability for local residents and employees, a reduction in residential housing stock for long-term rental is detrimental to the public welfare and results in, for example, persons resorting to living in non-compliant facilities such as recreational vehicles and trailers. Visitor accommodations should be provided intentionally through facilities built for that purpose, such as hotels and motels.

Therefore, 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 June Lake Area Plan policies.
- b) The project is subject to the short-term rental policies that are specific to Nevada Street and Silver Meadow Lane, which allow for year-round, not owner-occupied short-term rentals.

- c) The project is located within the June Lake Planning Area. The June Lake Area Plan encourages providing a wide range of commercial uses and services for residents and tourists. The project encourages a well-rounded economy by providing visitor accommodations and patronage to June Lake businesses.

Therefore, this finding can be made.

OR

- d) There are already four overnight rentals—ten percent of parcels—within 400 feet of the project site, the density of which exceeds the limited form of short-term rentals in a residential neighborhood noted in Community Land Use Policy 1.M.4 of the Mono County General Plan Land Use Element.
- e) The project poses potential issues with protecting existing and future property owners and could promote the possibility of land use conflicts, which is contrary to Objective 13.F of the June Lake Planning Area Land Use Policies.

Therefore, this finding cannot be made.

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

MONO COUNTY
PLANNING COMMISSION
NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 25-014

APPLICANT: Laura Mann

ASSESSOR PARCEL NUMBER: 016-099-036-000

PROJECT TITLE: Mann Short-Term Rental

PROJECT LOCATION: 122 Nevada Street, June Lake

CONDITIONS OF APPROVAL

See attached Conditions of Approval

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.

Notice is hereby given pursuant to Code of Civil Procedure Section 1094.6 that the time within which to bring an action challenging the County's decision is 90 days from the date the decision becomes final. If no appeal is made to the Planning Commission, the Planning Commission decision shall become final on the expiration of the time to bring an appeal (10 days). Notice is also hereby given that failure to exhaust administrative remedies by filing an appeal to the Board of Supervisors may bar any action challenging the Planning Commission's decision.

DATE OF DECISION/USE PERMIT APPROVAL: December 18, 2025

EFFECTIVE DATE USE PERMIT: December 28, 2025

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

DATED: December 18, 2025

cc: X Applicant
X Public Works
X Building
X Compliance

CONDITIONS OF APPROVAL
Use Permit 25-014 Mann STR

1. Occupancy shall not exceed four renters and two vehicles during short-term rentals.
2. Two parking spaces within the driveway shall be available to short-term rental guests.
3. Vehicle parking shall occur only on the property and as designated in the existing driveway. Off-site and on-street parking are prohibited. Vehicle(s) shall not obstruct the flow of traffic on Nevada Street.
4. The June Lake Fire Department shall be notified prior to beginning operation as a short-term rental and the project is required to comply with any requirements of the June Lake Fire Department.
5. All short-term rental customers must sleep within the primary dwelling; customers are not allowed to reside in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property. Guesthouse shall not be used during short-term rentals.
6. The project shall comply with provisions of the Mono County General Plan (including Chapter 25, Short-Term Rentals), Mono County Code (including but not limited to 10.16.060(A)), and project description and conditions. The project shall also comply with all provisions of Mono County Code Chapter 5.65, Short-Term Rental Activity in Residential Land Use Designations, and Chapter 25 of the Mono County General Plan Land Use Element. The applicant must also obtain an STR Activity Permit, transient occupancy tax certificate, and business license, as well as pay housing mitigation ordinance fees prior to commencing operation as a short-term rental.
7. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Mono County Building Division, Public Works, and Environmental Health requirements, and any California state health orders.
8. Prior to issuance of a Short-Term Rental Activity Permit per Mono County Code Chapter 5.65, all exterior lighting shall be fully shielded and directed downward to comply with MCGP LUE Chapter 23, Dark Sky Regulations.
9. Prior to issuance of a Short-Term Rental Activity Permit, the applicant shall either (a) obtain express permission for snow storage from the owner of 93 Nevada Street, or (b) instruct the plow driver that is under contract to plow Nevada Street and the applicant's driveway to store the snow from the applicant's driveway in the applicant's front yard.
10. Use Permit is not valid until all county fees are paid in full.
11. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.

11. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
- a. There is a failure to commence the exercise of such rights, as determined by the Director, within one year from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in compliance with the terms of the use permit.
 - b. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.
 - c. No extension is granted as provided in Section 32.070.
12. Extension: If there is a failure to exercise the rights of the Use Permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary. Conditions of approval for the Use Permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those Use Permits approved concurrently with a tentative parcel or tract map; in those cases, the approval period(s) shall be the same as for the tentative map.
13. Revocation: The Planning Commission may revoke the rights granted by a Use Permit and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the Use Permit or the violation by the owner or tenant of any provision pertaining to the premises for which such Use Permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least 10 days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

Attachments

Notice to neighbors
 October 16 notice to The Mammoth Times
 Public Comments

Mono County Community Development Department

Planning Division

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **November 20, 2025**, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/88509315418>, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following: **No earlier than 9:00 a.m. Use Permit 25-014 Mann STR.** The proposal is to create a short-term rental of a single-family residential unit located at 122 Nevada Street, June Lake (APN 016-099-036-000). The property is designated Single-Family Residential (SFR) and is 0.18 acres. If permitted, the short-term rental will have a maximum occupancy not to exceed four persons. The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available on or before November 13, 2025 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend online or in person to comment; or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546 or by email at cddcomments@mono.ca.gov, **by 5 p.m. on Wednesday, November 19, 2025.** 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 the Secretary to the Planning Commission at, or prior to, the public hearing.

Project Contact Information:

Melinda Guerrero
PO Box 8 • Bridgeport, CA 93517
(760) 924-18132 • meguerrero@mono.ca.gov



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

Date: October 8, 2025

To: Mammoth Times

From: Melinda Guerrero

Re: Legal Notice for the **October 16** issue.

Invoice: Deanna Tuetken, 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 November 20, 2025, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/88509315418> or via teleconference CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following: **No earlier than 9:00 a.m. Use Permit 25-014/Mann STR.** The proposal is to permit a short-term rental located on 122 Nevada Street in June Lake (016-099-036-000). The property is 0.18 acres and designated Single-Family Residential (SFR). The project has been denied before by the Planning Commission in November 2024. The Commission found that the project qualifies as a Statutory Exemption under CEQA Guidelines §15270 and determined that the required findings 1-4 contained in the staff report cannot be made and disapproved Use Permit 24-005 Mann STR. Project materials will be available on or before November 13, 2025 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 p.m. on Wednesday, November 19, 2025, to ensure timely receipt, or by email at cddcomments@mono.ca.gov. 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 at or prior to the public hearing.

From: Gardner Family <bob.karen@gmail.com>
Sent: Monday, November 17, 2025 1:51 PM
To: CDD Comments <cddcomments@mono.ca.gov>
Subject: Use Permit 25-014 Mann STR

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

Dear Secretary of the Planning Commission,

We support approval of the Use Permit 25-014 Mann STR.

We reside at 56 Nevada St, June Lake, CA 93529.

Thank you,

Bob and Karen Gardner

From: gregor verbinski <jollytoxins@gmail.com>
Sent: Saturday, November 15, 2025 1:01 PM
To: CDD Comments <cddcomments@mono.ca.gov>
Subject: Comments for Nov 20th hearing.

USE PERMIT 25-014Mann STR

Regarding the proposed short term rental at 122 Nevada Street June Lake (APN 016-099-036-000).

I live on Nevada street and I am strongly opposed to it.

I come to June Lake for the quiet and peaceful environment. To be one with nature and to reflect on the rarified natural beauty in all its splendor.

The short term rentals are for spring breakers and partiers. June Lake has hotels for that.

Our neighborhood on Nevada street is a quiet place with slow traffic, where long term residents can relax and trust that their neighbors are as invested in respecting the communities long term commitment to the lifestyle we all moved here to enjoy.

As a home owner... I specifically do not rent my house out because I value what I purchased the home for in the first place: Peace and Quiet. Respect for the Natural environment and the assurance that my neighbors are also committed to that same fellowship.

Short term rentals mean trash and noise and parties. I have seen this in other communities and I do not desire it to be happening next door.

Sincerely,

Concerned Neighbor.

In favor of short-term rental at Mann property



Ray Sopfe <rsopfe@yahoo.com>



To: Melinda Guerrero

Tue 10/28/2025 10:38 AM

Cc: Laura Mann <your.chef.laura@gmail.com>

Melinda Guerrero and To whom it may concern/Mono County Planning,

We are in favor of allowing short term or vacation rentals, at the residence of Laura Mann at 122 Nevada Street. Our residence is three lots west of the Manns on Nevada Street.

As I have observed short term versus long term rentals, short term users have far less negative impact on the neighborhood. Short term users have fewer cars and far fewer trips up and down our streets, less traffic on our streets means less dust, fewer speeders, safer streets for children and pets, and lower maintenance on our privately maintained streets. Short term users have less "junk" laying around their yards, fewer vehicles parked in driveways and overall, from what I have seen, have always been respectful in the area. I would rather have a neighboring property used as a short term vacation rental than have long term tenants that move in, bring all their worldly belongings and make the property look overrun with things.

Drive down any street in the area it is obvious which homes are occupied by long term tenants, it will be the property that is way overused and not kept up.

In contrast, the short term vacation rental is kept picked up and clean as it has to be to attract short term vacation users.

Short term rental users would be our preference for properties in the neighborhood and specifically at the Mann residence.

We are sorry we can't be there for the Planning meeting, but we wish our opinions to be heard and have given Laura Mann permission to share this letter with the Planning Department or Planning commission.

Sincerely,

Ray and Betty Sopfe owners of
164 Nevada Street

June Lake, CA
619-991-0239

From: TESSA ROPER <kentessa@sbcglobal.net>
Sent: Tuesday, October 21, 2025 12:23 PM
To: CDD Comments <cddcomments@mono.ca.gov>
Subject: Use Permit 25-014 Mann STR

Dear Secretary of Planning Commission, Mono County,

We have owned the property located at 93 Nevada St. in June Lake since 2019 and we know Laura Mann, owner of the property in question, well. She has been a responsible neighbor and we believe that she will continue to be one once her permit is approved. We have no doubt that if any issues arose with short term rental tenants, that she would take care of it to our satisfaction. For these reasons, we approve of her permit application.

Sincerely,

Tessa Roper
Kent Smith
93 Nevada St.
June Lake

MONO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800 phone, 924-1801 fax
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420 phone, 932-5431 fax
www.monocounty.ca.gov

December 18, 2025

To: Mono County Planning Commission

From: Erin Bauer, Planning Analyst

Re: Use Permit 25-007/DeCoster Apartments



Figure 1: Project proposes four new apartments on a developed commercial lot

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 qualifies as a Categorical Exemption under CEQA Guideline §15303 and instruct staff to file a Notice of Exemption;
2. Make the required findings as contained in the project staff report and approve Use Permit 25-007 subject to Conditions of Approval.

PROJECT BACKGROUND

The project proposes the phased construction of four apartments (see Figure 1) and a new parking area, the redesign of an existing parking lot, and the installation of two electric vehicle (EV) charging stations at 2555 SR 158 (APN: 015-085-010-000) in June Lake (see Figure 7).

The 0.33-acre project parcel is located near the northern boundary of June Lake Village and has a land use designation of Commercial (C). Existing development on the property includes High Sierra, a cannabis dispensary permitted via Use Permit (UP 18-003), a non-volatile cannabis

manufacturing and distribution operation permitted through a Use Permit Modification (UPM 23-004), and a warehouse permitted via Director's Review (DR 19-006). An overhead view of the parcel and its surroundings is presented in Figure 2.

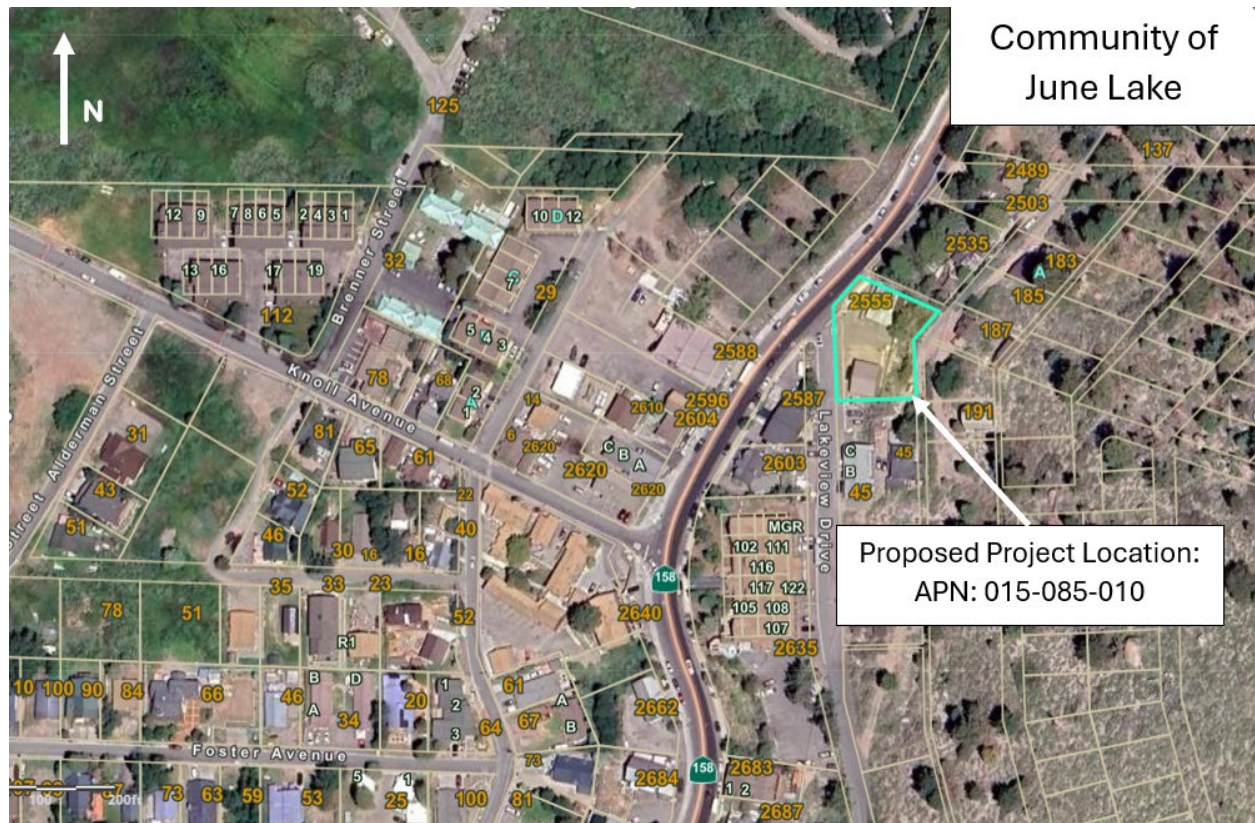


Figure 2: Aerial view of parcel

Household units such as apartments and condominiums are allowed on Commercial LUDs, subject to Use Permit. As parcels designated Commercial allow for a density of 15 units per acre, up to five residential units could be allowed on the subject parcel, assuming all other requirements of the Mono County General Plan (MCGP) Land Use Element (LUE), such as parking and snow storage, are met.

The project qualifies for a CEQA exemption under Categorical Exemption §15303, New Construction or Conversion of Small Structures.

PROJECT SETTING

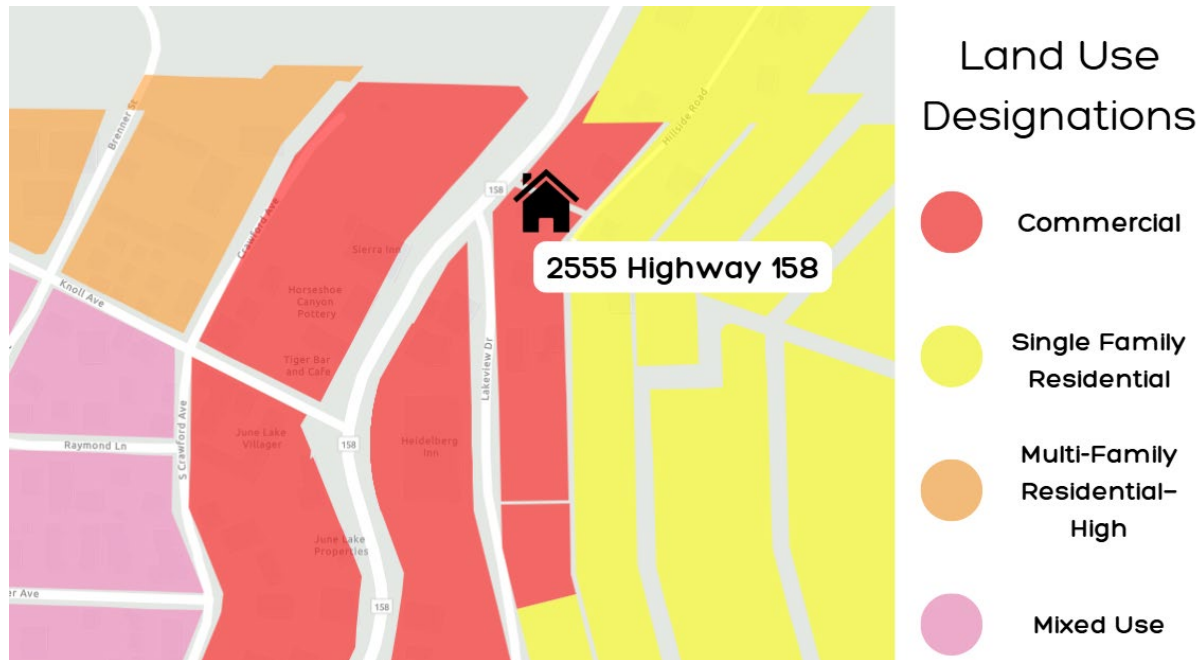


Figure 3: Land Use Designations

The project parcel is designated Commercial (C). The Commercial designation is intended for a wide range of retail, business, and professional uses and services. Higher-density housing is allowed, when compatible with retail and service functions.

Historically, the June Lake commercial business district which extends along SR 158 has provided a combination of residential and commercial uses, including single- and multi-family residential units, traditional lodging facilities, services (e.g., real estate management), and retail establishments. See Figure 3 for a map of the surrounding Land Use Designations.

The four apartments proposed in UP 25-007 would add to, rather than replace, existing development on the parcel. Existing development includes a 1,369-sf commercial structure housing a cannabis dispensary and a non-volatile cannabis manufacturing and distribution operation (seen in Figure 5) and a 1,200-sf warehouse (seen in Figure 4).



Figure 4: Existing warehouse

Two of the proposed apartments would be built atop High Sierra. The other two would be adjacent, built into the hillside. A single staircase and breezeway would provide access to all four. See Figure 7.

Due to the parcel's placement at an angled intersection, both SR 158 and Lakeview Drive provide vehicle access to the parking lot. Adjacent parcels to the north, south and west are also designated Commercial (see Figure 3). However, none have been developed with commercial uses: the parcel directly to the north has been developed with a single-family home, the parcel to the south has been developed with a multi-family residence, and parcels to the west are undeveloped.

Continuing north on SR 158, most existing uses are residential. Continuing south, most existing uses are commercial.

The parcel to the east is designated SFR, and is the applicant's current residence. Although the two parcels are adjacent, they are separated by an elevation change—see Figure 5 for an image showing both structures, or Figure 11 for a clearer view of the retaining wall and elevation change. East of the highway, the ground slopes upward steeply to developed parcels on Hillside Road. Beyond Hillside Road, none of the parcels are developed.



Figure 5: Existing cannabis operation with Hillside home above

Hillside is an unpaved, one-way, private road which reaches a dead-end approximately 15 feet south of the project parcel.

An unpaved pedestrian path on an easement adjacent to the project parcel (see Figure 6) currently links SR 158 and Hillside Road, and the project proposes to add vehicle access and improved connectivity to the project parcel from Hillside Road.



Figure 6: Unpaved Pedestrian Path

PROJECT DESCRIPTION

The project proposes the construction of four apartments, a new parking area, redesign of an existing parking area, and the installation of two electric vehicle charging stations on 2555 SR 158 (APN: 015-085-010-000) in June Lake (see Figure 7).

