

Erin Bauer

From: Candace Logue <candylogue@gmail.com>
Sent: Tuesday, December 17, 2024 5:32 PM
To: Erin Bauer
Subject: 12/19/24- 24-009

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[EXTERNAL EMAIL]

12-17-24

Dear Ms. Bauer:

Ref: Notice of Public Hearing - 19 Willow Ave.- June Lake, APN 016-193-033-000-

After reviewing the information on the county website regarding 24-009, we would like to express our feelings regarding what we were told, all along, would be a single family resident, of the owner. We were also told a “few more” units would be built between our house, 148 Aspen and Willow.

We did not see the proposal in the Sheet on 11/16/24. We are responding to the Public Notice at this time.

We are in favor of option number 2:

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

Other concerns:

* Willow Ave. and Aspen road are both one lane roads.

* Aspen Road and Willow Ave are both dead end roads with one point of ingress & egress. Policy 1. M.3 allows for rental applications to be denied where safety or infrastructure characteristics are incompatible with visitor use.

* The June Lake Fire Dept has not responded , however a subdivision with this layout would not be approved today in compliance with the State Minimum Fire Safe codes.

In closing, as owners of 016-193-021-000 (Our residence) and 016-193-015-000 , we are in complete agreement with the letter from Tom and Kim Regan.

Sincerely,

John and Candace Logue

,

Erin Bauer

From: Smith, Doug <dsmith@rossignol.com>
Sent: Monday, December 16, 2024 12:28 PM
To: Erin Bauer
Subject: FW: 19 willow ave

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[EXTERNAL EMAIL]

Please see email.

*Doug Smith
PO box 21
June Lake Ca 93529
530-945-1872
Rossignol
Montana Sport NA
Hot Gear - Zip fit*

From: Smith, Doug
Sent: Monday, December 16, 2024 11:25 AM
To: 'ebauer@mono.ca.gov.' <ebauer@mono.ca.gov.>
Subject: FW: 19 willow ave

See attached

*Doug Smith
PO box 21
June Lake Ca 93529
530-945-1872
Rossignol
Montana Sport NA
Hot Gear - Zip fit*

From: Smith, Doug
Sent: Monday, December 16, 2024 11:21 AM
To: 'ebauer@mono.ca' <ebauer@mono.ca>
Subject: 19 willow ave

Mon County planning dept.

Dear Ms. Bauer

I'm writing to Mono county on the permit 24.009\POE Vacation home .

Located at 19 Willow Ave in June Lake, Ca. APN 016-193-033-000

My wife and I, Christine and Doug Smith own a duplex located at 159 aspen road. We believe the permit should be denied for a number of reasons:

- 1- Both Aspen Road and Willow Ave. are both dead end roads with only one way in and out. This creates a problem if there is a fire or emergency.

- 2- I thought the county had a Resolution R-24-038, a moratorium on short term rentals. We need more housing but not short term.
- 3- Reverse Creek Cabins provides adequate nightly rentals, in the Willams Track.
- 4- This permit would have an Impact on Parking, that is already an issue.
- 5- Impact on traffic on a one lane road.
- 6- Aspen Road is plowed, but often not until late in the day.

We would ask that this email be read into the record and consideration by Mono County.

Thanks Doug and Christine Smith

Doug Smith

PO box 21

June Lake Ca 93529

530-945-1872

Rossignol

Montana Sport NA

Hot Gear - Zip fit

Erin Bauer

From: Thomas Regan <thomasregan619@gmail.com>
Sent: Monday, December 16, 2024 3:27 PM
To: Erin Bauer
Cc: Kim Regan
Subject: 19 Willow Avenue, Use Permit 24-009/POE Vacation Home Rental, Dec. 19 Hearing

You don't often get email from thomasregan619@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hi Ms. Bauer

Thanks for your recent email in response to mine below. We make the following further response, observations and objections:

CEQA 15301 Exemption:

The CEQA 15301 exemption is designed for projects involving existing facilities, being used or altered in a way that is minor or consistent with their intended purpose. However, in this case, there was no existing facility as confirmed by the planning division: “the applicant constructed this dwelling for the purpose of short term rentals, and has expressed no interest in making it available for long-term rental...” p. 11 Planning Division Response.

Under these facts, the intent and use were never for residential use. Under the circumstances, the building could not be considered an “existing facility” under CEQA. With the primary intent of the applicant from the outset as a nightly rental, this intent undermines the premise that the project involves an existing facility transitioning into a new or modified use.