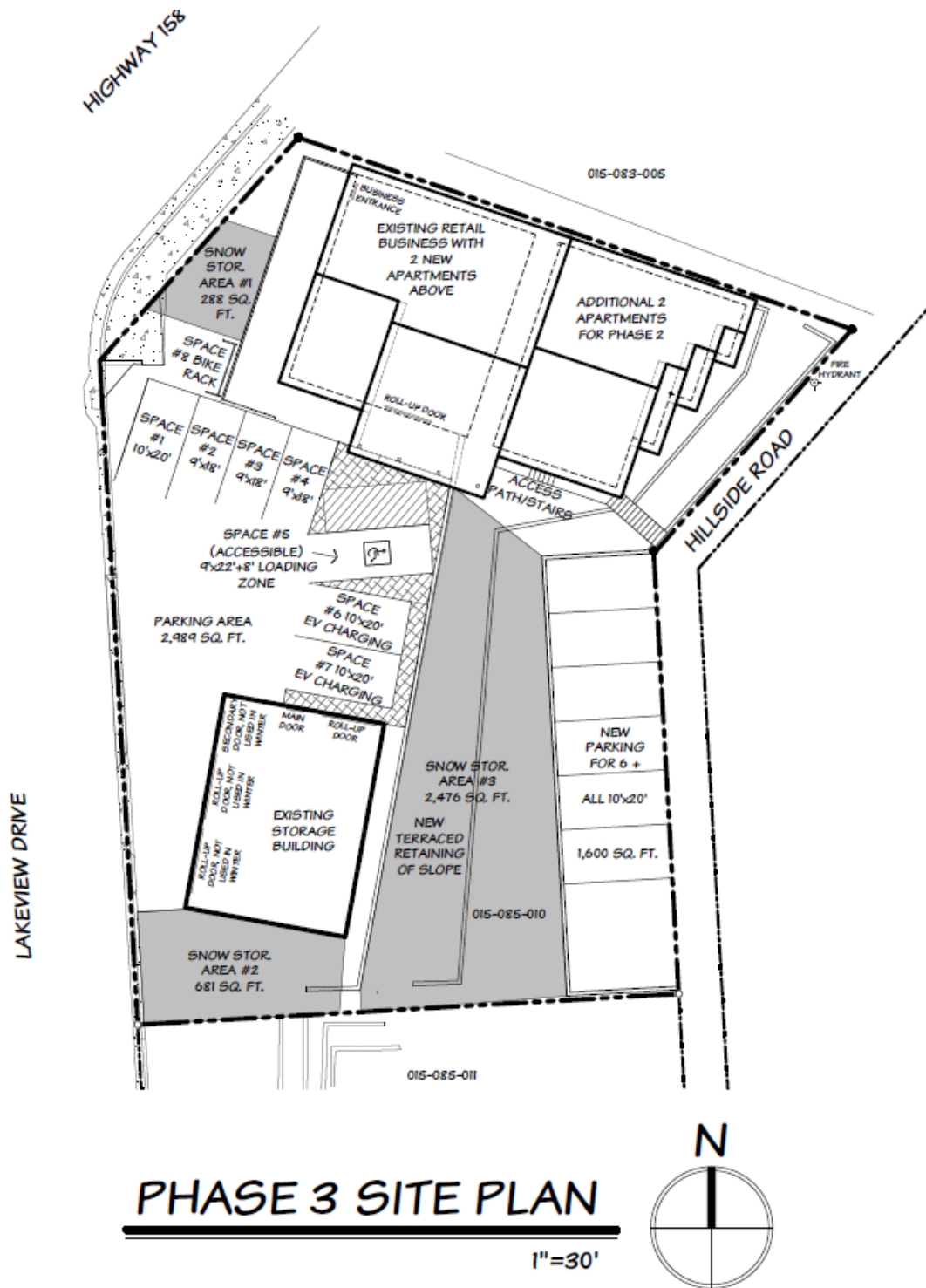


Figure 7: Site plan for completed proposed project

Because construction would be divided into three phases with no required time frames, each phase must independently meet County development standards.

An exception is proposed for parking spaces, where the proposed parking plan would temporarily exceed the maximum percentage of reduced-size parking stalls allowed within the June Lake Central Business Parking District (CBPD) by §06.090.A. of the Land Use Element in Phase One of the project, but would come into compliance by project completion. See the section on Parking for additional information.

The application for UP 25-007 was submitted alongside an application for UP 25-008, which proposes the short-term rental of a residential unit on an adjacent property owned by the applicant.

PHASE ONE

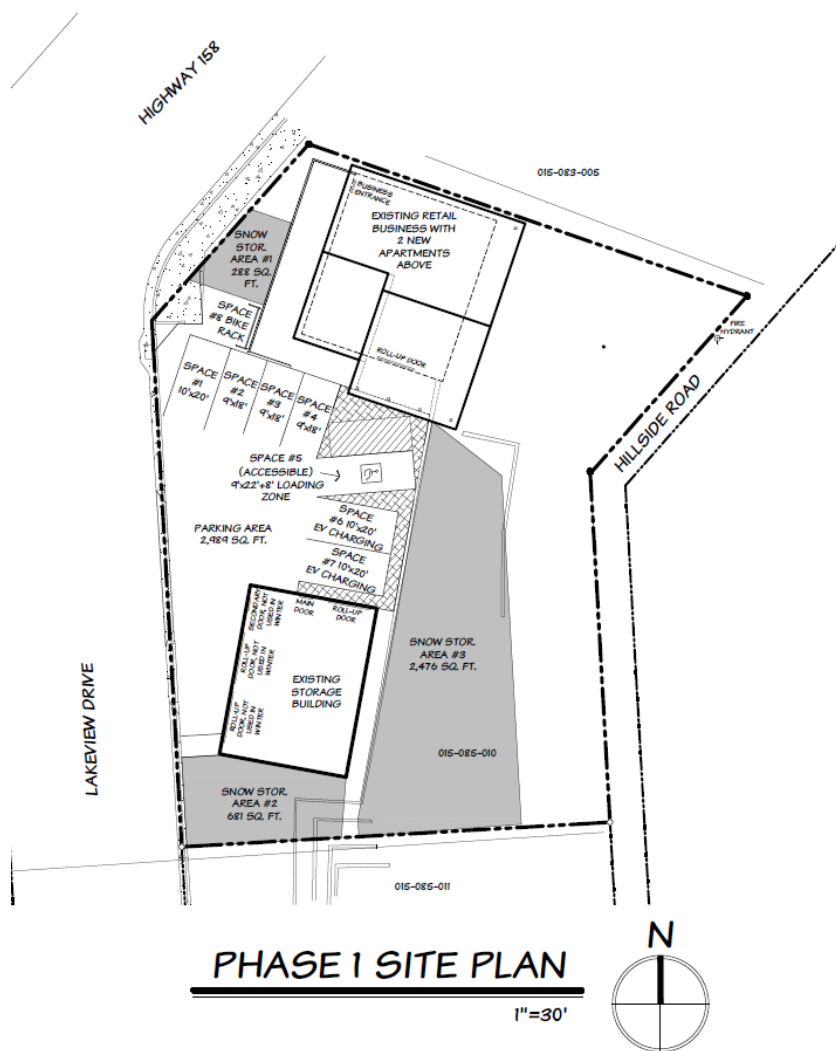


Figure 8: Phase One Site Plan

The first phase will include the following elements:

1. Construction of two, one-bedroom apartments directly atop the existing retail and manufacturing establishment, and
2. Reconfiguration of the existing parking lot.

CONSTRUCTION OF TWO APARTMENTS

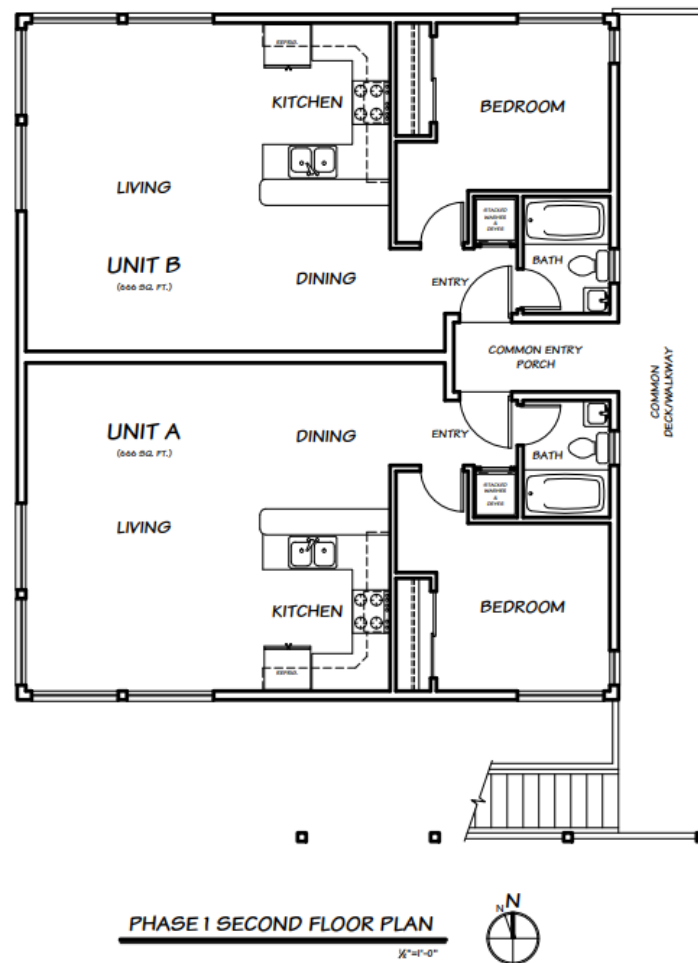


Figure 9: Phase One Apartments

The two apartments on top of the existing cannabis operation will have mirrored layouts and conform to the footprint of the current building. The existing roof structure would be removed and a new floor, walls, and roof structure built atop the dispensary.

Each 666-sf unit will include one bedroom, a kitchen, a full bathroom, and a living area (see floor plan in Figure 9). Draft elevations show a maximum height of 27', which is under the County maximum of 35', and a condition of use requires that the project conform to the California Building Code and all local regulations, including height restrictions.

Access is provided by a staircase and covered walkway (see Figure 10).



Figure 10: A stairway leads to the proposed covered walkway

RECONFIGURE EXISTING PARKING LOT

The existing parking lot would be re-striped to accommodate increased parking requirements, as well as two EV charging stations. See the parking section for more information and an analysis.

PHASE TWO

1. Hillside stabilization
2. Construction of a parking lot accessed via Hillside Road
3. Installation of two EV charging stations.

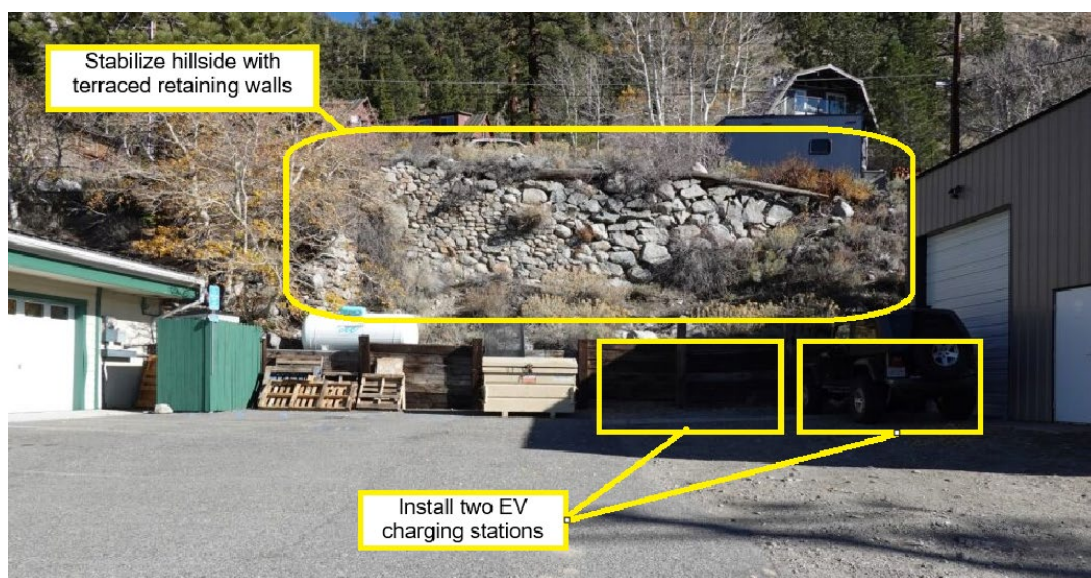


Figure 11: Phase Two construction, for reference

HILLSIDE STABILIZATION

The stabilization project would introduce terraced retaining walls along the eastern boundary of the property. These terraced retaining walls will stabilize the slope and increase the parcel's total buildable area.

During construction, the applicant will install the underground electrical infrastructure required for the planned EV charging stations. Once construction is complete, the applicant will develop a paved parking lot accessed via Hillside Road on the newly-enlarged buildable area. Until the Hillside parking is complete, the EV charging stalls serve as the required parking for the new residential units and must therefore be signed and reserved for the residential tenants only.

See Figure 11 for an image of the existing lot, and indication of where Phase Two modifications would apply.

ADDITIONAL PARKING

Currently, SR 158 provides the only vehicle access to the project parcel. The new parking area on Hillside Road will add at least six clearly signed parking spaces reserved for residents of 2555 SR 158 to a lot accessed via Hillside Road.

ELECTRICAL VEHICLE CHARGING STATIONS

Two EV charging stations would be installed in the reconfigured parking lot of 2555 SR 158.

PHASE THREE

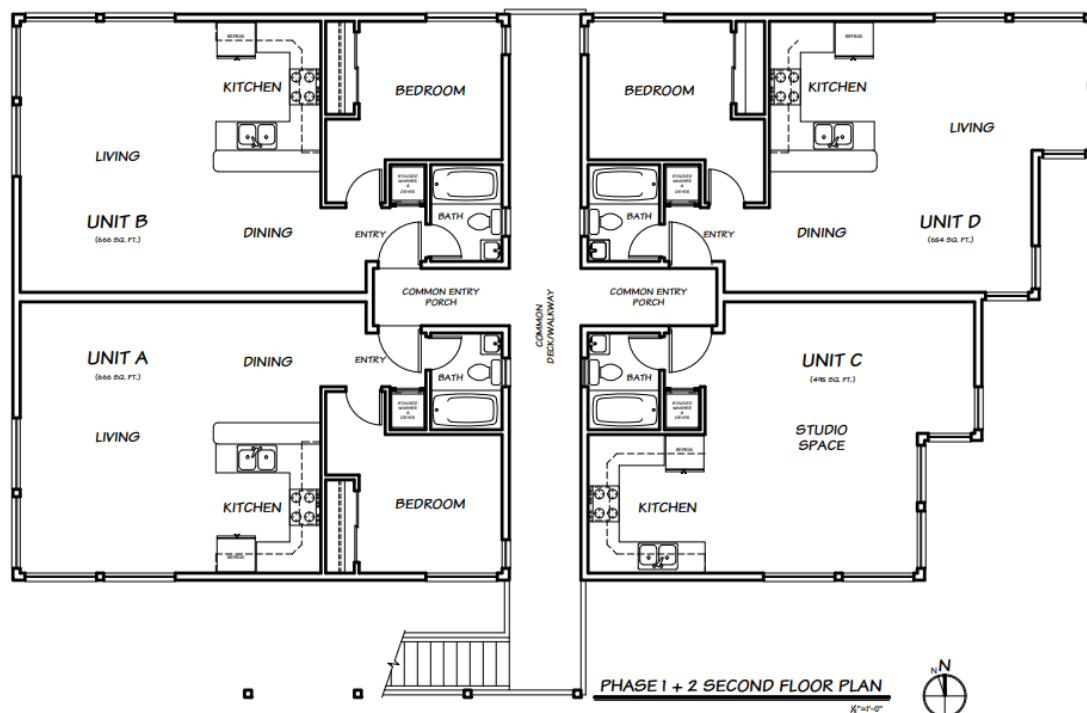


Figure 12: Layout of all four planned apartments—Phase One on the left, Phase Three on the right.

Phase Three would include the construction of two additional apartments, raising the total to four (See Figure 12).

Because the Phase Three apartments will be built into the hillside, their dimensions will remain in flux until hillside stabilization is complete. Current plans show a 654-sf one-bedroom and a 495-sf studio apartment built to the east of, and on the same level as, the Phase One apartments. The final size of these units may be adjusted, provided they meet all applicable development standards, such as height, setbacks, lot coverage, etc.

Processing a building permit for the structure will ensure that all local and state requirements are met.

PEDESTRIAN ACCESS

At present, an existing informal use trail provides access from the subject parcel to uses on Hillside Road. An improvised footpath worn into an easement separating 2555 and 2535 SR 158 provides the most direct access to Hillside Road from 2555 SR 158.

Phase Three site plans include a paved path providing pedestrian access from the Hillside parking lot to the apartments (identified as Access Path/Stairs on Figure 7).

SHORT-TERM RENTAL APPLICATION

The applicant submitted an application to short-term rent a residential unit on an adjacent property alongside the additions and improvements detailed in UP 25-007 DeCoster Apartments.

That application, UP 25-008 DeCoster STR, will be considered separately. However, because aspects of the short-term rental application depend on developments proposed in UP 25-007, conditions of approval that concern both parcels appear on both use permits.

MONO COUNTY GENERAL PLAN CONSISTENCY

DEVELOPMENT STANDARDS

LOT SIZE

The 0.33-acre (14,375-sf) parcel exceeds the 7,500-sf required minimum.

LOT DIMENSIONS

Lot depth is not consistent across the angled lot, but meets the 100' minimum. Lot width exceeds the 60' minimum.

LOT COVERAGE

The maximum allowable lot coverage on a parcel designated Commercial, where the residential use is not primary, is 70%.

Existing developments cover 5,589, or 55.8%, of the parcel's area in impervious surfaces. The addition of a 1,600-sf paved parking lot would raise the total to 7,189-sf, or 72%.

Because no additional construction could be allowed on the parcel, including the two apartments envisioned for Phase Three of the project proposal, a condition of use requires that the Hillside

Road parking lot be paved with crushed rock or gravel, subject to review and approval by the County Public Works Department, to reduce final lot coverage to a maximum of 70%.

SETBACKS

Minimum setbacks on parcels designated Commercial are 10' front, 5' rear, and 0' side.

Portions of the existing structures may not meet front setbacks, as the structures do not sit parallel to the parcel boundary. However, Phase One does not alter the footprint of any existing structure.

Phase Two envisions an unpaved parking lot. Parking can be developed within a setback, and because Hillside Road is private, County Road and Sidewalk Standards do not apply.

CalFire's State Minimum Fire Safe Regulations do not apply to additions to existing structures.

The building permit process ensures that all applicable standards are met.

LANDSCAPING

Fences and/or screening are required when a commercial development abuts a residential district. The steep slope and significant change in elevation between 2555 SR 158 and Hillside Road provides natural screening, and the applicant intends to broadcast native seeds across the terraces when weather permits. During winter, the terraces will serve as snow storage.

PARKING

Parking requirements on the parcel have been calculated with each new permit.

USE PERMIT 18-003 permitted the 1,400-sf commercial building, split at the time between a retail cannabis dispensary (High Sierra, still in operation) and a car-stereo manufacturing business (Insane Audio, since sold). The permit required a total of three parking spaces and in 2018, available parking on the parcel exceeded requirements.

DR 19-006 permitted the addition of a 30'x40' storage building to the parcel. It affirmed the requirement for three parking spaces in UP 18-003 and required an additional two spaces for the warehouse building.

USE PERMIT MODIFICATION 23-004 modified the uses permitted within the commercial building. It accommodated replacement of the car-stereo manufacturing business with non-volatile cannabis manufacturing and distribution activities. Floor space within the cannabis dispensary is split between a retail area and a workspace/storage area.

UPM 23-004 recalculated required parking for High Sierra to be four spaces. The parcel is located within the June Lake Central Business Parking District (CBPD), and §06.090.A. requires "60% minimum off-street parking requirements for non-overnight commercial uses" within the CBPD. Parking for UPM 23-004 was therefore reduced from four to two spaces.

Because structures have accumulated on the property over time, the proposed expansion of use in UP 25-007 requires a new analysis of existing development and the associated parking requirements (see Table 1).

Table 1: Existing Uses			
Use	Square Feet	Section 06.090 Parking	Required Parking Spaces
cannabis retail	485-sf	One space for each 200-sf of gross leasable floor area. No fewer than two spaces.	2.5
cannabis manufacturing	653-sf	Two spaces for each three employees on largest shift, not fewer than one space for each 1,000-sf of gross floor area.	0.7
Storage	1,200-sf	One space for each 1,000-sf.	1.2
Total			4.4
Total with 40% CBPD reduction			2.64
Total rounded to the nearest whole number			3

Table 1 indicates that existing uses require three parking spaces after factoring in the reduction allowed for commercial uses within the June Lake CBPD.

Section 06.040.D of the MCGP LUE requires one accessible space for “each 25 required spaces or fraction thereof,” and so one of the required spaces must be accessible. An accessible space has a minimum size of 14’ by 20’.

Residential units require two spaces per unit, and the number of required spaces cannot be reduced using §06.090.A., which does not apply to overnight or residential uses. Phase One, which includes the construction of two apartment units, will require four additional parking spaces, bringing the required total to seven.

Phase Three, which adds two more apartments, will require an additional four parking spaces for residents, raising the total to eleven.

Guest parking is required in multi-family complexes, at a rate of one space per six units and no fewer than two. Section 02.450 of the MCGP LUE defines a multifamily dwelling as one “designed or used for occupancy by three or more families, all living independently of each other and having separate kitchen and toilet facilities for each family.” Following this definition, upon construction of the Phase Three apartments the complex will qualify as multi-family and two guest parking spaces will be required.

Phase Three, and completion of the full project, therefore raises the required total to thirteen parking spaces. Table 2 tallies the parking requirements for the completed project:

Table 2: Required Parking for Completed Project			
Use	Required Spaces	After CBPD Reduction	Total
Existing Uses (retail, manufacturing, storage)	4.4	3	3

Phase One apartments	4	No reduction	7
Phase Three apartments	4	No reduction	11
Guest spaces for multi-family	2	No reduction	13

The hillside stabilization included in Phase Two of the proposed project will create additional buildable area on Hillside Road that would provide the six additional parking spaces required by Phase Two (See site plans in Figure 7 above).

The applicant has proposed additional alternative parking measures including reduced parking stall size, substituting a parking space with a bike rack, and counting EV charging stations toward required parking, which may be approved for parcels within the CBPD as part of this use permit. These measures are evident in the redesigned parking plan for the lot on 2555 SR 158, as seen in Figure 13.

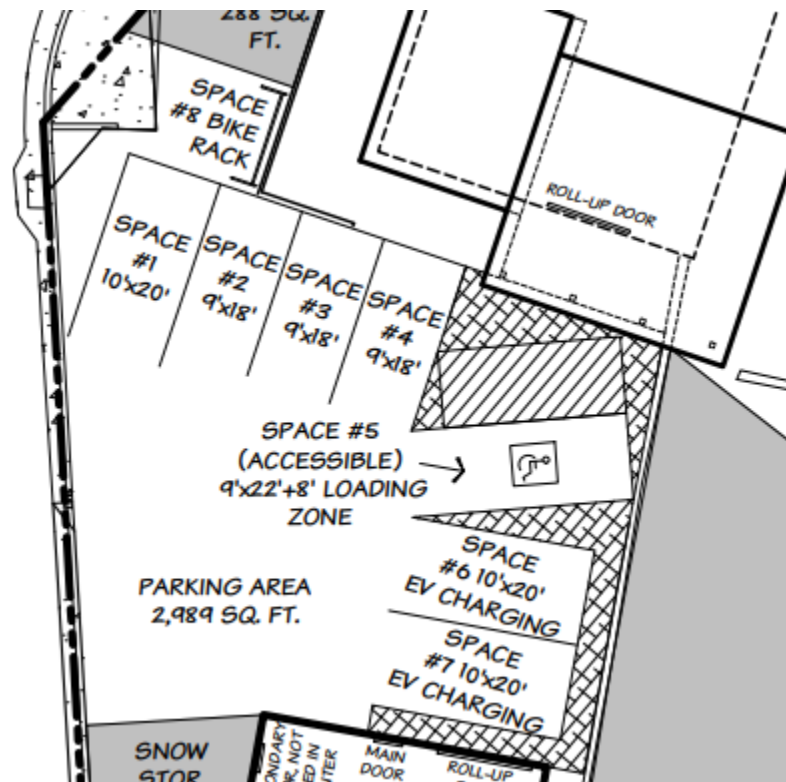


Figure 13: Proposed Parking Plan

Uncovered parking stalls in June Lake, which has an elevation of 7600', are required to abide by §06.030.B, which sets the minimum stall size at 10' x 20'. Section 06.090.C.8 allows for alternative parking space dimensions within the CBPD of "not less than 8' x 16'" for up to 40% of the required spaces. Three of the spaces on the updated parking plan in Figure 13 are 9' x 18'.

During Phase One, three spaces constitute 42% of the required total of seven. This exceeds the maximum allowed 40% reduction by 2%. Once the project is completed, however, three spaces would constitute 23% of the required thirteen (see Table 2 for a calculation of total required parking for the completed project).

Because the proposed reconfigured parking lot exceeds the maximum stall-size reduction by a very small percentage (2%) during Phase One, and because completing the project would bring the parking lot into compliance with §06.090.C.8., the use permit proposes to authorize the parking phasing.

Section 06.090.C.11 allows that “a maximum of one required off-street parking spaces may be substituted for four bicycle parking spaces,” and the updated parking plan marks a bike rack as Parking Space #8, indicating that the applicant intends to make use of this discretionary reduction.

CA 2019 AB1100 §22511.2.(a) states that, “a parking space served by electric vehicle supply equipment or a parking space designated as a future electric vehicle charging space shall count as at least one standard automobile space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction,” and consequently, both parking stalls equipped with EV charging stations are counted toward required parking in Phase I. However, until the additional parking on Hillside Road is constructed for the apartment units, the EV stalls must be signed as reserved for residential tenants only to ensure parking requirements are met.

These discretionary reductions and alternative parking measures allow approval of the proposed parking plan in the parking lot of 2555 SR 158.

ACCESS

Currently, SR 158 and Lakeview Drive provide access to the project parcel. The project parcel is addressed on SR 158, but its driveway opens onto Lakeview Drive as it intersects with the highway.

SR 158 is the main thoroughfare for the community of June Lake. The highway is a priority for winter snow plowing and can accommodate the increase in traffic generated by two new dwelling units.

However, the June Lake Fire Department expressed concern about increasing congestion around the highway’s intersection with Lakeview Drive. The only traffic regulation at the intersection is a stop sign for drivers on Lakeview as they approach SR 158; no signal or signage aids drivers on SR 158 intending to turn onto Lakeview.

Increasing traffic and density at a busy, lightly regulated intersection may negatively impact road safety. A condition of use (not included at present) requiring an intersection study for signalization, and subsequent signalization if warranted, could be considered. However, Phase One of the project only increases traffic through the addition of two residential units, which is negligible. Parking for the complete project of four units is provided on Hillside Road, which is not accessed via the Lakeview Drive intersection and therefore traffic congestion at this intersection will not be increased.

Once the parking lot introduced during Phase Two has been constructed, residents will also access the parcel via Hillside Road.

Hillside Road was created by a 1924 tract map, and originally described as a trail.

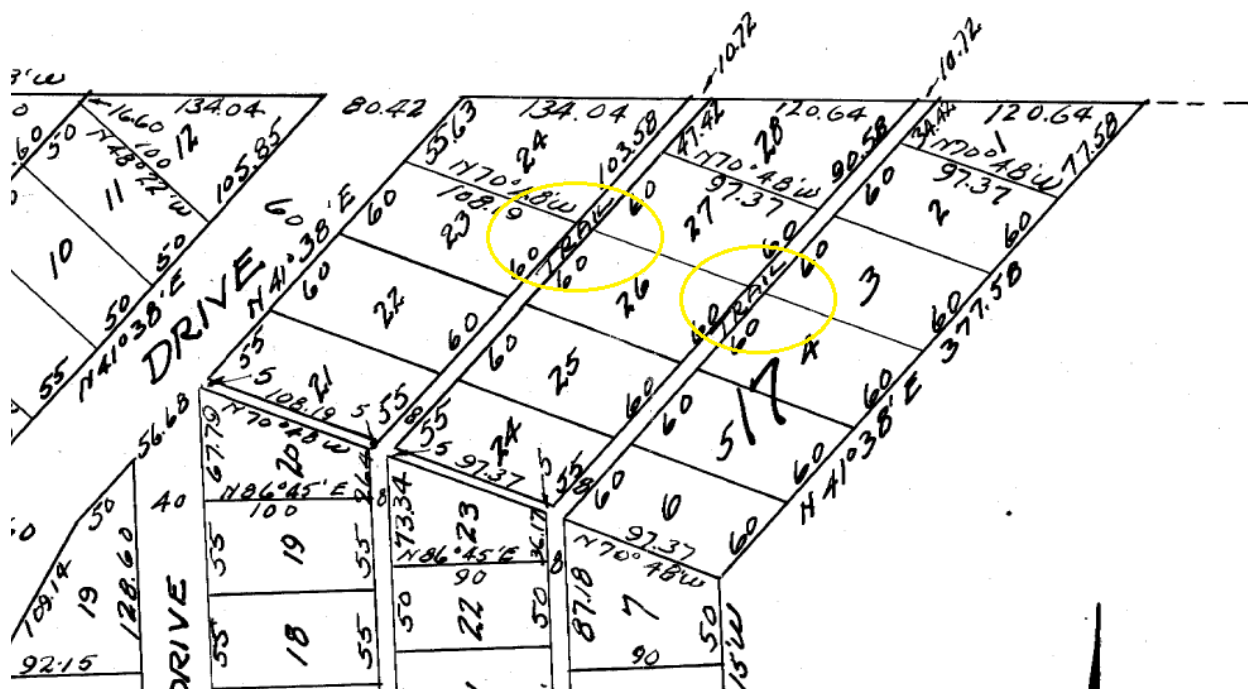


Figure 14: 1924 Tract Map, detail

Hillside Road is a narrow, private, unpaved, dead-end road. The road is substandard, as demonstrated by a view taken from alongside its boundary with the project parcel:



Figure 15: Hillside Road viewed from project parcel

As seen above, Hillside Road is narrow (the section pictured in Figure 15 measures 8 feet across), bounded along most of its length by a steep slope lined with electrical poles on one side and by homes with minimal or no setbacks on the other. An additional, representative example is pictured below in Figure 16:



Figure 16: Hillside road, typical

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 to traffic and density on Hillside Road have the potential to exacerbate public safety issues related to fire protection and evacuation.

The only condition that could be required of this project to mitigate the safety issues presented by Hillside Road, would be an offer of dedication for road widening and improvement. However, improvements could only be made if 1) all other properties along the road also eventually provide an offer of dedication, and 2) either the private homeowners upgrade the road, or the County accepts the road into its system and upgrades it.

It is unlikely that the above requirements will be met in the foreseeable future. However, approving development on Hillside Road without requiring an offer of dedication reduces the prospect of future improvements.

In order to approve an STR permit on this private, substandard road, a condition of use has been added requiring any tenants of the proposed apartments to sign a waiver acknowledging that road conditions do not meet County or State standards. This acknowledgment would be expressly between the property owner and tenant, and would not involve the County.

SNOW STORAGE

Section 04.300, Snow Storage Requirements, requires snow storage areas totaling at least 65% of the area from which snow is to be removed.

The 2,989-sf parking area on 2555 SR 158 requires 1,943-sf of snow storage. The 1,600-sf parking lot envisioned for Phase Two of construction will add an additional 1,040-sf to the requirement, for a final tally of 2,983-sf of required snow storage.

The applicant's site plan for the completed project (Figure 6 above and also included as Attachment 2) indicates 3,445-sf of potential snow storage on the parcel, which exceeds requirements.

A detail of the snow storage areas is below, and demonstrates that the snow storage is adequate in total area and minimum dimensions:

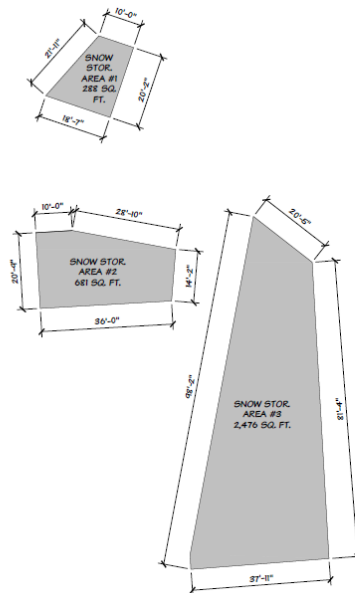


Figure 17: Snow storage areas with dimensions

CONDITIONAL DEVELOPMENT AREA FINDING

Mono County General Plan, Safety Element

Objective 4.A. *Limit development that attracts concentrations of people in historic avalanche paths (Conditional Development Areas) during the avalanche season.*

The project site is located in a conditional development area based on a 1973 study by Norm Wilson that found the general area to be a Blue Zone, or moderate hazard zone. The Mono County Safety Element, which aims to avoid exposure of people and improvements to unreasonable risks of damage or injury from avalanche hazards, states in Action 4.A.1.a. that prior to approving new development other than single-family residential, the Planning Commission must find that “based on a site-specific study by a qualified snow scientist, that the site is not within a potential avalanche hazard.”

A site-specific avalanche hazard study completed for the project site in August 2018 by Sue Burak of Snow Survey Associates concluded that the property is in a White Zone. A White Zone is characterized as a very low hazard zone with estimated return periods greater than 300 years or impact pressures less than 21 lbs/ft².

The study concludes that avalanche activity in the future on the slope above the DeCoster building is “very unlikely,” and that the site is not within a potential avalanche hazard.

COUNTYWIDE LAND USE POLICIES

Countywide policies, such as those following from Objective 1.A., encourage the concentration of new development within existing communities.

Objective 1.A. Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural, cultural and recreational resources and that is consistent with the capacities of public facilities and services.

Policy 1.A.1. Contain growth in and adjacent to existing community areas.

Action 1.A.1.a. Encourage infill development in existing communities and subdivisions. [...]

Action 1.A.1.b. New residential development for permanent year-round residents should be concentrated in existing community areas.

Developing adequate housing for all County residents, including affordable housing, is a priority identified in Objective 1.D.:

Objective 1.D. Provide for the housing needs of all resident income groups, and of part-time residents and visitors.

Policy 1.D.2. Provide for affordable housing.

Action 1.D.2.a. Encourage the provision of a variety of rental housing in community areas.

As the proposed project takes place within the commercial core of June Lake and adds to the community's housing stock, proposing modest dimensions intended for the local workforce, it suits County land use policies.

MONO COUNTY GENERAL PLAN HOUSING ELEMENT, GOALS AND POLICIES

The first and primary goal in the Mono County Housing Element is "increase overall housing supply, consistent with the County's rural character."

The County's existing Housing Element "supports the creation of all residential projects that provide housing within the context of community plans."

Developing residential units within an established commercial context is supported by Policy 1.9:

Policy 1.9. Continue to allow for residential development use in commercial land use designation and approve at least one mixed-use development to more efficiently and economically utilize the county's limited land use base for housing.

The second goal identified in the Housing Element is to increase the supply of "community housing," referring specifically to housing for long-term residents at a range of income levels. The project under consideration proposes modestly sized apartments intended for the local workforce, although no deed restrictions are being offered.

2024 REGIONAL TRANSPORTATION PLAN

The Regional Transportation Plan, developed through inter-agency cooperation, encourages the provision of alternative fuel infrastructure. Policy 4.D and its subsidiary objective, 4.D.3., support the installation of electric charging stations in commercial areas:

Policy 4.D. Encourage the use of alternative fuels in County operations and throughout the community.

Objective 4.D.3. Encourage new commercial and visitor-serving projects to include more electric vehicle charging stations than required in parking areas.

JUNE LAKE AREA PLAN

The Issues/Opportunities/Constraints section of the General Plan explains that

“The [June Lake] Loop's growth is inhibited by the surrounding natural environment, the lack of privately owned land, and the desire to maintain its unique, mountain village character. These conditions necessitate controlled expansion, infill and recycling of the existing built environment.”

Policies such as Objective 13.C. within the area plan consequently support increasing density within the existing commercial core:

Objective 13.C. Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.

An associated action, Action 13.C.1.b., supports the sort of infill development proposed by the applicant:

Action 13.C.1.b. Encourage compatible infill development in the Village and Down Canyon areas.

And Objective 13.I. encourages mixed uses within the Village:

Objective 13.I. Maintain the June Lake Village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.

The Issues/Opportunities/Constraints section of the General Plan also addresses the shortage of community housing within June Lake:

“The construction of single-family residences on vacant lots comprises the majority of development activity. Obtaining financial backing for higher-density residential units such as apartments and condominiums has been problematic and has slowed their construction.

and

“Housing or lodging facilities are oriented primarily to second-home owners and tourists, not to local housing needs.”

In this context, Goal 14 and its associated policies support the development of new housing, especially housing aimed at long-term residents.

Goal 14. Provide residents and visitors with quality housing, a wide array of housing alternatives designed to promote unique experiences, and year-round housing stock; and promote adequate affordable housing.

Policy 14.A.2. Mono County, where feasible, shall work with developers and the June Lake community in constructing and maintaining affordable housing for residents.

Policy 14.A.3. Promote year-round housing types and housing for low- and moderate-income households.

CEQA COMPLIANCE

The proposed project qualifies for a Class 3 CEQA exemption under CEQA Guidelines §15303, New Construction or Conversion of Small Structures.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include a “duplex or similar multi-family residential structure totaling no more than four dwelling units.”

Regarding the parking lot on Hillside Road, the additional traffic generated by four apartments would primarily be redirected to Hillside Road and would not exacerbate existing, baseline conditions at SR 158 and Lakeview Drive.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The project was accepted for processing on August 4, 2025.

Conditions of approval were reviewed on December 15, 2025.

NOTICING AND PUBLIC COMMENTS

Notice appeared in *The Sheet* on November 15, 2025.

Notice was sent to property owners within 500 feet of the subject parcel via USPS on November 18, 2025.

No comments were received at the time the meeting agenda was published.

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:

Conditions of use ensure that all provisions of the Mono County General Plan are met, with two exceptions: front setback distance of the existing commercial structure, and the allowed maximum reduction in parking stall size for the reconfigured parking lot in Phase One.

The front setback can be considered existing nonconforming, and no expansion of the footprint of the non-conforming structure is proposed.

The maximum reduction in parking stall size is exceeded by a minimal amount (2%) and completing the proposed project would bring the reconfigured parking lot into compliance.

This finding can be made.

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:

The June Lake Fire Department raised concerns about increases in congestion around Lakeview Drive caused by increased density proposed in Phase One of the project. Conditions of use mitigate this impact. As an additional measure, a signalization study and, if warranted, subsequent signalization could be considered as a project condition.

Neither CalFire nor County standards apply to Hillside Road, which is private, but a commonsense review of the road's condition leads to the conclusion that increases to traffic and density have the potential to exacerbate public safety issues related to fire protection and evacuation. A condition of use requires a waiver between tenants and property owner(s), acknowledging that road conditions do not meet County or State standards.

This finding can be made.

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 2018 site-specific study determined the site to be in a "very low hazard" zone for avalanches, and the proposed project adds much-needed housing to the June Lake area.

This finding can be made.

4. The proposed use is consistent with the map and text of the Mono County General Plan because:

Countywide Land Use Policies, the June Lake Area Plan, and the Housing Element all provide strong support for infill development within established communities and for increased housing supply.

The Regional Transportation Plan encourages the development of alternative fuel infrastructure.

This finding can be made.

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

Attachments:

1. Notice of Decision and Project Conditions
2. Avalanche Study
4. Public Hearing Noticing

NOTICE OF DECISION – USE PERMIT

USE PERMIT:	UP 25-007	APPLICANT:	John DeCoster
ACCESSOR PARCEL NUMBER:	015-085-010-000		
PROJECT TITLE:	UP 25-007 DeCoster Apartments		
PROJECT LOCATION:	2555 SR 158		

On **DATE** a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Section 32.010 of the Mono County General Plan, **[were or were not made]** by the Mono County Planning Commission. In accordance with those findings, **[Insert Planning Commission Decision Here]**. In accordance with this decision, a Notice of Decision is hereby rendered for Use Permit 25-007 subject to the following conditions, at the conclusion of the appeal period.

CONDITIONS OF APPROVAL

See attached Conditions of Approval

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.

Notice is hereby given pursuant to Code of Civil Procedure Section 1094.6 that the time within which to bring an action challenging the County's decision is 90 days from the date the decision becomes final. If no appeal is made to the Board of Supervisors, the Planning Commission decision shall become final on the expiration of the time to bring an appeal (10 days). Notice is also hereby given that the failure to exhaust administrative remedies by filing an appeal to the Board of Supervisors may bar any action challenging the Planning Commission's decision.