The CEQA 15301 exemption is designed for projects involving facilities being used or altered in a way that is minor or consistent with their intended purpose. However, the applicants intent was/is for transient occupancy and the building has no prior use as a residence. Courts and regulators have consider whether a property’s existing use aligns with the exemption criteria. Based on the forgoing, it does not.

Fire Safety Concerns:

1. Unlike long-term residence, short-term renters are often unfamiliar with the area, local conditions, evacuation routes, or fire safe practices. They may not understand the risk posed by Mono County’s current dry fire-prone summers.
2. Short term renters are generally not aware of restrictions liked fire bans or how quickly a small fire can escalate in dry conditions.
3. There are behavioral risks associated with vacationers. They are here to relax and enjoy themselves which frequently includes activities like outdoor cooking, fire pits, or barbecuing. If alcohol is added to this equation it can impair judgement, increasing the likelihood of errors being made- including fire.

4. Short term renters increase traffic congestion as they come and go every couple of days. The property would have to be cleaned- maintained- causing additional traffic to the single access- Aspen Road.
5. The proposed nightly rental is located in the Williams track and is a part of the greater June Lake area. The Williams track has one road in/out for any type of emergency, including fire. This leaves no secondary route to evacuate all the folks living on Aspen Road and Willow Avenue. A fire originating at the nightly rental property could spread and trap all or some of the Williams Tract folks.

The California Environmental Quality Act:

CEQA was designed to evaluate and mitigate potential environmental and safety risks. The proposed exemption under section 15301 assumes no significant environmental or safety risks, however, Fire safety is a foreseeable risk directly tied to allowing Transient occupancy on this property.

Short term rentals introduce unique risks, including unfamiliar occupants, alcohol use, lack of knowledge of fire risks, and additional traffic which is not comparable to a family living in the residence full-time.

Policy 1.M.3 of the Mono County General Plan specifically allows the denial of short term rental applications in neighborhoods where emergency access is inadequate.

While the property's commercial zoning supports transient use, zoning does not address weather safety issues have been fully mitigated. Short term profits for the property owner should not outweigh the safety of the entire Williams track community.

In conclusion, the facts do not support the application of the CEQA 15301 exemption. In addition, the exemption fails to account for the real safety issues posed and raised by multiple Williams Tract owners adjacent to the nightly rental property.

We are respectfully requesting that the Mono County Planning Commission:

1. Require a full CEQA review to assess fire and safety impacts thoroughly before considering this use permit;
2. Deny "use permit 24-009/POE Vacation Home Rental" on the safety concerns and protection of the Williams Tract owners.
3. Deny the above use permit because it does not qualify for a CEQA 15301 exception and/or the reasons stated in our earlier email.

Again, we would ask that this email be read into the record on December 19, 2024, hearing on the matter.

All the best
Kim and Tom Regan

On Dec 10, 2024, at 3:20 PM, Thomas Regan <thomasregan619@gmail.com> wrote:

Hi Ms. Bauer

Thanks so much for speaking with me this afternoon regarding the proposed exception to the Mono County Resolution R24-038- emergency moratorium on the permitting o new short-term and transient rentals in single family units in all land use designations.

My wife and I, Tom and Kim Regan own two parcels and one home located at 169 Aspen Road, June Lake Ca. We object to the proposal to create a short term rental of the residence located at 19 Willow Avenue June Lake Ca (APN 016-193-033-000) for the following reasons:

1. Objection to determination in notice that project qualifies for an exception under CEQA section 15301, existing facilities.
2. Birchtree Condominiums, to the extent they are allowed to have nightly rentals, and the Reverse Creek Cabins provide adequate short term rentals to the Williams Tract,
3. Significant impact to noise levels,
4. Significant impact to egress in the event of a fire,
5. Significant impact to traffic,
6. Lack of need in Williams Tract,
7. Significant impact to density,
8. Significant impact to character of the Williams Tract- turning more of the tract into nightly rentals,
9. By allowing the proposal we miss the opportunity to have an additional long term rental for the area that is much needed.
10. The proposal should be denied because it would provide incentive to further develop the remaining property into multiple short term rentals.

As I indicated, I could not review the project materials at the site designated under the notice of hearing. You indicated these will be made available before the hearing. We would object to the public hearing of December 19 going forward until such time as all interested parties have an opportunity to review the project materials and raise any objections to the proposal that are raised as a result of the review.

We would ask that this email be read into the record and considered by the Mono County Planning Commission in considering the proposed use permit 24-009/Poe Vacation Home Rental (short term/nightly rental).

Best Regards
Tom and Kim Regan