DATE OF DECISION/USE PERMIT APPROVAL: DATE

EFFECTIVE DATE USE PERMIT: DATE

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

||

DATED:

DATE _____

cc:

X Applicant

X Public Works

X Building

X Compliance

CONDITIONS OF APPROVAL

Conditional Use Permit 25-007 (DeCoster Apartments)

1. All required parking shall be contained on-site, as shown on the parking plan. Spaces along SR 158 do not count toward parking requirements for the project and are subject to Caltrans regulations.
2. No Certificate of Occupancy shall be issued until minimum parking requirements are met.
3. Both parking spaces with planned electric vehicle charging stations shall be reserved for residents only until the parking lot on Hillside Road has been completed. Reserved spaces will be clearly signed.
4. The parking lot on Hillside Road shall reserve six spaces for residents of 2555 SR 158. Reserved spaces will be clearly signed.
5. The parking lot on Hillside Road shall reserve four spaces for residents of 187 and 189 Hillside Road. Reserved spaces will be clearly signed.
6. The planned parking area on Hillside Road shall be paved with graded crushed rock or gravel, as approved by the Mono County Public Works Department, and total lot coverage shall not exceed 70%.
7. All tenants of 255 SR 158 must sign an acknowledgement presented by the property owner that road conditions do not meet County or State standards. The acknowledgement is expressly between the property owner and tenant, and does not involve the County.
8. Required parking for APN 015-084-026-000 (187 and 189 Hillside Road) is being provided offsite at APN 015-085-010-000 (2555 SR 158). Pursuant to Mono County General Plan Land Use Element Section 06.060.B., this use permit is not valid until a covenant is recorded in the office of the County Recorder by owners of both properties for the benefit of the County in a form approved by the County Counsel to the effect that the owners shall continue to maintain such parking on APN 015-085-010-000 so long as the use on APN 015-084-026-000 exists. Such covenant shall also recite that the title and right to use the lot upon which the parking space is to be provided will be subservient to the title to the premises upon which the use is to be maintained, and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the County. The recorded and executed covenant shall be filed with the Mono County Community Development Department and maintained with the Permittee's records for the property.
9. The applicant shall provide at least one paved pedestrian path linking the Hillside parking lot with the proposed apartment buildings.
10. All four units permitted via UP 25-007 must receive a Certificate of Occupancy before the short-term rental of 189 Hillside Road may commence.
11. So long as 189 Hillside Road is used as a transient rental for any duration, all four of the apartments proposed in UP 25-007 must be offered and maintained as long-term rentals at or below market rate rent for a similar size unit. Every six months, the UP-holder must submit an affidavit to the Office of the Mono County Administrative Officer, attention Housing Opportunities Manager, regarding the rental status of the unit required to be maintained as a long-term rental. Such affidavit shall attach a current lease with a long-term tenant, or if the unit is not occupied, shall attach evidence of good faith efforts to let the property, including any and all advertisements made in local media or online. A vacancy

in the long-term rental unit of three or more months without adequate showing of a good faith effort to let the unit may be grounds for revocation.

12. Snow storage shall occur on-site within the designated areas shown on the site plan. In the event that on-site snow storage is not sufficient, the applicant shall contract with a snow removal provider for off-site storage.
13. All exterior lighting shall comply with the standards for downward directed fully shielded lighting, consistent with General Plan Chapter 23, Dark Sky Regulations.
14. The project shall receive will-serve letters from the June Lake Fire Department and June Lake PUD.
15. All utilities shall be installed underground.
16. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Public Works, Tax Collector, Sheriff's office, Building Division, and Environmental Health.
17. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.
18. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
19. Termination: Per section 32.060 of the Land Use Element, a use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
 - There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof or as specified in the conditions. If applicable, time shall be tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit;
 - There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted; and
 - No extension is granted as provided in Section 32.070.
20. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension.
21. Revocation: The Planning Commission may revoke the rights granted by a use permit, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective

date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least ten days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

AVALANCHE HAZARD STUDY

2555 HIGHWAY 158
JUNE LAKE, CALIFORNIA

SUE BURAK
SNOW SURVEY ASSOCIATES
AUGUST 13, 2018

INTRODUCTION

Snow avalanches are a natural hazard that threaten people and infrastructure in mountain communities worldwide. Avalanche risk mitigation is critical to highways and roads, utilities and residential and commercial uses. A key component of avalanche risk mitigation is avalanche hazard mapping which delineates zones of higher and lower hazard according to the frequency and magnitude of avalanche in the area. In this report, the findings of a 1973 avalanche report (Wilson, 1973) that identified avalanche hazard areas within the June Lake Loop are updated for an individual slope located above a proposed commercial operation (Figure 1,2,3). This report presents recent findings from an avalanche hazard evaluation on an individual slope. This study follows accepted methods of avalanche hazard analysis for land-use planning. The avalanche hazard rating previously identified in the 1973 report is revised for consistency with the results from historic aerial photographs, history of snow conditions and terrain and vegetation analyses.

DEFINITIONS

The following terms are used throughout this report.

Avalanche path: Area within which avalanches start, run and stop. Paths consist of a starting zone, a track and a runout zone.

Avalanche starting zone: The part of an avalanche path where snow fails and begins to move downslope. Slope angles in starting zones are generally steeper than 28 degrees.

Avalanche track: The part of an avalanche path that connects the starting zone with the runout zone and where large avalanches move with approximately constant speed.

Runout zone: The part of the avalanche path where large avalanches decelerate quickly and stop. The runout zone is the critical area for land use decisions because of its attractive setting for development.

Avalanches commonly occur from November through April. The primary terrain factors in avalanche formation are slope steepness, slope orientation with respect to wind and sun, slope configuration and size and ground surface roughness. Avalanches can occur on small and large terrain features. Snow avalanche risk determination and mapping depends on terrain analysis, estimates of avalanche frequency, snow supply, destructive potential and avalanche runout distance. In this report, a variety of methods are used to evaluate the likelihood of an avalanche of sufficient size and destructive potential that could reach and damage property or persons at 2555 Highway 158 in June Lake, Mono County, California (Figures 1,2,3,4).

BACKGROUND

The need for an avalanche study for the building at 2555 Highway 158 (hereafter, the DeCoster building) is based on a 1973 Norm Wilson avalanche hazard map (Figure 6). The 1973 map was later revised in 1988 by a “avalanche committee” comprised of local property and business owners who were appointed by the Mono County Board of Supervisors. The building at 2555 Highway 158 and residential parcels upslope of the building on Hillside Drive are identified as being within the Moderate avalanche hazard zone in the 1973 Wilson report (Figure 6). The buildings also lie within the boundary of an “avalanche area” drawn on the Conditional Use map shown in Figure 5. The 1973 Wilson report is not available in its entirety so it is not known what criteria Wilson used to identify avalanche areas or the methods used to differentiate between the High and Moderate Hazard zones.

Avalanche zoning is a process that identifies avalanche-prone areas on a map, thereby allowing land use agencies to regulate the types of land uses based on the level of risk and severity of consequences of avalanches. The level of acceptable risk depends on the type of land use, local and regional attitudes towards individual choice and the County’s responsibility to protect life and property from natural disasters.

Avalanche zoning in North America is based on concepts developed in Switzerland. The return period (T) describes the expected time between the large avalanches. For example,

the one in one-hundred-year avalanche ($T = 100$) has an annual frequency of 0.01 (1/100). Avalanche frequency depends on snow supply and terrain and decreases with distance in the avalanche track and runout zone. Snow supply is determined by frequency of snowfalls and amount of snow and wind transport of snow into the starting zone of an avalanche path. The destructive potential is based on avalanche size, predicted impact pressures and destructive potential (Table 1).

Avalanche size	Avalanche Destructive potential	Typical Mass	Typical Path Length	Typical Impact Pressure
D1	Relatively harmless to people	<10 t	10 m (33 ft.)	21 lb./foot ²
D2	Could bury, injure or kill a person	10 ² t	100 m (330 ft.)	209 lb./foot ²
D3	Could bury and destroy a car, damage a truck, destroy a wood frame house or break a few trees	10 ³ t	1000 m (3280 ft.)	2089 lbs./foot
D4	Could destroy a railway car, large truck, several buildings or a substantial amount of forest	10 ⁴ t	2000 m (6562 ft.)	10443 lb./foot ²
D5	Could gouge the landscape, largest snow avalanche known	10 ⁵ t	3000 m (9843 ft.)	20885 lb./foot ²

Table 1. Classification of avalanche size, destructive potential and typical impact pressures (Greene et al., 2016).

The “Red” or “High” hazard zone is defined as an area of either high frequency or high energy avalanches. Avalanches are expected to occur once, on average, every 10 years, while the “true” return period may lie between 3 and 30 years (Mears, 1987).

Avalanches that occur within the “Red” zone produce a dynamic pressure on a flat large rigid surface normal to the flow, of 600 lbs. ft² or greater. The pressure on a flat surface is given as a reference pressure for standard for simple impact conditions. The actual

pressure may be more or less depending on the orientation of the surface (Mears, 1992). Occupied structures are generally prohibited in the Red Zone.

Return periods for highways are generally given as every 30 years, though active mitigation (GasEx, explosives control), results in high frequency avalanche activity each winter. Ski lift base structures are designed for a typical threshold return period of 100-year return periods (CAA 2002). Structural protections are based on flow depth and impact pressures.

The “Blue” or “Moderate” hazard zone is defined as an area where avalanches are less frequent (more than 30 years average return period) and moderate energy. Avalanches reach the Blue Zone with return periods of 10 to 100 years. The upper part of the Blue Zone will have 10-year return periods with the lower part by 100- year return periods. Longer return period avalanches (up to 300-year average return period), result in impact pressures less than 600 lbs-ft². Occupied structures are allowed in Blue zones only if the structures are reinforced for avalanche forces and/or avalanche defense structures are in place.

The “Yellow” (very low hazard) zone is sometimes used to define an area beyond the Blue Zone. Avalanche are very rare in the Yellow zone with average return periods of more than 300 years. Use of the Yellow zone is appropriate in areas with long historic records of 100 to 300 years ago such as the case with European countries. Land use is not restricted in the Yellow Zone but potential avalanche loads on structures is advised (

In Canada, the White zone includes areas outside of the Yellow zone. The White zone includes any area with estimated return period greater than 300 years or impact pressures less than 21 lbs/ft² which is comparable to a gale force wind (Stethem, 2009).

It is important to recognize that in the mountainous countries in Europe, established systems of public avalanche hazard warning and evacuation for residential areas have been in place for decades. Long records of avalanche events along with long term records of weather patterns and snowpack characteristics can extend for 200 years or longer. Similar systems do not exist in the United States. Local jurisdictions have standards that fit local political and economic conditions, i.e., Juneau, AK, Placer County, CA., Inyo

County, CA, rather than adhering closely to the Swiss guidelines. A limited historic record exists for the slope above the DeCoster building is based on observations from a long- time resident who lives adjacent to the DeCoster building.

Mono County is in the process of implementing an avalanche forecasting program for County roads and has recognized the importance of developing avalanche warnings and rescue plans for the avalanche prone areas in the county.

ENVIRONMENTAL SETTING

The June Lake region is located east of the Sierra Crest and receives around 80% of the area's average annual precipitation in the form of snow. The June Mountain Study plot located at 9,200 ft. was installed in 2012 and collects weather and snowpack data on hourly intervals. Snowfall and wind data from the study plot show average March snow depths ranged from 22" in March 2015 to 80 inches in March 2017. Hourly wind speeds during winter storms range from 35-50 mph range with peak gusts measured at 60 mph. Wind direction during storms is mostly from the west southwest except during upslope events when wind direction is from the northeast.

The June Mountain Ski Patrol uses active mitigation in the form of explosives to manage the avalanche problem on the June Mountain Ski Area. The mountainous terrain west of the ski area is popular with backcountry recreationists. Human triggered avalanches occur each winter along the San Joaquin Ridge and Negatives areas west of June Mountain.

During the winter, the northwest facing slopes above the Heidelberg Inn, Lakeview Drive and 2555 Highway 168 are wind scoured due to the prevailing west to southwest winds that blow across the San Joaquin Ridge. On the forested slopes above the building and residences, winds blowing across the slope remove snow from the low ridgelines along the moraine from the east end of Lakeview Drive to the Boulder Lodge area. Slopes above 2555 Highway 158, Hillside Drive and Lakeview Drive are often snow-free during the winter (McCamish, personal communication July 2018). Snowdrifts can form on the lee side of the low ridges and can persist into late spring, providing moisture for stands of

Jeffrey Pine, Red Fir, Mountain Hemlock and thick growths of bitterbrush, ceanothus and manzanita.

AVALANCHE STUDIES IN THE JUNE LAKE AREA

The first avalanche study of the June Lake area was conducted by Norm Wilson. The 1973 Wilson avalanche hazard map (Figure 6) identified the building located at 2555 Highway 158 as located within the avalanche “Blue” or Moderate hazard zone. It is not clear if the Wilson report used the Swiss classification criteria to define Red and Blue zones. The Red and Blue zone definitions used in the 1982 Wilson report to Placer County did not match the Swiss definitions of Red and Blue zones in terms of impact pressures and return periods (Wilson, 1982). The Wilson maps are 45 years old and should be interpreted knowing the methods and data available today would produce different results.

In 1987, Art Mears, avalanche engineer, used impact pressure criteria and calculated return intervals for large avalanches to establish Red Zones and Blue Zones throughout Mono County (Mears 1987). Mears evaluated the large avalanche path below Carson Peak in June Lake but did not evaluate any areas identified in the Wilson report. The Mears maps are more than 30 years old and should be also be interpreted knowing the map’s limitations and that new methods and additional data are available.

The Mears report was not adopted by Mono County due to negative public outcry (Penniman, 1992). In its place, “local avalanche committees” were appointed by the Board of Supervisors. The local avalanche committees compiled “historical runout maps based on memories of long time local residents of historic avalanche runout distances. The “Avalanche Influence Area” was defined as a “...community area in which privately owned property has experienced avalanche activity...” and where “residents and visitors would be notified of avalanche hazards. “Conditional Development areas” were defined as “privately owned areas that have previously experienced avalanches and which “should be subject to development restrictions and conditions” (Penniman 1992).

The Conditional Development Area map for the June Lake Area (Figure 5) depicts a thick line drawn on an aerial photograph. The dotted line shown on the map is approximately 16 ft wide at an approximate scale of 1" = 250 ft. Interpretation of the conditional development area is hindered by grainy quality of the photograph. The discrepancy between the area identified in the Wilson 1973 map (Figure 6) and the Conditional Use map appears to be the result of gerrymandering by commercial and private property owners at the time to exclude their properties from being included in the Conditional Development area (Mono County 2010). Land use planning efforts are further hindered by the fact that the Conditional Development area map does not provide information on avalanche return intervals and impact pressures. It is also important to note that people interpret the lines delineating High and Moderate avalanche hazard zones as having precision that does not exist (CAA, 2002).

Records of historic avalanche activity in the June Lake area are limited to a vague report of an avalanche in the Oh Ridge and possibly the Boulder Lodge area in 1969. Somewhat more detailed accounts are available of ski lift damage that occurred during the February 1986 storm. The February 1986 storm was a 100 -year winter storm and resulted in widespread destruction of mature forests through the Sierra Nevada range.

A large destructive avalanche off Carson Peak occurred prior to 1963 and destroyed hundreds of acres of forest. The vegetation trim lines are visible in Google Earth. The portion of Highway 158 along June Lake is well known for road closures due to avalanches reaching the roadway from Mt Downs. CalTrans controls the avalanche problem with a GAZEX system.

METHODS FOR EVALUATING AVALANCHE HAZARD FOR 2555 HIGHWAY 158

1. Terrain analysis from maps and aerial photos

In areas that receive sufficient snow, the location and character of avalanche paths can be identified from topographic maps, aerial photos and Google Earth imagery. Field observations or photographs of previous avalanches are reliable methods for determining the area affected by large avalanches (CAA 2002, Mears, 1992).

Evaluating avalanche hazard on the short small slope above Highway 158 required observations or records of prior avalanche activity, historical observations of snow conditions, terrain and vegetation indicators, and review of historic aerial photographs and historic imagery available in Google Earth. Aerial photographs of the June Lake area were available from the USDA, USFS from 1963, 1973 and 1983. Google Earth historic imagery is available from 1993 to the present.

2. Terrain Analysis from Field surveys

Slope angles were measured with a Suunto Tandem clinometer and Google Earth elevation profiles; both approaches provided the same slope angles. Photographs show the characteristics of terrain and vegetation. Distribution of species, conifer age and stand densities and the diameter at breast height (DBH) of Jeffrey Pines were recorded. Observations were taken in a general downslope path from the top of the ridge to 2555 Highway 158.

3. Interview with local resident. A phone interview was conducted with a long time June Lake resident who has lived adjacent to the DeCoster building on parcel 2503 since 1977.

RESULTS

1. Terrain Analysis from maps and aerial photos

Low altitude aerial photographs taken by the USDA, USFS were viewed at the Mammoth Lakes Ranger Station Office on July 17, 2018 and photographed with a Sony RX 100 II. The photographs are included in the Appendix.

Black and white images were available in 1963 and 1973. The 1983 photograph is a color photograph. Large rocks, trails, old roads and structures are visible as well as boundaries between tree and shrub species. Comparison of the photos is somewhat hampered by different view angles and the altitude of the overflight. Photographs are grainy when viewed under magnification.

The landmark winters of 1969, 1983, 1986, 1995, 1998, 2006 and 2017 produced many large and destructive avalanches in the avalanche prone populated areas of Twin Lakes, Bridgeport, Swall Meadows and Long Valley. Comparison of the 1963 and 1973 images do not show signs of vegetation damage or down and broken trees that indicate avalanche activity. The 1983 photograph does not show downed trees or trimlines across Highway 158 that would indicate the runout area of an avalanche. Trim lines are identified by vegetation of constant height or stands of trees of similar age which has regrown after being damaged or destroyed by an avalanche (Sinickas, 2013). The higher resolution Google Earth historic imagery from 1993, 1998, 2005, 2009 and 2013 (Appendix) do not show vegetation disturbance, downed trees or trimlines on the slope.

2. Field Study of Terrain and Vegetation Indicators

Avalanches occur when four ingredients are present: a slab of snow, a weak layer, a trigger and a slope angle steep enough to slide, generally between 30 and 45 degrees. For slopes less than 25 degrees, avalanches are quite rare.

The slope distance from the Red Fir snag shown in figure 7 is 1,305 feet from the snag to the DeCoster building. The elevation at the top of the slope near the snag is 8,300 feet. The slope has a vertical drop of 622 feet. Slope angle at the top of slope is 35 degrees for a slope distance of 450 feet slope distance (Figure 8). A stand of Jeffrey Pines consisting of multiple age classes (one to ~150 years old) grow in a shallow gully at elevations of 8204 to 8030 feet. The gully veers to the northeast, upslope of parcel 2503 (Figure 4).

The slope angle lessens to 21 degrees at the location arrow in Figure 8 to the bottom of the slope. The average slope angle from the Red Fir snag to the DeCoster building is 21 degrees.

The area is covered with areas of thick undergrowth of brush and conifers and supports stands of Jeffrey Pine, Red Fir and Mountain Hemlock. To the east of the ridge shown in Figure 8, sagebrush covers the slope, a sign that snow does not accumulate and low soil moisture limits plant species to those that tolerate dry conditions.

Vegetation indicators of avalanche activity on the slope above the buildings was not seen. Large diameter (24-30 inch) Jeffrey Pines are 150 to 200 years old (E. Vanes, Inyo National Forest forester, personal communication, July 17, 2018). Jeffrey Pines on the slope range in age from young trees less than one year old to mature Jeffrey Pine and Red Fir. Trees with scars or broken limbs on the uphill side, or “flag trees” with fresh scars or broken limbs on uphill side of standing trees, and brush with healthy limbs confined to the downhill side were not observed during the field survey (Figure 10).

3. Historic Records

Long records of historic avalanches are generally not available in the western United States. Mono County archives and Google searches failed to find historic reports of avalanche damage at the Heidelberg Inn (email correspondence from Barry Beck, Mono County Assessor, to Mono County Planning Department, August 3, 2018). The Heidelberg Inn opened for business in May 1928.

The McCamish home is shown in Figure 4 and was constructed in 1939. Ms. McCamish reported she has never observed avalanche activity on the slope above her house or the DeCoster building. There was no avalanche activity on the slope during the 100-year February 1986 storm that took out mature forests on the Sherwin Ridge in Mammoth Lakes and destroyed a chairlift on June Mountain. Ms. McCamish reported very small cornices occasionally form along the shallow ridge identified in figure 8 but no cornice failures or avalanches have ever been observed.

The construction of the residence on parcel 187 (Figure 4) was completed in 1948. Historic accounts of avalanche activity that occurred during the 1948 winter (Pete Madron, Mono County Planning Department files) document several unusually large and destructive avalanches that occurred on McGee Mountain in 1948. Avalanches crossed highway 395 and ran onto the meadows east of the highway. Another avalanche reached

well beyond the existing trailer park in McGee Creek. It is reasonable to expect that unusually large avalanches occurred in the June Lake area during the winter of 1948. Since construction was completed in 1948, it is reasonable to assume no avalanches occurred on the slope.

The Wilson avalanche hazard map included the slopes above Highway 158 and the DeCoster building as being in a Moderate avalanche hazard zone. Signs of avalanche activity on the slope are absent and the Heidelberg Inn, also included in the Moderate Hazard zone, has not encountered an avalanche since it opened for business in 1928.

CONCLUSIONS

A variety of empirical evidence is presented to support the conclusion of this report that avalanche activity in the future on the slope above the DeCoster building is very unlikely. A detailed field survey of the slope was conducted on July 5, 2018. Methods used to evaluate avalanche hazard included extensive review and comparison of historic aerial photographs, terrain and vegetation analyses and an interview with a local resident who has occupied a home adjacent to 2555 Highway 158 since 1977.

Aerial photography and terrain inspection did not find an avalanche starting zone, track and runout or evidence of past avalanche activity that would be expected if the slope was subject to the impact pressures and frequency associated with the Moderate hazard rating. Avalanche indicators needed to define areas of previous historic avalanches were also not observed. The presence of buildings immediately upslope and adjacent to 2555 Highway 158 built in 1939 and 1948 also support the finding that avalanche activity has not occurred on the slope since 1939, a period of 79 years. It should be noted that an avalanche that could reach the highway would also damage or destroy the occupied residences on Hillside Drive.

Based on evidence from a variety of methods, the slope does not meet the Moderate or Blue zone avalanche hazard criteria in the 1973 Wilson report. Wilson (1973) may have used measurements of slope angles alone to define avalanche areas. Upper slope angles

are 35 degrees which is within the range of slope angles associated with avalanche formation. The slope is short and constrained by the gully shown in Figure 8. The Jeffrey Pine stand is a substantive anchor for snow deeper than one foot and prevents the formation of a continuous slab of snow needed for a large avalanche to occur.

The White Zone (low risk) zone is an area with an estimated return periods of greater than 300 years or impact pressures less than a gale force wind or 21 lbs/ft². The DeCoster building can be described as being within a White Zone.

The effects of a warming climate need to be addressed. Major avalanche periods of importance in land-use planning and engineering result from periods of prolonged heavy precipitation often accompanied by high winds. A warming climate has produced rain falling at elevations that historically were covered with snow. Higher snowlines and rain-on-snow events are more frequent and the trend is expected to continue. It is possible that within the 300-year return period, elevations below 8,500 feet will be snow free for the majority of the winter months.

ACKNOWLEDGEMENTS

The author gratefully acknowledges the assistance of Mono County Planning staff Wendy Sugimura, Bentley Regehr and Michael Draper in obtaining details regarding the Wilson report, Pete Madron avalanche records and historic planning documents. Chris Wilbur provided expert consultation and Jeannie McCamish shared her experiences and observations based on many years of living along Highway 158.

Literature

Canadian Avalanche Association, 2002, Guidelines for Snow Avalanche Risk Determination and Mapping in Canada.

Greene, E., Atkins, D., Birkeland, K.W., Elder, K., Landry, C., Lazar, B., Mccammon, I., Moore, M., Sharaf, D., Sterbenz, C., Tremper, B., and Williams, K. (2010). *Snow, Weather, and Avalanches: Observational Guidelines for Avalanche Programs in the United States*. 136.

- June Lake Master Environmental Assessment, 2002. Mono County Planning Department,
- Mears, A.I. and D. Whitmore, 1987: Snow-Avalanche Hazard Analysis County of Mono, California.
- Mears, A. I. Snow Avalanche Hazard Analysis for Land-Use planning and Engineering, Colorado Geological Survey, Department of Natural Resources, Denver, Colorado, 1992.
- Mono County Planning Department, June Lake Area Plan: 2010, 1991, Mono County, California.
- Sinickas, A. Field-based statistical modelling of snow avalanche runout, MSc. Thesis, University of Calgary, September, 2013.
- Soil Survey Inyo National Forest Wet Area, California, June 1995.
- Stethem, C. and Associates Ltd. Snow Avalanche Risk Zoning For the Remaining Base Areas at Kicking Horse Mountain Resort Golden, BC. 2009.
- Penniman, D. The Political Dilemma of Avalanche Hazard Zoning: A Comparative Analysis of Four Sierra Nevada Counties. International Snow Science Workshop, 1992. pp 236-245.
- Wilson, N.A., 1973. Avalanche Hazard Study, June Lake
- Wilson, N.A. Avalanche Hazard Study, Placer County, Fall, 1982.

List of Figures

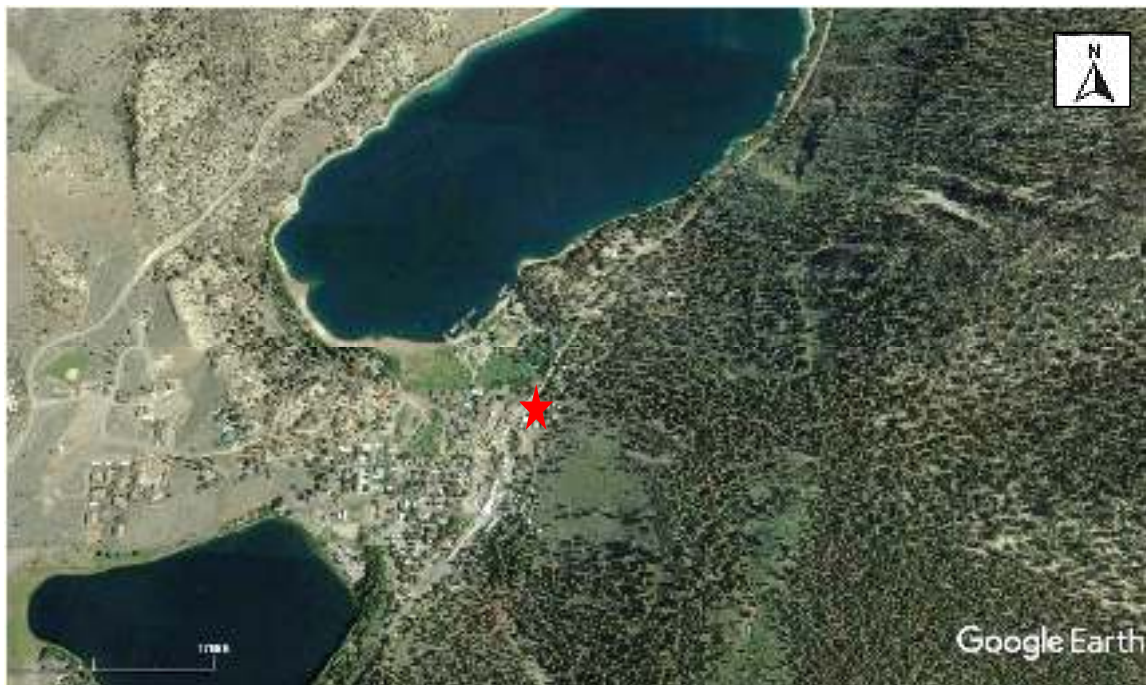


Figure 1. June Lake and Gull Lake area overview. Red star represents location of DeCoster building.



Figure 2. View of Highway 158 and the DeCoster building. The red line indicates the general location of an avalanche path that could reach the DeCoster building and Highway 158.

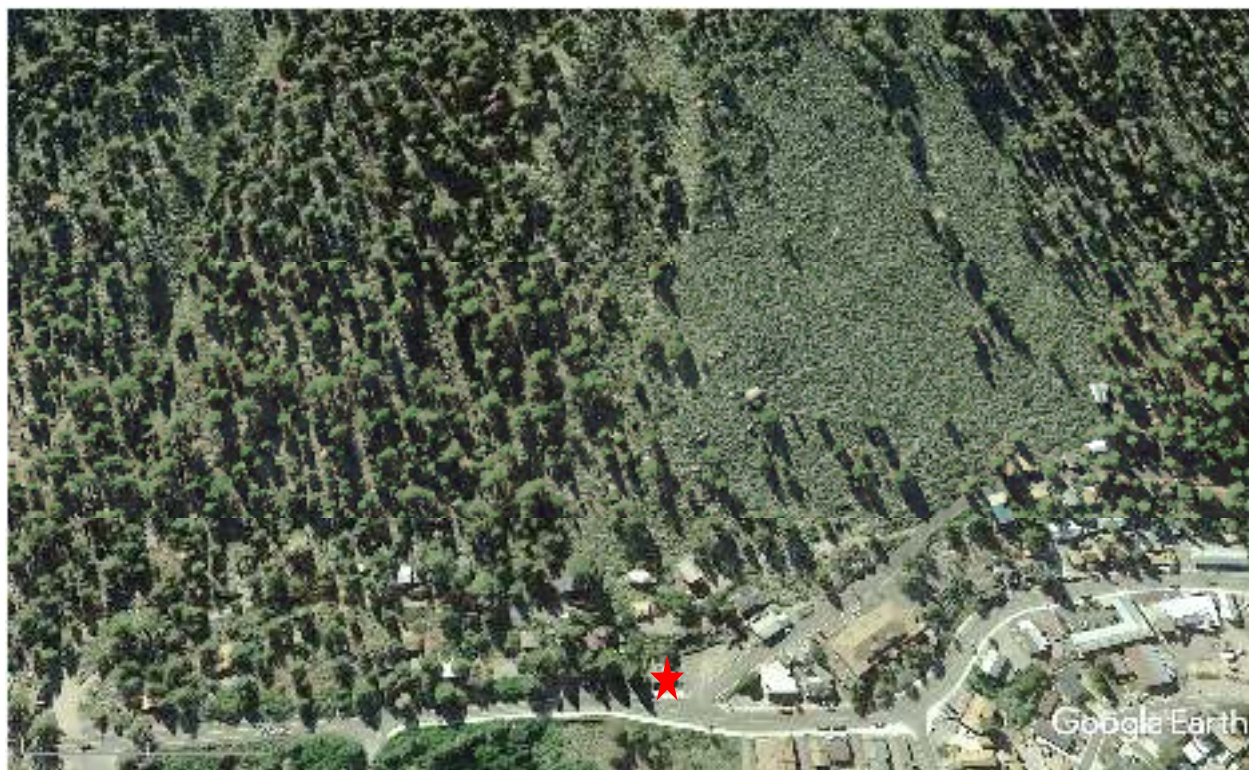


Figure 3. Oblique view of moraine above Highway 158 and DeCoster building.



Figure 4. Assessors parcel map with dates of building completion of DeCoster and McCamish homes and the Heidelberg Inn in white text.

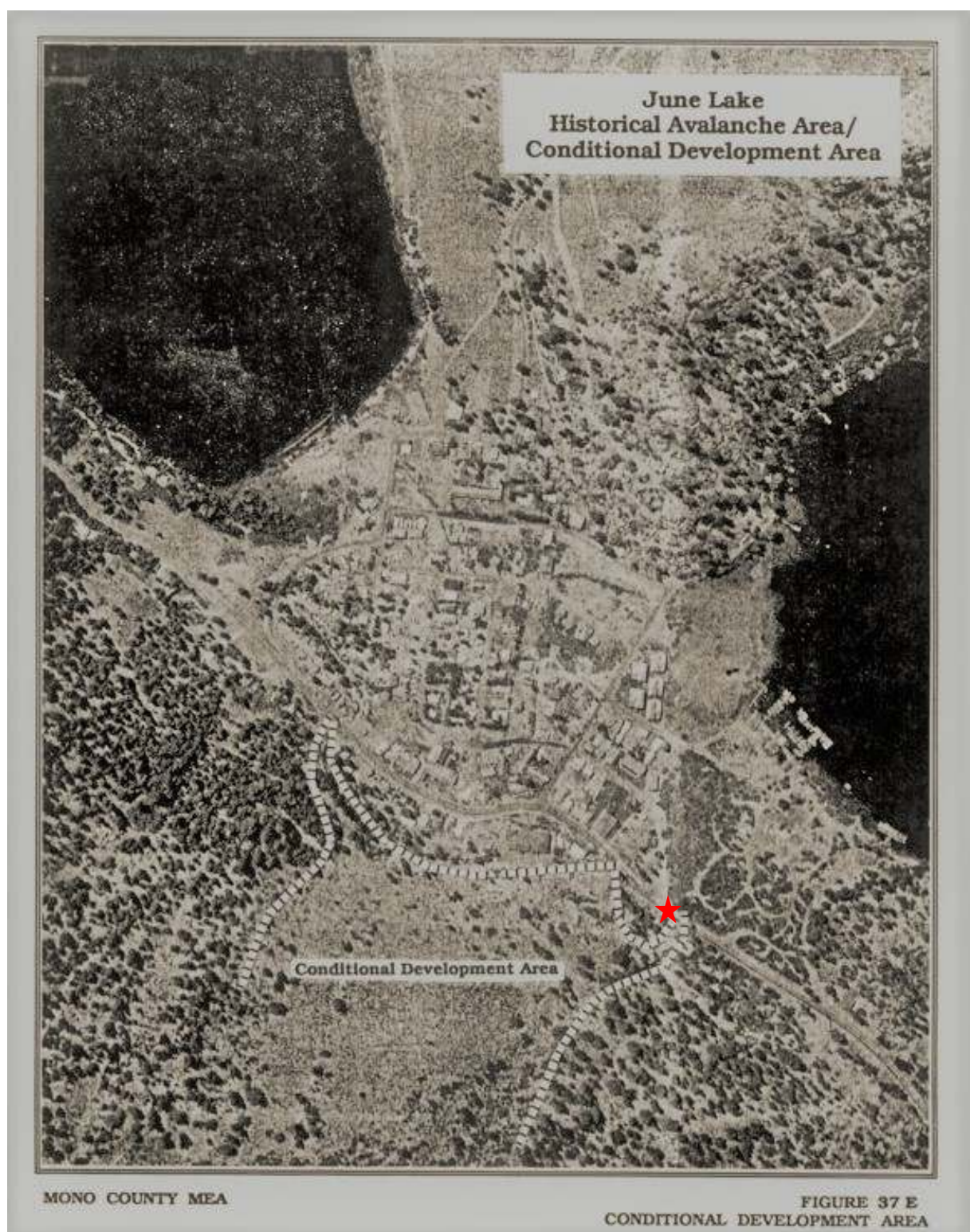


Figure 5. Conditional Development Area, June Lake General Plan 1991.

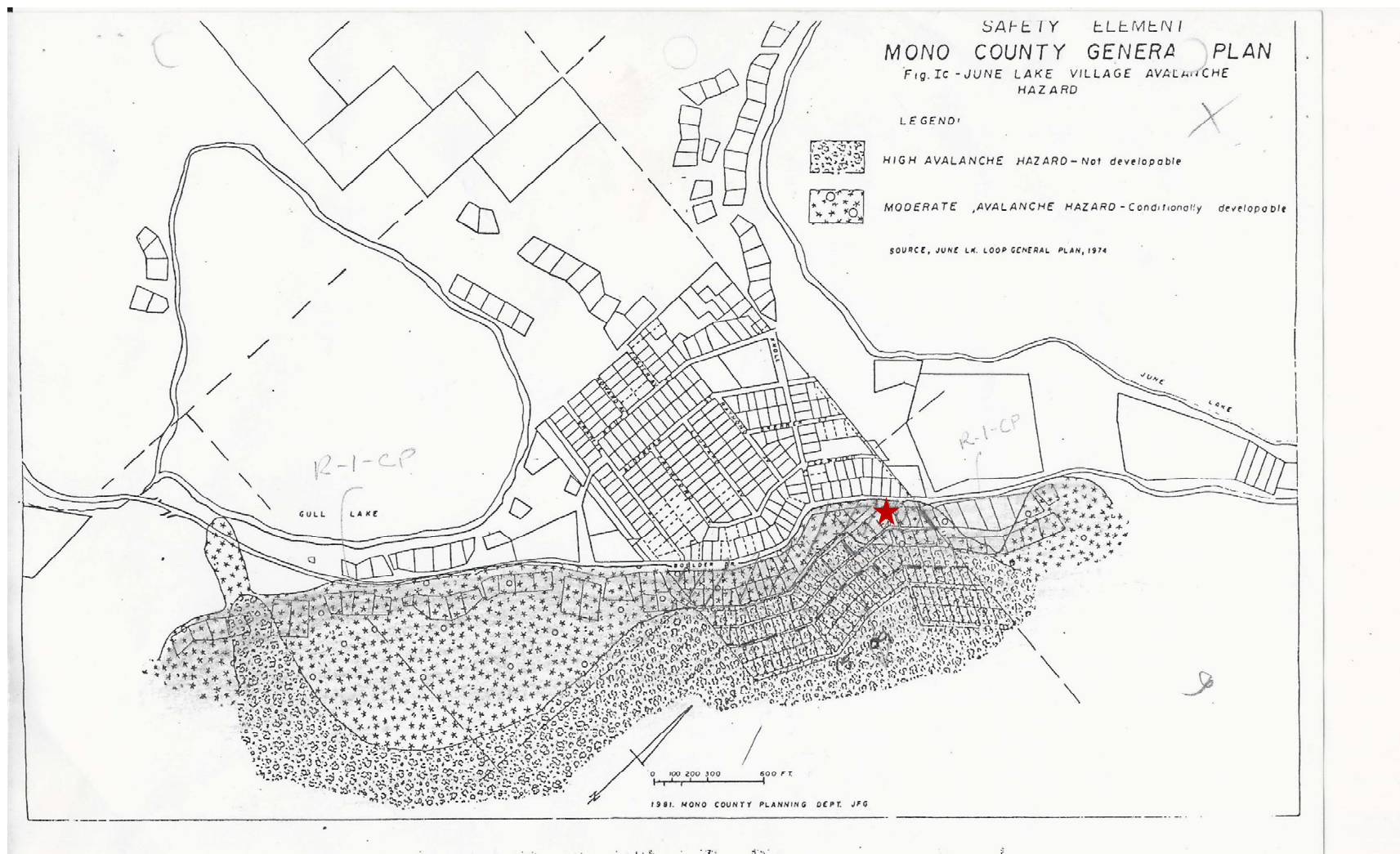


Figure 6. Avalanche Hazard map, Norm Wilson, 1973.



Figure 7. View downslope from top of slope. Red Fir snag on left side of photo is the top of the slope. DeCoster building location noted with red star. The shallow gully referenced in the text is visible and contains Jeffrey Pines.

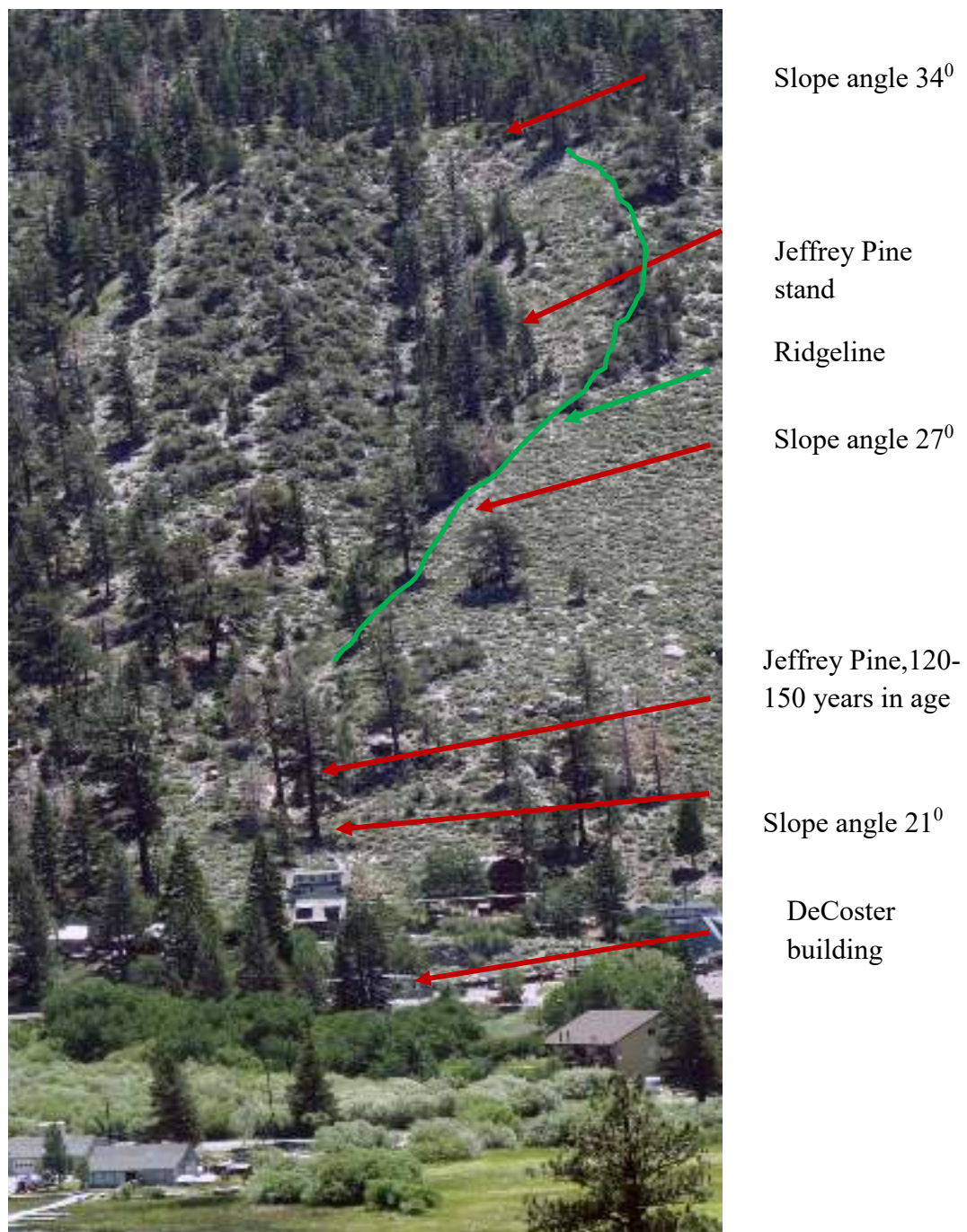


Figure 8. Terrain features: Ridgeline above shallow gully in green, slope angles and location of DeCoster building.



Figure 9. View from top of slope. Sierra Inn is the tan building visible in the upper left.



Figure 10. Jeffrey Pine in shallow gully shown in Figure 8. 28 inch DBH, age approximately 150 to 200 years (E. Vanes, USFS pers. comm July 2018).

APPENDIX. USDA AERIAL PHOTOGRAPHS



Figure A_1. 1963. The red circle was drawn in 1963.

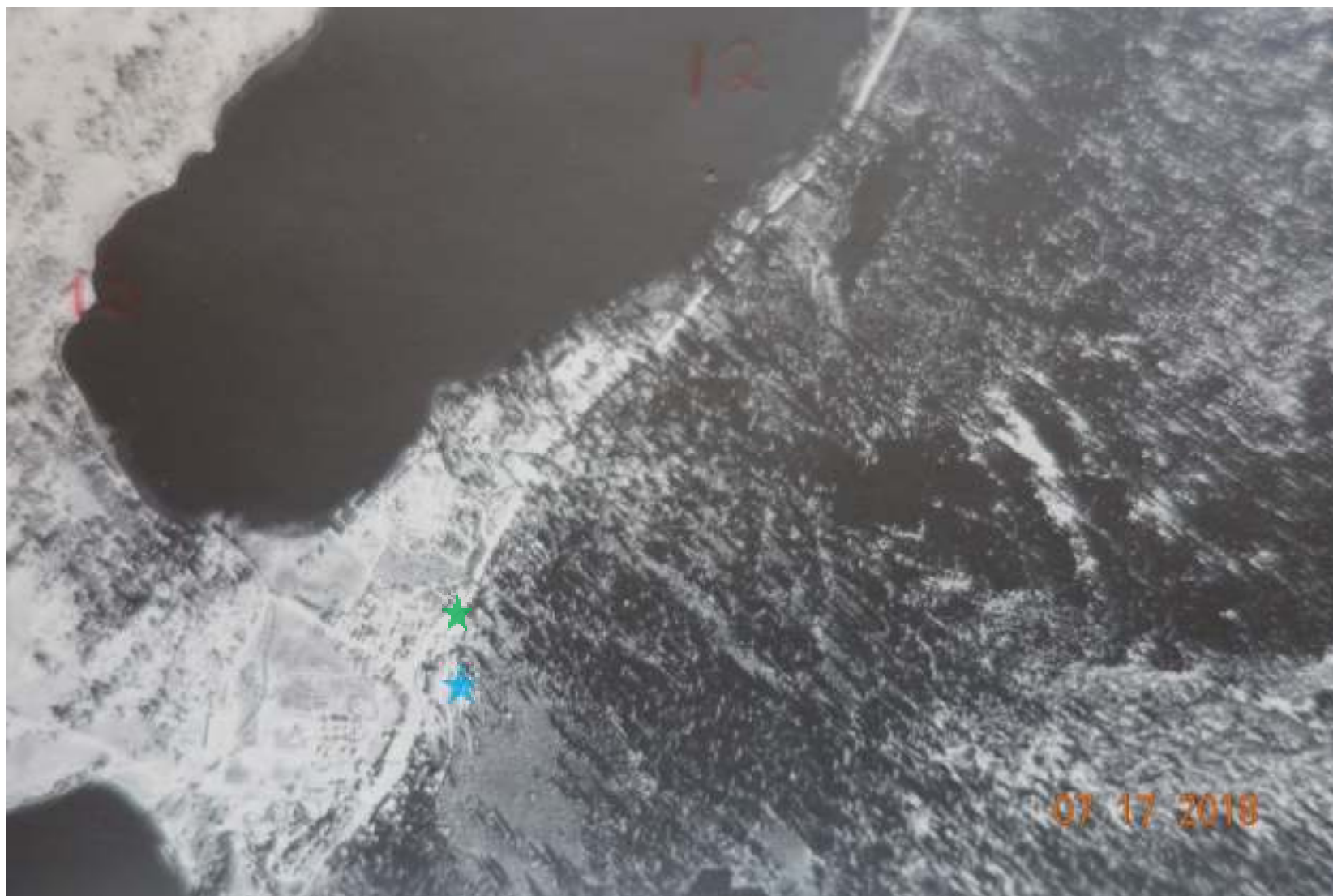


Figure A_2. Closeup Highway 158, June Lake area, 1963. Green denotes 2555 Highway 168. The blue star is the Heidelberg Inn.



Figure A_3. 1973 Aerial photograph, June Lake. Green denotes 2555 Highway 158. The blue star is the Heidelberg Inn.



Figure A_4. 1983 aerial photograph.



Figure A_5. Google Earth historic image, 1993



Figure A_6. Google Earth historic image, August 1998



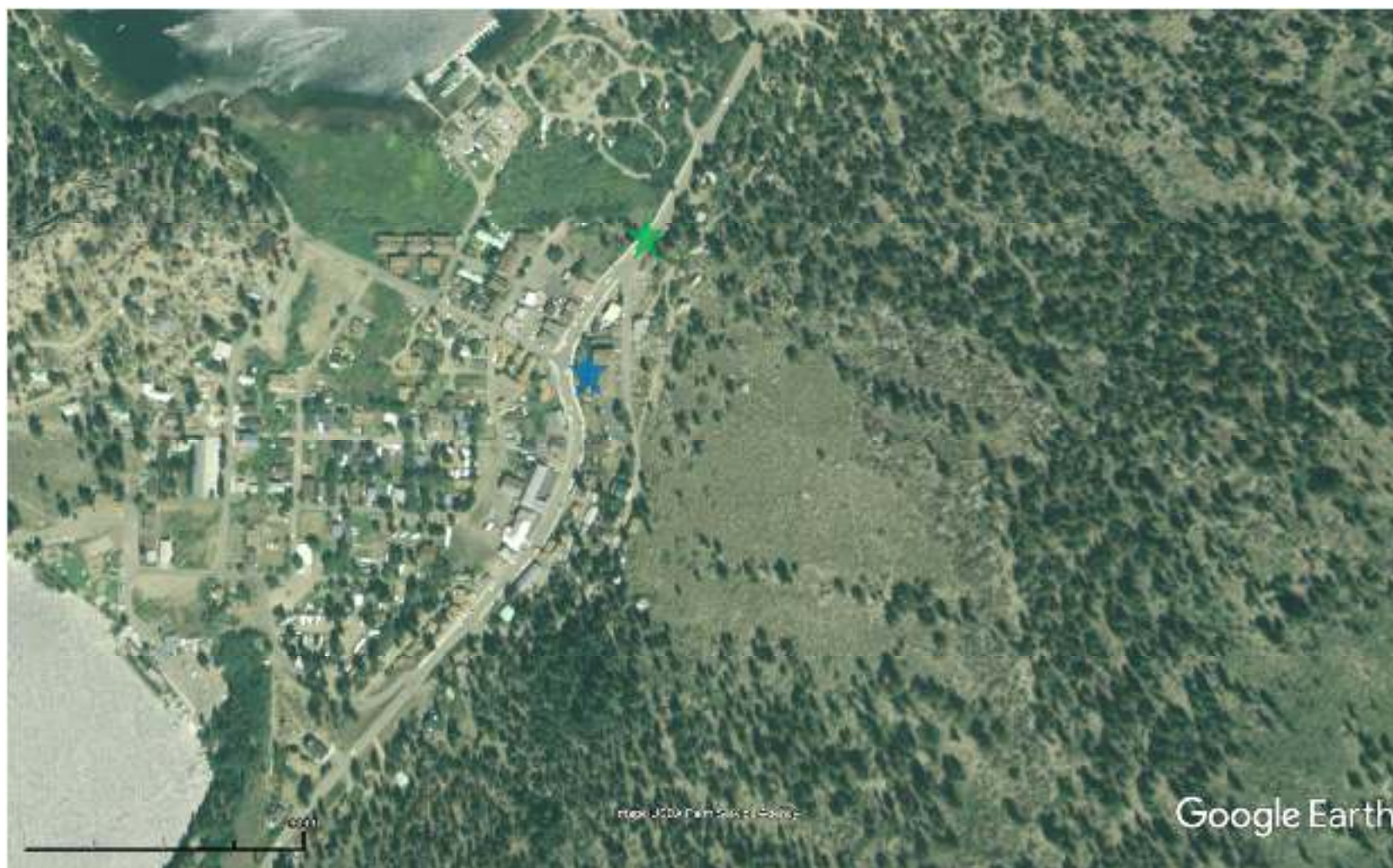


Figure A_7. Google Earth historic image, June 2005



Figure A_8. Google Earth historic image, May 2009



Figure A_9. Google Earth historic image, July 2011



Figure A_10. Google Earth historic image, September 2013

PUBLIC NOTICES

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on December 18, 2025, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546.

The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/87371280325>, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following: No earlier than 9:15 a.m.

1. Use Permit 25-007/Decoster Apartments. The project proposes the construction of four apartments, a new parking area, redesign of an existing parking area, and the installation of two electric vehicle charging stations on 2555 Highway 158 (APN: 015-085-010-000) in June Lake. The 0.33-acre project parcel has a land use designation of Commercial (C) and existing development on the property includes a 1,400-sf retail storefront housing a cannabis dispensary and a 1200-sf warehouse. The project qualifies for an exemption under Categorical Exemption 15303, New Construction or Conversion of Small Structures.

Project materials will be available on or before December 11, 2025, for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800.

No earlier than 9:30 a.m.

2. Use Permit 25-008/Decoster STR. The proposal is to permit one single-family residence located at 189 Hillside Road in June Lake (APN: 015-084-026-000) as a hosted Short-Term Rental. The property is 0.23 acres and designated Single-Family Residential (SFR). The host will occupy the two-bedroom, one bath, 1058-sf main house while the one bedroom (plus loft), one bath, 1016-sf residence is available to nightly renters.

The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available on or before December 11, 2025 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 pm on Wednesday, December 17, 2025, to ensure timely receipt, or by email at cddcomments@mono.ca.gov.

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 at or prior to the public hearing.

TS #2025-0125

Notice of Public Hearing

Mono County Behavioral Health is seeking public comment for its Mental Health Services Act FY 25-26 Annual Update.

Interested parties may access the plan at monocounty.ca.gov/mhsa, send comments via email to MCBHQA@mono.ca.gov, and/or attend a public hearing which will take place December 8, 2025 at 3 p.m. at 1290 Tavern Rd. Mammoth Lakes, Dana Room or Via Zoom: <https://monocounty.zoom.us/j/7609242222>; Call in: +1 669 900 6833 Meeting ID: 760 924 2222

TS #2025-0126

Mammoth Community Water District Sale of Surplus Goods

Notice is hereby given that Mammoth Community Water District (MCWD) will sell the following surplus items:



Make/Model: Bobcat S250 Skid Steer

Includes: Chains, Tracks, Blower, & General-Purpose Bucket

Year: 2005

Hours: 4,122

Serial #: 526018605

Minimum Bid: \$19,000.00

Item Number: 112525-6

Make/Model: Bobcat 435 Mini Excavator

Year: 2011

Hours: 4,370

Includes: 12" & 18" Bucket

Serial #: 563211653

Minimum Bid: \$20,000.00

Item Number: 112525-66

Make/Model: Bobcat S770 Skid Steer

Year: 2013

Hours: 1,509

Includes: Two Blowers & Chains

Serial #: ATF212059

Minimum Bid: \$22,000.00

Item Number: 112525-80

Make/Model: Ford Ranger XL Supercab 4X4

Year: 2000

Odometer Reading: 119,518

VIN #: 1FTZR15V6YPB59177

Minimum Bid: \$500.00

Item Number: 112525-39

***DISCLAIMER: THIS VEHICLE DOES NOT PASS SMOG AND CANNOT BE REGISTERED IN THE STATE OF CALIFORNIA. THIS ITEM IS BEING SOLD FOR THE VALUE OF ITS PARTS AND IS NOT INTENDED FOR ON-ROAD USE.**

Make/Model: Chevy Silverado 3500 Diesel w/ 12' Utility Body

Year: 2006

Odometer Reading: 104,765

Includes: Set of Studded Tires w/ Rims

VIN #: 1GBJK34D86E139399

Minimum Bid: \$20,000.00

Item Number: 112525-58

Make/Model: Ford F350 XL Supercab 4X4 w/ 8' Service Bed

Year: 2012

Odometer Reading: 72,034

VIN #: 1FD7X3F65CEC68990

Minimum Bid: \$7,500.00

Item Number: 112525-70

***DISCLAIMERS: THE DISTRICT HAS BEEN ADVISED THAT THE TRANSMISSION NEEDS TO BE REPLACED. THIS VEHICLE HAS NOT BEEN SMOG TESTED AND CANNOT BE REGISTERED IN THE STATE OF CALIFORNIA UNTIL A SMOG CERTIFICATE IS OBTAINED.**

Bid forms are available at the MCWD office or on our website at [MCWD-Surplus-Bid-Form.pdf](https://www.mcwd-surplus-bid-form.pdf) ([dst.ca.us](https://www.mcwd-surplus-bid-form.pdf)) and must be received at the District offices no later than 3:00 pm on Tuesday, November 25, 2025. Each bid form must be submitted in a sealed envelope labeled with the item number.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on December 18, 2025, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/87371280325>, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following:

No earlier than 9:15 a.m. Use Permit 25-007/Decoster Apartments. The project proposes the construction of four apartments, a new parking area, redesign of an existing parking area, and the installation of two electric vehicle charging stations on 2555 Highway 158 (APN: 015-085-010-000) in June Lake. The 0.33-acre project parcel has a land use designation of Commercial (C) and existing development on the property includes a 1,400-sf retail storefront housing a cannabis dispensary and a 1200-sf warehouse. The project qualifies for an exemption under Categorical Exemption 15303, New Construction or Conversion of Small Structures. Project materials will be available on or before December 11, 2025, for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800.

No earlier than 9:30 a.m. Use Permit 25-008/Decoster STR. The proposal is to permit one single-family residence located at 189 Hillside Road in June Lake (APN: 015-084-026-000) as a hosted Short-Term Rental. The property is 0.23 acres and designated Single-Family Residential (SFR). The host will occupy the two-bedroom, one bath, 1058-sf main house while the one bedroom (plus loft), one bath, 1016-sf residence is available to nightly renters. The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available on or before December 11, 2025 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 pm on Wednesday, December 17, 2025, to ensure timely receipt, or by email at cddcomments@mono.ca.gov. 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 at or prior to the public hearing.

**MONO COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800 phone, 924-1801 fax
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420 phone, 932-5431 fax
www.monocounty.ca.gov

December 18, 2025

To: Mono County Planning Commission

From: Erin Bauer, Planning Analyst

Re: Use Permit 25-008 Decoster STR



Figure 1: 189 Hillside Road

Options

Project Recommendation:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes;
2. Determine that the required findings can be made as contained in the staff report;
3. Approve Use Permit 25-008; and
4. Find that the project qualifies as a Categorical Exemption under the California Environmental Quality Act §15301 and instruct staff to file a Notice of Exemption.

OR

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes;
2. Determine that the required findings cannot be made as contained in the staff report;
3. Deny Use Permit 25-008; and
4. Find that the California Environmental Quality Act does not apply to the project under §15270.

Project Background

The applicant seeks to permit transient rental (rental for fewer than 30 consecutive days) of a dwelling located at 187 Hillside Road in June Lake (APN: 015-084-026-000), on a 0.23-acre parcel designated Single Family Residential (SFR). See Figure 2 for an aerial view of the parcel.

Transient rentals on parcels designated SFR can be approved via Use Permit. Only hosted rentals are allowed in the SR 158 Hillside neighborhood, and the applicant intends to host the STR.

The applicant also owns an adjacent parcel, 2555 SR 158. The applicant has proposed UP 25-007 on 2555 SR 158, which constructs a parking lot on Hillside Road that is necessary for the STR use along with four apartments. The construction and rental of the four apartments at or below market rate is a condition of approval for the proposed STR.

This project was accepted for processing on August 4, 2025, before adoption of the STR amendment package on December 9, 2025, and is therefore being processed under the previous standards and regulations.



Figure 2: Overhead view of parcel

Project Setting

The 0.23-acre project parcel, APN 015-084-026-000, contains two addressed dwellings: 187 and 189 Hillside Road. Its SFR designation is intended for the provision of single-family dwelling units within community areas.

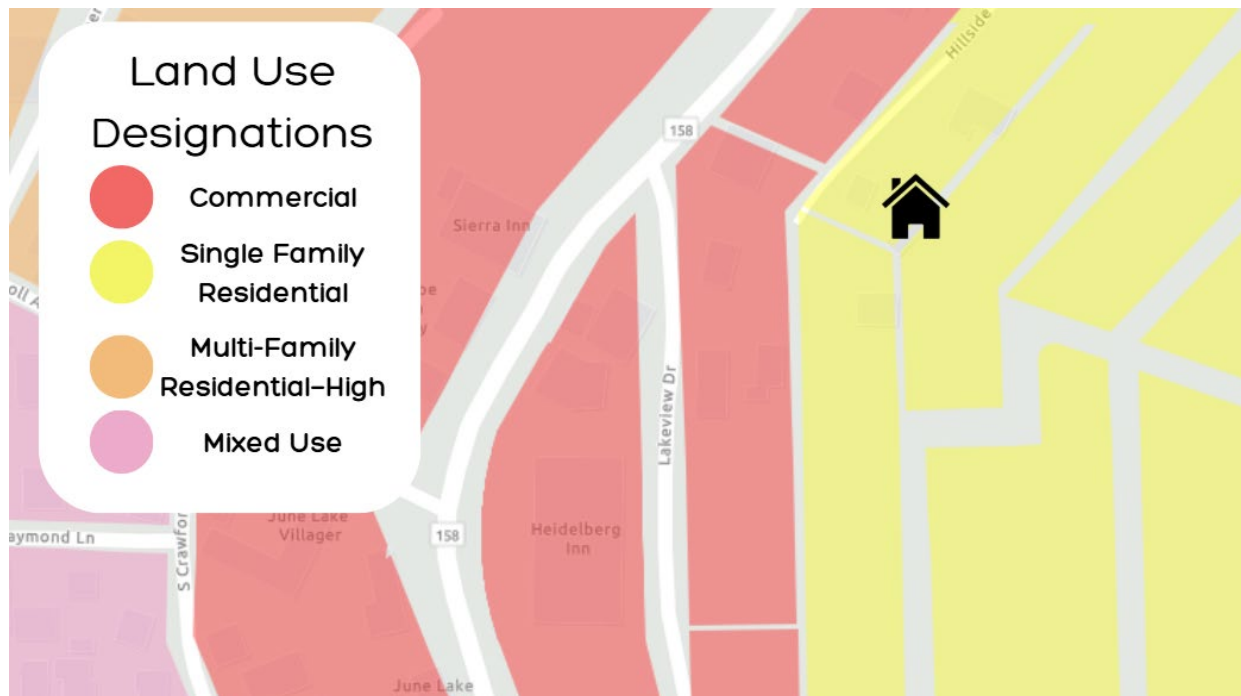


Figure 3: Surrounding Land Use Designations

A map of surrounding land use designations, presented in Figure 3, shows a residential area adjacent to the commercial core of the Village. As seen in Figure 4, however, there is no access to Hillside Road from the commercial parcels, and the ground slopes steeply east from SR 158, so both elevation and access separate Hillside's residential uses from the high-traffic highway and its commercial corridor.

Adjacent parcels to the north, south, and east remain undeveloped. Development on Hillside Road is residential in nature. To the west, downslope from the project parcel and bordering SR 158, is a commercial property owned by the applicant, developed with a cannabis retail and manufacturing facility, and a warehouse. The applicant has proposed four apartments and parking lot improvements on this parcel under UP 25-007.



Figure 4: Hillside Road, complete

Project Description

The project parcel, APN 015-084-026-000, contains two addressed dwellings: 187 and 189 Hillside Road.

187 Hillside Road (seen below in Figure 5) is a two bedroom, one bath, 1058-sf home, presently occupied by the applicant.



Figure 5: 187 Hillside Road (189 in background)

189 Hillside Road (seen below in Figure 6), is a one bedroom (plus loft), one bath, 1016-sf residence located upslope from the 187 Hillside, and accessed via an unpaved footpath. In recent years, the applicant has made 189 Hillside Road available for long-term rental.

The applicant proposes to short-term rent 189 Hillside Road. Under current standards, the larger unit on the parcel (189 Hillside Road) would be considered the primary unit and the smaller unit (187 Hillside Road) would be considered the accessory dwelling unit (ADU). Short-term rental of ADUs is prohibited by the Mono County General Plan. However, both units and the parcel were constructed/established prior to Mono County's first zoning and General Plan regulations, and could therefore be interpreted as two primary units that are existing nonconforming uses in order to approve this use permit. See the Nonconforming Uses section below for further discussion.



Figure 6: 189 Hillside Road

As determined by 5.65.110.C, which sets occupancy limits for short-term rentals, one bedroom allows for a total of four overnight guests.

A condition of approval ensures that the transient rental at 189 Hillside Road is only permitted so long as all four of the apartments proposed for 2555 SR 158 in UP 25-007 are constructed, offered, and maintained as long-term rentals at or below market rate rents.

The project is subject to all standards set forth by Chapter 25, Short-Term Rentals, and will also require a Short Term Rental Activity Permit, business license, Transient Occupancy Tax (TOT) certificate, and Housing Mitigation Ordinance (HMO) fee payment, if approved by the Planning Commission.

Mono County General Plan Consistency

Land Use Designation

The parcel's SFR designation is intended for the provision of single-family dwelling units within community areas.

Permitting 189 Hillside as an STR requires the Planning Commission to find that both units are primary uses, constituting an existing nonconforming use. Additional discussion and the required findings are addressed separately below.

Parking

MCGP LUE §26.030.B.4. requires transient rentals to comply with parking requirements set forth in the General Plan.

§26.030.B.4. *The property must be certified by the Community Development Department as complying with parking requirements and any applicable land use regulations set forth in the Mono County General Plan;*

Table 06.010 sets parking requirements based on use. A detached single-family home serving as a primary residence requires two parking spaces. Therefore, the STR will require two dedicated parking spaces.



Figure 7: existing parking area

Parking on site is presently unpaved and informal. Hillside Road dead-ends at the project parcel, and there is no clear distinction between the road, parking, shoulder, or pathway.

A condition of approval ensures that the STR cannot operate unless all four of the apartments proposed in UP 25-007 are offered and maintained as a long-term rentals. The apartments cannot



Figure 9: Hillside Road, viewed from project parcel

As seen above, Hillside Road is narrow (the section pictured in Figure 9 measures 8 feet across), bounded along most of its length by a steep slope lined with electrical poles on one side and by homes with minimal or no setbacks on the other. An additional, representative example is pictured below in Figure 10.



Figure 10: Hillside Road, typical

As the road was created before 1991, CalFire's State Minimum Fire Safe Standards do not apply. CalFire declined to comment on the parking lot proposed in UP 25-007 and the increased traffic it would generate. As the road is private, County standards don't 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 to traffic and density on Hillside Road have the potential to exacerbate public safety issues related to fire protection and evacuation.

The only condition that could be required of this project to mitigate the safety issues presented by Hillside Road would be an Offer of Dedication for road widening and improvement. The Department of Public Works has requested but not required an Offer of Dedication.

However, improvements could only be made if 1) all other properties along the road also eventually provide an Offer of Dedication, and 2) either the private homeowners upgrade the road, or the County accepts the road into its system and upgrades it. It is unlikely that the above requirements will be met in the foreseeable future.

However, approving an alteration of use on Hillside Road without requiring an Offer of Dedication further reduces the prospect of future improvements.

Lot Coverage

The project parcel's existing lot coverage is approximately 17%, well below the allowed maximum of 40% for SFR. No new construction is proposed on the project parcel.

Setbacks

Parcels within the SFR LUD are required to maintain 20' front setbacks, 10' rear setbacks, and 10' side setbacks. New construction is required to meet CalFire's 30' setback requirement.

One residence on the parcel, 187 Hillside, abuts Hillside Road, eliminating the front setback entirely. The other residence, 189 Hillside, abuts the rear setback, eliminating it entirely. A 1948 survey produced by the Mono County Roads Department (Figure 11 below) indicates that setbacks on the side are also nonconforming, but a modern survey would be required to confirm.

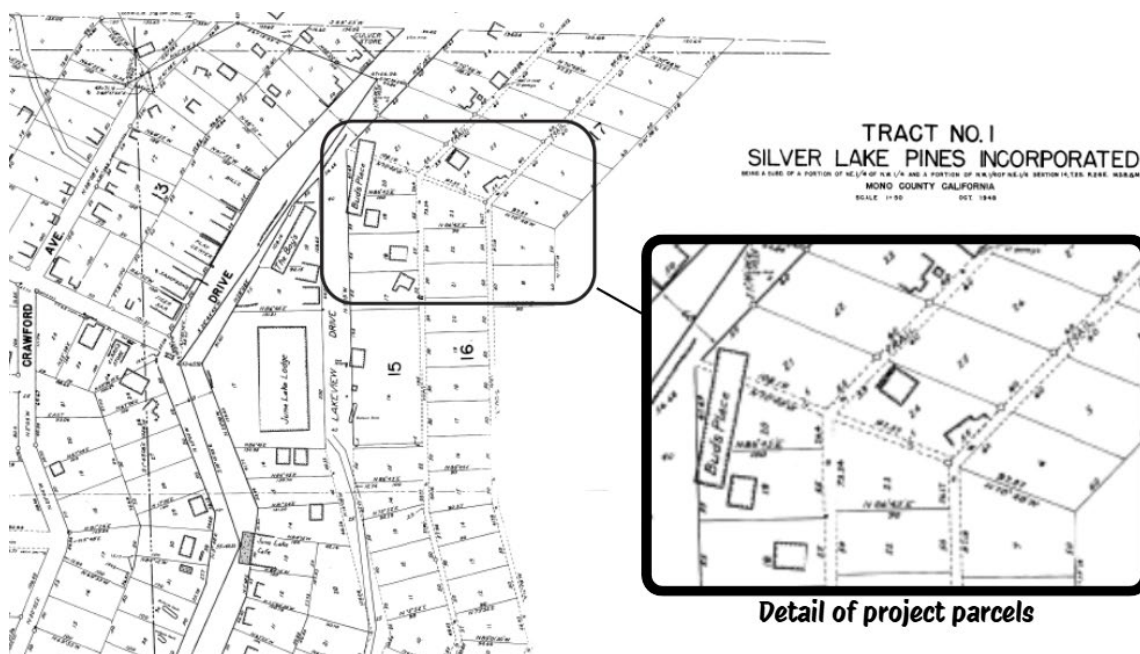


Figure 11: 1948 survey map, with enlarged detail

Substandard setbacks are common on Hillside Road and both structures were constructed before the Land Use Element was adopted in 1968. Additional review of setbacks is presented in the section on nonconforming uses.

Snow Storage

Single-family residences are not required to provide snow storage.

Dark Sky Regulations

Existing outdoor lighting features on a property that is part of a Conditional Use Permit are required to meet the requirements of Chapter 23—Dark Sky Regulations for the entire property. Outdoor

fixtures are not currently in compliance, and a condition of use ensures that conformity shall occur prior to the approval of the Short-Term Rental Activity Permit.

All new outdoor lighting is required to “use full cutoff luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane and a preferred temperature of 2300K, and not to exceed 3000K.”

Nonconforming Uses

A structure that “lawfully existed at the time the regulations with which it does not conform became effective,” is considered nonconforming. Nonconforming uses are regulated by Chapter 34 of the MCGP LUE. 34.010 states that:

“The lawful use of land, buildings or structures existing on the effective date of the adoption of this General Plan, when such use does not conform to the land development regulations, may be continued... provided that the general intent of the provisions of the land use designations and land development standards are met, the character of the community is not adversely affected, and that wherever practical, deficiencies are mitigated.”

Although the exact year of construction for dwellings on the project parcel is uncertain, both appear on a survey produced by the Mono County Roads Department in 1948 (see Figure 11 above).

Consequently, it is certain that the parcel and both dwellings predate the first Mono County Land Use Element, which went into effect in 1968, twenty years later.

The Land Use Element established the Land Use Designations that determine what uses are suitable on privately owned property within the County. Land Use Designations also determine what development standards, such as setbacks and lot coverage, are required on a parcel.

Two features of the property are nonconforming with current Mono County regulations: 1) two primary dwelling units on a parcel designated SFR, and inadequate setbacks to the front, side, and rear.

The criteria determining whether an alteration to a nonconforming use can be allowed are as follows:

A. Alterations of the nonconforming use shall not be detrimental to the intent of the land use designations, objectives and policies, specified in this General Plan.

LUD

The project parcel includes two residential structures.

Under current regulations for parcels designated as Single-Family Residential, the larger of the two dwellings would be considered primary and the smaller accessory. An accessory building or use is defined by §02.030 as a “subordinate building or use incidental to that of the main building or main use on the same lot.”

When the smaller structure is residential, it is categorized from the moment it is permitted as an Accessory Dwelling Unit (ADU). An ADU is defined in §02.031 as “a secondary residential unit located on the same parcel as the primary residential unit. It provides complete, independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation. It can be either attached to or detached from the existing residential unit, dependent on the lot or parcel size.”

ADUs are regulated by Chapter 16 of the Land Use Element. Section 16.050.H. of the MCGP LUE prohibits short-term rentals in all accessory dwelling units, and should 189 Hillside Road be designated an ADU by the Planning Commission, the findings to allow Short-Term Rental of the dwelling could not be made.

However, both residences on APN 015-084-026-000 predate the adoption of the Land Use Element and its Land Use Designations. The two homes are nearly equal in size—only 42-sf separate the larger (1058-sf) from the smaller (1016-sf). Because neither home is clearly subordinate to the other, they may instead be categorized as two, existing nonconforming, primary residences.

As seen in Figure 11, 189 Hillside Road is positioned to take access from a road—or, as both the unbuilt road and Hillside are described in the original 1924 tract map which created them, a trail—which was never constructed, supporting its designation as a primary residence.

If both residences are designated as existing nonconforming primary uses, then §16.050.H. prohibiting STRs in ADUs does not apply and the findings to allow Short-Term Rental of 189 Hillside Road could be made.

Setbacks

Setbacks for both dwellings fall short of current standards. As both structures were built before the first LUE was adopted in 1968, it can be assumed that the setbacks were lawful at the time of construction.

The proposed alteration of use will not change either building’s footprint, and therefore will not directly impact the design or condition of the road. For this reason, the nonconforming use should not be considered detrimental to the intent of the land use designations, objectives, and policies specified in the General Plan.

This finding can be made.

B. The granting of permission to alter the nonconforming use shall not be substantially detrimental to the public health, safety or welfare or injurious to the property or improvements in the vicinity or adversely impact the surrounding properties more than the existing nonconforming use.

LUD

It has been determined that a short-term rental use does not change or expand the residential activities occurring on the property, and that the potential impacts are mitigated via regulations in the MCGP and Mono County Code.

Therefore, granting a short-term rental permit will not be substantially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity or adversely impact the surrounding properties more than the existing nonconforming use.

This finding can be made.

Setbacks

Hillside Road's condition may exacerbate public safety issues related to fire protection and evacuation, and the existing front setback prevents the road from being widened or improved. For this reason, an offer of dedication to ensure that the road could one day be brought up to County standards has been recommended but not required by the Mono County Public Works Department.

Section 32.040 of the Land Use Element, concerning Use Permits, states that:

The Commission may designate such conditions in connection with the granting of the use permit as it deems necessary to secure compliance with the purpose of the Land Use Designations and Land Development Regulations, including street dedication, street and drainage improvements, and such guarantees as it deems appropriate in accordance with protection of the public health, safety, and welfare.

Granting a use permit without imposing conditions that would—if not immediately then eventually—allow compliance with Land Development Regulations that benefit public health, safety, and welfare would be detrimental to all three.

Finally, allowing the rental of a unit to persons unfamiliar with the area and Hillside Road may exacerbate public safety concerns related to evacuation and the provision of emergency services.

Therefore, the finding cannot be made.

C. The alteration shall not increase the intensity of the use-category of the land, building or structure.

A short-term rental use does not change or expand the residential activities occurring on the property, and the potential impacts are mitigated via regulations in the MCGP and Mono County Code.

This finding can be made.

D. If the proposed alteration could generate public controversy, the Director shall refer the application to the Planning Commission for its consideration.

The proposed alteration of use will be considered by the Planning Commission as a part of UP 25-008.

This finding can be made.

Countywide Land Use Policies

Countywide policies such as Objective 1.I. and Policy 1.M.4. (below) encourage economic growth, and recognize that short-term rentals can support the tourist economy:

Objective 1.I. *Maintain and enhance the local economy.*

Policy 1.M.4. *To support the tourist economy, short-term rentals are allowed in a limited form, and additional opportunities may be explored.*

However, the bar to obtain a short-term rental permit on residential land use designations (such as SFR) is intentionally set much higher than on non-residential LUDs. STR permits on residential LUDs, such as SFR, are subject to a two-step permitting process, and far stricter ongoing regulations, in order to “protect neighborhood character and quality of life,” as stated in Objective 1.M.

Objective 1.M. *Regulations of short-term rentals in residential land use designations (e.g., SFR, ER, RR, or RMH, excluding MFR-M and MFR-H) are needed to protect residential neighborhood character and quality of life, as well as capture potential benefits to the extent possible.*

Action 1.M.3.a. allows for short-term rental applications to be denied on residential LUDs where one or more of the following safety or infrastructure conditions exist:

- *Emergency access issues due to a single access point to/from the neighborhood (see Safety Element, Objective 5.D. and subsequent policies, and Land Use Element 04.180).*
- *Access to the parcel, in whole or part, includes an unimproved dirt road (e.g., surface is not paved or hardened with a treatment) and/or roads are not served by emergency vehicles.*
- *The majority of parcels in a neighborhood/subdivision are substandard or small (less than 7,500 square feet), potentially resulting in greater impacts to adjacent neighbors and/or changes to residential character.*
- *Current water or sewer service is inadequate or unable to meet Environmental Health standards.*

Three of the four points apply to 189 Hillside: Hillside Road has a single access point, reaching a dead-end just beyond the project parcel. It is an unimproved dirt road which is not required to—and does not—meet CalFire State Minimum Fire Safe Regulations or County Road and Sidewalks Standards. Not only the project parcel, but the majority of parcels in the Hillside 158 neighborhood are substandard, with inadequate setbacks.

The update to Countywide short-term rental policies that was adopted by the Board of Supervisors on December 9, 2025 includes Policy 1.D.9., which encourages strategically linking the development of housing to approval of STR permits:

Policy 1.D.9. *The Mono County housing program will continue to implement the housing strategy which may include one or more incentive program(s) that link the development of*

community housing units with the approval of a short-term rental permit or other unrelated incentives to build community housing. Any programs including STR permitting should focus on developing workforce housing. The County may adjust and refine programs as needed to reflect market conditions and community considerations.

As this project was submitted for processing on August 4, 2025, newly adopted policies do not apply. However, the applicant can voluntarily invoke the policy. As a condition of use links permission to short-term rent 189 Hillside Road to the long-term rental of four apartment units proposed in UP 25-007 at or below market rates, approval may constitute a strategic incentive to build community housing units.

June Lake Area Plan

The policies contained in the *June Lake Area Plan* acknowledge the complexity of transient rental permits in a community with limited housing and a strong reliance on tourism.

Policies such as Objective 20.B favor short-term rentals:

Objective 20.B. *Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.*

While policies such as Goal 14 discourage them:

Goal 14. *Provide residents and visitors with quality housing, a wide array of housing alternatives designed to promote unique experiences, and year-round housing stock; and promote adequate affordable housing.*

Most favor case-by-case analysis. The most pertinent objective in the area plan, 13.M., simply urges decision-makers to use their best judgment.

Objective 13.M. *To balance the character of single-family residential neighborhoods and the tourist economy, utilize a mix of best practices, creative solutions, and regulatory mechanisms, as guided by public input and engagement, to address the complexity of short-term rentals.*

Others, such as Objectives 13.B. and 13.H., emphasize balance.

Objective 13.B. *Promote well-planned and functional community development that retains June Lake's mountain-community character and tourist-oriented economy.*

Objective 13.H. *Balance the development of recreational facilities with the adequate provision of public amenities, employee and visitor housing, infrastructure, and circulation facilities.*

Transient rentals do have benefits for the community. The *Issues, Opportunities, and Constraints* section of the area plan cites several of them: they meet a tourism market need, propel economic growth, provide tax revenue, and assist homeowners in keeping and upgrading their properties.

The portion of the Issues, Opportunities, and Constraints section devoted to tourism makes clear the link between attracting tourists and maintaining a stable economy for local residents:

60. Enhancing the Loop's economic foundation will depend on expanding and improving tourist-oriented recreational facilities and accommodations. Public and private campgrounds during the summer months operate at near-full capacity, while in the winter, overnight accommodations fall short of demand.

However, as implied by Goal 14 above, lodging for visitors and lodging for residents are not mutually exclusive categories—they overlap in the form of short-term rentals.

Although 189 Hillside Road is very near the June Lake Village, it is separated from the community's commercial core by both access and elevation. The project parcel belongs within the SR 158 Hillside neighborhood, where only hosted short-term rentals may be permitted.

The applicant proposes a hosted rental, and neighboring properties are at present undeveloped. However, a majority of parcels in the neighborhood are both residential and substandard. As of this writing, there are no approved STRs in the Hillside 158 neighborhood.

Additionally, multiple conditions of approval for UP 25-008 are only possible because the applicant also owns an adjacent parcel, 2555 SR 158. Objective 13.F cautions against such arrangements:

Objective 13.F. *Protect existing and future property owners and minimize the possibility of future land ownership/use conflicts through the building and planning permit processes.*

A condition of use mitigates this conflict by requiring a covenant affirming that the owners of the property shall continue to maintain the required parking on APN 015-085-010-000 (2555 SR 158) so long as the use on APN 015-084-026-000 (187 and 189 Hillside Road) exists.

Review of Previous Decisions

Recent decisions on STR applications for parcels located in residential Land Use Designations are summarized below.

UP 25-010 Gordon – This application to allow the hosted, short-term rental of a three-bedroom, single-family residence on an SFR-designated parcel in Crowley Lake was **denied** by the Planning Commission in November of 2025.

UP 25-001 Sales – This application to allow the short-term rental of a three-bedroom single-family residence on an SFR-designated parcel in the Leonard Avenue neighborhood of June Lake was **denied** by the Planning Commission in March of 2025.

UP 24-005 Mann – This application to allow the short-term rental of a two-bedroom single-family residence on an SFR-designated parcel in the Clark Tract neighborhood of June Lake was **denied** by the Planning Commission in November of 2024. The application has been resubmitted as UP 25-014 and will be decided by the Planning Commission in December of 2025.

Land Development Technical Advisory Committee (LDTAC)

The project was accepted for processing on August 4, 2025.

Conditions of approval were reviewed on December 15, 2025.

Noticing and Public Comment

Notice appeared in *The Sheet* on November 15, 2025.

Notice went to property owners within 500 feet of the subject parcel via USPS on November 18, 2025.

No comments were received at the time the meeting agenda was published.

CEQA Compliance

If approved, the proposed project is consistent with a Class 1 Categorical Exemption under §15301 of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples include but are not limited to:

- Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- Conversion of a single-family residence to office use.

The transient rental unit will be used in a manner not substantially different from occupancy by full-time residents, whether owners or long-term renters. In addition, transient rentals must comply with Chapter 26 of the MCGP LUE, which addresses aesthetics, noise, parking, utilities, and other concerns.

The shift from long-term to short-term use of the residence does not change or expand the residential activities occurring on the property, which includes sleeping and eating. Thus, the continued residential use on a short-term basis is not more intensive than the conversion of a single-family residence to office use.

The project is subject to Chapter 5.65 of the MCC which specifies health and safety standards and other requirements such as quiet hours and owner or property manager response time (e.g., owner or property manager must be able to respond within a reasonable timeframe, preferably within an hour). The requirements set forth by Chapter 5.65 are intended to minimize potential impacts to the neighborhood as a result of short-term, residential use.

Note: In accordance with §15270, projects which a public agency rejects or disapproves are statutorily exempt from CEQA.

Use Permit Findings

Use permits may be granted by the Planning Commission only when all of the following findings can be made in the affirmative:

A. All applicable provisions of the Land Use Designations and Land Development Regulations 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.

189 Hillside Road has been designated a primary residence, and the parcel is adequate in size and shape to accommodate the proposed hosted short-term rental use. Existing non-conforming elements, including setbacks and two primary units on the parcel, have been separately reviewed and the findings can be made.

Before short-term rentals could begin, a parking lot meeting all County requirements must be completed on 2555 SR 158, with sufficient reserved parking spaces to meet all requirements for the project parcel.

This finding can be made.

or

The existing nonconforming findings for two primary units on the subject parcel could not be made, and therefore 189 Hillside Road has been designated an ADU. Section 16.050.H. of the MCGP LUE prohibits short-term rentals in all accessory dwelling units.

This finding cannot be made.

B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.

Neither County Road Standards nor State Minimum Fire Safe Regulations apply to Hillside Road, and mitigation of the road's condition is not feasible. Both CalFire and the June Lake Fire Department were contacted regarding the construction of a parking lot on 2555 Hillside Road, which would serve both 2555 Hillside and the project parcel, and neither commented.

This finding can be made.

or

According to MCGP LUE Action 1.M.3.a., a project may be denied due to safety or infrastructure issues which apply to the project parcel, including a single access point to/from the neighborhood, access via an unimproved dirt road, and the preponderance of substandard parcels in the SR 158 Hillside neighborhood.

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

This finding cannot be made.

C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.

- A condition of approval ties the short-term rental of 189 Hillside to continued long-term rentals of four apartments at 2555 SR 158, and therefore benefits the public welfare by providing more local housing options.
- The proposed hosted short-term rental of the existing single-family home is not expected to cause significant environmental impacts.
- The applicant shall comply with requirements established in MCGP LUE Chapter 25 and County Code Chapter 5.65. These standards and requirements minimize fire hazards, noise, traffic, parking conflicts, and disturbance to the peace and quiet.
- The project was noticed by mail to surrounding property owners within 500 feet and by newspaper 30 days prior to the public hearing, and no comments were received at the time this staff report was written.
- The Activity Permit that will be considered by the Board of Supervisors addresses common disturbance issues through operational requirements and evaluates the ability of the property owner to abide by regulations and be a responsible host.
- The use permit process provides decision makers and the public the opportunity to balance competing priorities.

This finding can be made.

or

The project potentially exacerbates evacuation and emergency services provision concerns due to the condition of Hillside Road, which could result in public safety hazards.

This finding cannot be made.

D. The proposed use is consistent with the map and text of the Mono County General Plan because:

- Both residential structures on the project parcel were constructed before the first Land Use Element was adopted, and can be considered to be two primary uses, which are existing non-conforming with respect to the map and text of the General Plan.
- The project is consistent with the following June Lake Area Policies:
 - **Objective 20.B.** Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.
 - **Objective 20.D.** Increase visitation to June Lake.
 - **Policy 1.D.9.** *The Mono County housing program will continue to implement the housing strategy which may include one or more incentive program(s) that link the development of community housing units with the approval of a short-term rental permit or other unrelated incentives to build community housing. Any programs including STR permitting should*

focus on developing workforce housing. The County may adjust and refine programs as needed to reflect market conditions and community considerations.

This finding can be made.

or

According to MCGP LUE Action 1.M.3.a., a project may be denied due to safety or infrastructure issues which apply to the project parcel, including a single access point to/from the neighborhood, access via an unimproved dirt road, and the preponderance of substandard parcels in the SR 158 Hillside neighborhood.

The existing nonconforming findings for two primary units on the subject parcel could not be made, and therefore 189 Hillside Road has been designated an ADU. Section 16.050.H. of the MCGP LUE prohibits short-term rentals in all accessory dwelling units.

This finding cannot be made.

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

Attachments

1. Noticing

MONO COUNTY

Planning Commission

NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 25-008

APPLICANT: John Decoster

ASSESSOR PARCEL NUMBER: 015-084-026-000

PROJECT TITLE: UP 25-008 Decoster STR

PROJECT LOCATION: 189 Hillside Road, June Lake, CA

On **DATE** a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Section 32.010 of the Mono County General Plan, **[were or were not made]** by the Mono County Planning Commission. In accordance with those findings, **[Insert Planning Commission Decision Here]**. In accordance with this decision, a Notice of Decision is hereby rendered for Use Permit 25-008 subject to the following conditions, at the conclusion of the appeal period.

CONDITIONS OF APPROVAL

See attached Conditions of Approval

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.

Notice is hereby given pursuant to Code of Civil Procedure Section 1094.6 that the time within which to bring an action challenging the County's decision is 90 days from the date the decision becomes final. If no appeal is made to the Board of Supervisors, the Planning Commission decision shall become final on the expiration of the time to bring an appeal (10 days). Notice is also hereby given that the failure to exhaust administrative remedies by filing an appeal to the Board of Supervisors may bar any action challenging the Planning Commission's decision.

DATE OF DECISION/USE PERMIT APPROVAL: DATE

EFFECTIVE DATE USE PERMIT: DATE

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

||

DATED:

DATE

cc:

☒ Applicant☒ Public Works☒ Building☒ Compliance☐

CONDITIONS OF APPROVAL

Use Permit 25-008/Decoster STR

1. The owner or designated host must be in residence at 187 Hillside Road during all short-term rentals of 189 Hillside Road.
2. Occupancy of 189 Hillside Road shall not exceed four renters and two vehicles during short-term rentals.
3. The parking lot on Hillside Road (as proposed in UP 25-007, and located on 2555 SR 158) shall reserve two, clearly signed parking spaces for occupants of 187 Hillside Road and two, clearly signed parking spaces for occupants of 189 Hillside Road. No short-term rentals shall take place in the absence of a developed parking area meeting all County requirements. At no time shall the number of vehicles present exceed the number of parking spaces. Off-site and on-street parking is prohibited.
4. Because Hillside Road is a private and maintenance is the responsibility of the property owners, permit holders must ensure the road is plowed from the intersection to the Hillside parking lot on 2555 SR 158 (as proposed in UP 25-007) prior to each occupancy period, and during each occupancy period as needed to guarantee safe visitor access.
5. Required parking for APN 015-084-026-000 (187 and 189 Hillside Road) is being provided offsite at APN 015-085-010-000 (2555 SR 158). Pursuant to Mono County General Plan Land Use Element Section 06.060.B., this use permit is not valid until a covenant is recorded in the office of the County Recorder by owners of both properties for the benefit of the County in a form approved by the County Counsel to the effect that the owners shall continue to maintain such parking on APN 015-085-010-000 so long as the use on APN 015-084-026-000 exists. Such covenant shall also recite that the title and right to use the lot upon which the parking space is to be provided will be subservient to the title to the premises upon which the use is to be maintained, and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the County. The recorded and executed covenant shall be filed with the Mono County Community Development Department and maintained with the Permittee's records for the property.
6. All four units permitted via UP 25-007 must receive a Certificate of Occupancy before the short-term rental of 189 Hillside Road may commence.
7. So long as 189 Hillside Road is used as a transient rental for any duration, all four of the apartments proposed in UP 25-007 must be offered and maintained as long-term rentals at or below market rate rent for a similar size unit. Every six months, the UP-holder must submit an affidavit to the Office of the Mono County Administrative Officer, attention Housing Opportunities Manager, regarding the rental status of the unit required to be maintained as a long-term rental. Such affidavit shall attach a current lease with a long-term tenant, or if the unit is not occupied, shall attach evidence of good faith efforts to let the property, including any and all advertisements made in local media or online. A vacancy

- in the long-term rental unit of 3 or more months without adequate showing of a good faith effort to let the unit may be grounds for revocation.
8. All outdoor lighting fixtures must comply with Chapter 23 of the Land Use Element of the Mono County General Plan before a transient rental permit will be issued.
 9. Project must comply with Chapter 25 of the MCGP LUE (“Short-Term Rentals”) and MCC 5.65.
 10. Prior to conducting business, the property owner(s) shall receive a Short-Term Rental Activity Permit, a Mono County Transient Occupancy Tax Certificate, and a Mono County business license. Payment of any applicable Housing Mitigation Ordinance fees is also required prior to conducting any transient rental business at the project site.
 11. Future development shall meet all requirements of Mono County including, but not limited to, the General Plan, Mono County Code, and project conditions and site plan.
 12. All transient rental customers must sleep within the dwelling; customers are prohibited from sleeping in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
 13. The June Lake Fire Department shall be notified prior to beginning operation as a short-term rental and the project is required to comply with any requirements of the Long Valley Fire Department.
 14. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
 15. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
 16. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
 - a. There is a failure to commence the exercise of such rights, as determined by the Director, within one year after Certificate of Occupancy has been issued for all four units permitted in UP 25-007. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit.
 - b. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.
 - c. No extension is granted as provided in Section 32.070.
 17. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the

Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.

18. Revocation: The Planning Commission may revoke the rights granted by a use permit, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least ten days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

PUBLIC NOTICES

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on December 18, 2025, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546.

The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/87371280325>, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following: No earlier than 9:15 a.m.

1. Use Permit 25-007/Decoster Apartments. The project proposes the construction of four apartments, a new parking area, redesign of an existing parking area, and the installation of two electric vehicle charging stations on 2555 Highway 158 (APN: 015-085-010-000) in June Lake. The 0.33-acre project parcel has a land use designation of Commercial (C) and existing development on the property includes a 1,400-sf retail storefront housing a cannabis dispensary and a 1200-sf warehouse. The project qualifies for an exemption under Categorical Exemption 15303, New Construction or Conversion of Small Structures.

Project materials will be available on or before December 11, 2025, for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800.

No earlier than 9:30 a.m.

2. Use Permit 25-008/Decoster STR. The proposal is to permit one single-family residence located at 189 Hillside Road in June Lake (APN: 015-084-026-000) as a hosted Short-Term Rental. The property is 0.23 acres and designated Single-Family Residential (SFR). The host will occupy the two-bedroom, one bath, 1058-sf main house while the one bedroom (plus loft), one bath, 1016-sf residence is available to nightly renters.

The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available on or before December 11, 2025 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 pm on Wednesday, December 17, 2025, to ensure timely receipt, or by email at cddcomments@mono.ca.gov.

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 at or prior to the public hearing.

TS #2025-0125

Notice of Public Hearing

Mono County Behavioral Health is seeking public comment for its Mental Health Services Act FY 25-26 Annual Update.

Interested parties may access the plan at monocounty.ca.gov/mhsa, send comments via email to MCBHQA@mono.ca.gov, and/or attend a public hearing which will take place December 8, 2025 at 3 p.m. at 1290 Tavern Rd. Mammoth Lakes, Dana Room or Via Zoom: <https://monocounty.zoom.us/j/7609242222>; Call in: +1 669 900 6833 Meeting ID: 760 924 2222

TS #2025-0126

Mammoth Community Water District Sale of Surplus Goods

Notice is hereby given that Mammoth Community Water District (MCWD) will sell the following surplus items:



Make/Model: Bobcat S250 Skid Steer

Includes: Chains, Tracks, Blower, & General-Purpose Bucket

Year: 2005

Hours: 4,122

Serial #: 526018605

Minimum Bid: \$19,000.00

Item Number: 112525-6

Make/Model: Bobcat 435 Mini Excavator

Year: 2011

Hours: 4,370

Includes: 12" & 18" Bucket

Serial #: 563211653

Minimum Bid: \$20,000.00

Item Number: 112525-66

Make/Model: Bobcat S770 Skid Steer

Year: 2013

Hours: 1,509

Includes: Two Blowers & Chains

Serial #: ATF212059

Minimum Bid: \$22,000.00

Item Number: 112525-80

Make/Model: Ford Ranger XL Supercab 4X4

Year: 2000

Odometer Reading: 119,518

VIN #: 1FTZR15V6YPB59177

Minimum Bid: \$500.00

Item Number: 112525-39

***DISCLAIMER: THIS VEHICLE DOES NOT PASS SMOG AND CANNOT BE REGISTERED IN THE STATE OF CALIFORNIA. THIS ITEM IS BEING SOLD FOR THE VALUE OF ITS PARTS AND IS NOT INTENDED FOR ON-ROAD USE.**

Make/Model: Chevy Silverado 3500 Diesel w/ 12' Utility Body

Year: 2006

Odometer Reading: 104,765

Includes: Set of Studded Tires w/ Rims

VIN #: 1GBJK34D86E139399

Minimum Bid: \$20,000.00

Item Number: 112525-58

Make/Model: Ford F350 XL Supercab 4X4 w/ 8' Service Bed

Year: 2012

Odometer Reading: 72,034

VIN #: 1FD7X3F65CEC68990

Minimum Bid: \$7,500.00

Item Number: 112525-70

***DISCLAIMERS: THE DISTRICT HAS BEEN ADVISED THAT THE TRANSMISSION NEEDS TO BE REPLACED. THIS VEHICLE HAS NOT BEEN SMOG TESTED AND CANNOT BE REGISTERED IN THE STATE OF CALIFORNIA UNTIL A SMOG CERTIFICATE IS OBTAINED.**

Bid forms are available at the MCWD office or on our website at [MCWD-Surplus-Bid-Form.pdf](https://www.mcwd-surplus-bid-form.pdf) (dst.ca.us) and must be received at the District offices no later than 3:00 pm on Tuesday, November 25, 2025. Each bid form must be submitted in a sealed envelope labeled with the item number.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on December 18, 2025, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/87371280325>, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 where members of the public shall have the right to observe and offer public comment and to consider the following:

No earlier than 9:15 a.m. Use Permit 25-007/Decoster Apartments. The project proposes the construction of four apartments, a new parking area, redesign of an existing parking area, and the installation of two electric vehicle charging stations on 2555 Highway 158 (APN: 015-085-010-000) in June Lake. The 0.33-acre project parcel has a land use designation of Commercial (C) and existing development on the property includes a 1,400-sf retail storefront housing a cannabis dispensary and a 1200-sf warehouse. The project qualifies for an exemption under Categorical Exemption 15303, New Construction or Conversion of Small Structures. Project materials will be available on or before December 11, 2025, for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800.

No earlier than 9:30 a.m. Use Permit 25-008/Decoster STR. The proposal is to permit one single-family residence located at 189 Hillside Road in June Lake (APN: 015-084-026-000) as a hosted Short-Term Rental. The property is 0.23 acres and designated Single-Family Residential (SFR). The host will occupy the two-bedroom, one bath, 1058-sf main house while the one bedroom (plus loft), one bath, 1016-sf residence is available to nightly renters. The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available on or before December 11, 2025 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies will be available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 pm on Wednesday, December 17, 2025, to ensure timely receipt, or by email at cddcomments@mono.ca.gov. 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 at or prior to the public hearing.

Project Contact Information:

Erin Bauer

PO Box 347 • Mammoth Lakes, CA 93546

(760) 924-4602 • ebauer@mono.ca.gov



Mono County Planning Division*: Current Projects

December 10, 2025

*Does not comprehensively include transportation, LAFCO, building, code compliance, etc. projects

Completed Planning Work		
DR	Swall Meadows	Tiny home during construction
Administration	Filled code enforcement position	
Projects	RTP amendment and RTIP approved and submitted	
	Board adopted STR package on 12/9	
	Final draft of MJHMP underway, to be submitted to CalOES and FEMA	
	Drought Plan considered by Board on 12/16	

Active Planning Permit Applications		
Permit Type	Community	Description
UP	June Lake	STR
UP	June Lake	Four units
UP	June Lake	STR
GPA/SP	Mono Basin	Convert D&S Waste UP into a SP to limit permitted uses to those approved in the UP
SP	June Lake	Allow events and expanded overnight use at Victory Lodge
DR	Crowley Lake	ADU over 850 sf but less than 1,400 sf
UP	June Lake	New RV Park (Bear Paw)
UP	Sunny Slopes	New Long Valley Fire Dept station
UP	June Lake	4 visitor lodging cabins
LM	Virginia Lakes	merger of two parcels
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels
LM	Virginia Lakes	merger of two parcels
LM	June Lake	merger

Active Policy/Planning Projects		
Name	Community	Description
RHNA Calculations	Countywide	Evaluating HCD methodology, discussing split with Town
Overall Work Program Draft	Countywide	Implementing, tracking budget, kicking off 26-27 soon
Multi-Jursidictional Hazard Mitigation Plan Update	Countywide	Final draft underway, to be submitted to CalOES/FEMA in December
GPA: Interlaken Parcel	June Lake	Per the STR policies, process a GPA to change the Interlaken parcel to an LUD that allows for STRs
Workshop on Hemp regulations	Countywide	In progress
Annual Clean-up GPA	Countywide	In progress
RVs as residences	Countywide	Analyzing results for workshop with Planning Commission and Board to determine policy direction, consultant budget not granted - Board requested update
Tri-Valley Groundwater Model	Tri-Valley	project underway by consultant
Revising Environmental Handbook	Countywide	Provide updated guidance to applicants on the County's implementation of CEQA
Review last mile provider proposal	Countywide	Attending meetings, providing feedback
Safe Park Facility	Mammoth Vicinity	"Low Barrier Navigation Facility" at old Sheriff Substation, CDD compiled comments from all County departments, correction letter sent 4/18/25

Active Policy/Planning Projects		
Review of new state laws	Countywide	Reviewing state laws passed in 2025 and responding/adjusting as needed
Housing Element Update	Countywide	Due June 2027, discussing with Town of Mammoth, will work on RFP soon
HMO Update	Countywide	Budget request approved, preparing RFP for consultant
Rush Creek Dam Decommissioning	June Lake	Continuing to follow and comment as needed
Environmental Justice Element	Countywide	Required by state law, drafting for public review, notified tribes of opportunity for input
US 395 Wildlife Crossings	Long Valley	
Sage grouse conservation	countywide	
Review State Minimum Fire Safe Standards and update General Plan regulations	Countywide	Will be a separate GPA, received determination that new regulations do not apply to existing roads
Revision to Chapter 11	Countywide; Antelope Valley	on hold pending staffing resources
Cannabis Odor Standards	Countywide	Low priority

Acronyms:

AG	Agriculture
APR	Annual Progress Report
BOS	Board of Supervisors
CDBG	California Development Block Grant
CEQA	California Environmental Quality Act
DR	Director Review
ESCOG	Eastern Sierra Council of Governments
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCD	Housing and Community Development (State Department of)
LDTAC	Land Development Technical Advisory Committee
LLA	Lot Line Adjustment
LTC	Local Transportation Commission
LUD	Land Use Designation
LV HAC	Long Valley Hydrologic Committee
MFR-M	Multi-Family Residential - Medium
MLTPA	Mammoth Lakes Trails and Public Access
MMSA	Mammoth Mountain Ski Area
MU	Mixed Use
PC	Planning Commission
RHNA	Regional Housing Needs Allocation
RR	Rural Residential
RTIP	Regional Transportation Improvement Program
SP	Specific Plan
STIP	State Transportation Improvement Program
STR	Short-Term Rental
TOML	Town of Mammoth Lakes
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled