

# the sheet

News, Views & Culture of the Eastern Sierra



Mammoth Lakes Youth Hockey competed in the Lake Tahoe Invitational Tournament last weekend and brought home a first place banner.

Saturday, January 24, 2026

FREE

Vol. 24, No. 4

## A MERRY PRANKSTER

Mike Melin 1962-2026

He was born two years before Ken Kesey and his Merry Pranksters took their bus on the road, but Mike Melin was a kindred spirit. During his 63 years, he created his own bus, and if you were lucky enough, you got to ride with him for a spell.

He was a perfect match for the hospitality profession. He was positive, upbeat, engaged. He saw people for their best selves. He forgave them their foibles.

He was the middle child of three, born in Johannesburg, South Africa to a mother who was orphaned at 12 and a father who described his side of the family as the "Swedish mafia." He did not introduce his brood to more distant relations.

So they were in essence a party of five.

Which splintered as Mike entered his sophomore year of high school. His parents divorced and Mike, who had been living in Palo Alto since he was an infant, moved to Sacramento with his mother and two sisters.

He started at QB for the football team as a freshman. He was a dynamite skier who sailed off cliffs doing backflips. He was irreverent and charming and his little sister loved him madly - even when she found herself on the short end of a joke.

She recalls one Christmas where Mike asked her what she was getting him for Christmas. They were at an age where gift-giving amongst the siblings hadn't become a regular occurrence. But she had just started a paper route so she had a little money.

"That's what I got for you," Mike said, pointing to a wrapped gift under the tree.

So Leslie, four years Mike's junior, proceeded to get him a sweater he wanted. And on



Christmas Day, Leslie opened her present from Mike - it was one of her own Kiss albums that Mike had repurposed.

Laughter all around. You couldn't stay mad at him.

After high school, he attended the highly regarded hospitality management program at the University of Denver.

And met his lifelong friends Dave Spee and Philip Williamson.

The trio lived in the same dorm freshman year, joined the same fraternity and lived together off-campus for their final two years.

They were planning a ski trip together in Aspen this February.

"Mike was the goofball, Dave was cerebral and I'm somewhat in the middle," said Williamson, describing their dynamic.

Williamson said his fondest memories occurred during a "semester-at-sea" program.

*\*Editor's aside: The running joke at the time amongst undergrads was that it was popularly called "sex-at-sea." Probably still is.*

They get to Sri Lanka and Mike gets the idea to surf. He and Philip rent some boards and head to the beach.

"Oh, look at this. Perfect. No one's here!" he exclaims.

**more MELIN, pg. 10**

## SOMEBODY'S WATCHING ME...

By Fisher

Big Brother, er, Mammoth Lakes Tourism (MLT), is watching you.

MLT, the town's marketing arm, quietly launched a new partnership in December with a company called Datafy, announced Olivia Amber, MLT's Marketing Coordinator, who presented the system at the organization's board meeting Wednesday.

The company collects data from cell phones and payment systems to help MLT understand where visitors come from, how they move through the area, and how much they spend.

The program works by aggregating millions of location pings from phones, Wi-Fi, and GPS,

along with transaction data, to paint a big-picture view of visitation patterns. Datafy's platform updates frequently, combining real-time snapshots with weekly refreshes to give MLT a dynamic picture of tourism activity.

For example, on the weekend of Margarita fest each year, the data could prove that crowds tend to start at the Village and then spill onto the same parts of the street where vomit mysteriously appears the next day. Or after the annual 4th of July chihuahua races, people tend to swarm towards the Mono County Animal Shelter. All hypotheticals ... but you get the idea.

This data farming is com-

pletely legal because MLT is just buying insights, not raw private data. Datafy gets this data from "third-party providers," which consumers give their consent for companies to collect information.

You know how Google asks for your location when you search "restaurants near me"? Or how your credit card says it might share your info in that super long terms-and-conditions section nobody reads? That's exactly how MLT knows what you're up to.

To be clear, neither MLT, nor Datafy, is able to identify individuals or exactly who is where at what time. It instead creates a

**more DATA, pg. 9**

## CHASING THE LIGHT



Fisher caught this sunset on Sherwin Creek Road in Mammoth Sunday evening.

Xi Jeanping Turner

Some Nice RACs

Better Strippers

DWP Sells Out

Getting Suffocated

p. 2/

p. 5/

p. 11/

p. 12/

p. 6/



# BLAME IT ON RIO

Inyo Supervisors are a schizophrenic bunch. They can give away millions of dollars in raises to themselves and their staff, and then suddenly find God over \$34,000.

That's what happened this past Tuesday when the Rio Tinto mining company came before the board seeking a letter of support for a land giveaway.

In principle, Rio Tinto and the National Park Service had agreed on the transfer of more than 3,000-acres located within Death Valley National Park.

But according to federal policy, they also needed letters of support from the Governor and the Inyo County Board of Supervisors to complete the transaction.

In the deal, Rio Tinto would cede the surface land and retain the mineral rights, though the company spokesman said there is no plan to exercise those rights.

He painted the deal as a good way to reduce company liability, as these private lands within the Park have become frequented recreational sites.

But Rio Tinto has been paying the county \$34,000 a year in taxes. A handover to the Feds would eliminate that income stream.

Rio Tinto attempted to argue that the increased tourism piece is a de facto makeup swap for the county's lost revenue.

But current Supervisors, former Supervisor Matt Kingsley and past and present School Superintendents weren't having it.

\$20,000 of that \$34,000 annual revenue would come out of a strapped schools' budget.

Kingsley suggested soaking some environmental do-gooder organizations as the quid pro quo for offering a support letter. He figured the price should be at least \$350,000.

The risk of not signing a letter is that Rio Tinto might just take its ball and go home and close access to its land. That was Acting Deputy Park Superintendent Abbie Wines's chief concern.

And pissing off the company might mean a reduction in support for Mule Days. That resulted in an awkward moment where you had Supervisor Jen Roeser, during deliberatens, announcing that she still planned to hit up Rio Tinto for that Mule Days sponsorship!

But obviously, OBVIOUSLY that was a whole separate issue.

Supervisor Scott Marcellin got lost on his way to Albuquerque (a la Bugs Bunny) and thought that the land donation would mean there would be no mining on park land.

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the

sheet

News, Views & Culture of the Eastern Sierra

"I won't insult your intelligence by suggesting that you really believe what you just said."

-William F. Buckley Jr.

JACK LUNCH

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The Park Service's real estate manager explained that while mining within park boundaries comes with more regulation and a higher bar, it is not illegal (which is why Rio intends to retain the mineral rights).

The Board ultimately opted to not act on a letter of support for now while they look for alternative solutions to replace the tax revenue.

As for the Northern Inyo Hospital District Board meeting on Wednesday, it did not disappoint. Xi Jeanping Turner was at her best.

The latest. Check out this proposed policy directive.

"All media inquiries, interview requests, filming requests, or requests for comment regarding District operations, incidents, patients, personnel or Board actions must be referred promptly to the Chief Executive Officer of the Manager of Marketing, Communications and Strategy, consistent with the District's Media Policy."

So basically, Turner's argument was that the Board needs to be in alignment and you can't have rogue board members talking to the media about various issues, because it'll be perceived that the one person is speaking for all, and we've got to have a coordinated message, etc.

All this means is that whenever you might run across a Board member at VONS, they'd just have an excuse to give you the silent treatment.

"The Board has a huge responsibility to shore up community confidence," said Turner.

Then during the financial report it was revealed that NIHD still has a negative debt service coverage ratio and is down to 66 days cash on hand (see graph below). This means the District is at serious risk of not satisfying its bond covenants.

The Board had no comment on the presentation. Nothing to see here!

From MMSA: At approximately 2:15 pm on Friday, January 16, an unconscious male was reported lying on the side of the run, below the bottom of Chair 25. The 25-year old male guest was found unconscious, with his snowboard off and footprints nearby, indicating the guest had been walking down the slope.

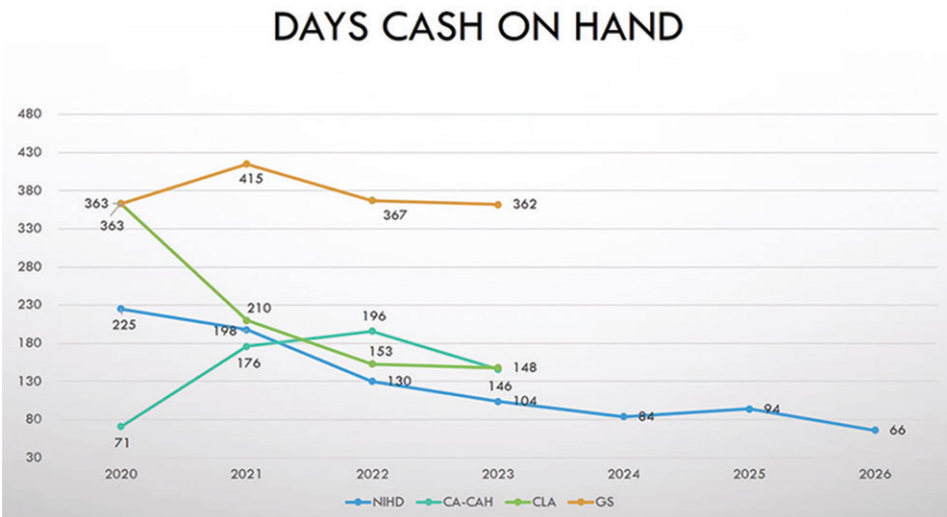
Ski Patrol performed an assessment, provided emergency care, and transported the guest to Eagle Lodge, where Paramedics were waiting. The guest was then transported out of the area for further care. Further details on the guest's condition are at the discretion of his family.

A Facebook post indicated the victim had been hit by someone due to the severity of the head trauma. He later died of his injuries.

To date, there are no witness reports of any incident, fall or collision.

One final story about Melin I couldn't fit in the obituary.

Jim Lewey recalled how the Pamper Pedal route would go past the Melin residence at Aspen Springs, and how Mike would set up a rogue rest stop serving mimosas. You've got 100 women biking by in lycra, why wouldn't you entice them to stop? The guy knew all the angles.





# LETTERS

## Local slant

Dear Editor,

In response to Paige Fisher’s story last week regarding Inyo County home-ownership data, I wanted to share additional thoughts and market stats that I compiled from our local Multiple Listing Service (MLS).

In recent months, much of the national and local conversation around housing has centered on the idea that investors are overtaking local markets and pushing out families who simply want a place to call home. While this narrative may hold true in some parts of the country, the data and daily experience in Inyo and Southern Mono Counties tell a very different story.

Over the past two years, Bishop MLS records show that 286 single-family homes have sold across our local market. Of those transactions in which Eastern Sierra Realty has participated, approximately 90% were purchased by owner-occupants who intended to use the property as their primary residence. About 7-8% were acquired by small investors—many of whom live in the area or have deep roots in the community.

Nearly all of those investor-purchased homes, roughly 99%, are used as long-term rentals rather than short-term or speculative properties. An additional 2-3% of sales were second homes that are not rented and are used personally by their owners. To further validate these findings, I spoke with several other local Realtors, who reported experiencing similar trends in their own transactions.

This paints a picture of a community that remains firmly rooted in primary homeownership rather than one being overtaken by outside investment groups. The reality on the ground is that the vast majority of buyers are individuals and families who want to live, work, and participate in the community.

At the same time, our market has experienced a noticeable decline in the total number of homes sold each year. In 2017 there were 206 single-family home sales recorded in the local MLS and 200 in 2018, gradually since then the numbers have declined. In 2025 there was a significant decrease to 142 single-family home sales recorded in the same database. Today, the annual sales volume is lower—not because demand has disappeared, but because inventory has.

This is a classic case of supply and demand. People still want to live here, but fewer homeowners are choosing to list their properties. One major reason is what many refer to as the “rate lock-in” effect. During the COVID period, interest rates were held at historically low levels to stabilize the broader economy.

Many homeowners refinanced or purchased at those rates. Since then, inflation and rising interest rates have made it financially challenging for families to move—whether that means upsizing for a growing household or downsizing after children leave home. Selling a home today often means giving up a low mortgage rate for a much higher one, which keeps many people in place.

Despite these challenges, there are strong signs that our community is healthy and growing. Main Street activity is vibrant, new businesses are opening, hotels are under construction, and new apartment developments are underway. We are also seeing office spaces converted into residential units. These investments reflect confidence in

the long-term vitality of the region.

Rather than investors “taking over,” much of the development activity is focused on expanding housing options—particularly workforce and long-term rental housing. This kind of growth helps relieve pressure on the for-sale market. As more rental options become available, it can free up homes currently being shared or rented by young residents and families, allowing those households to transition into homeownership.

Looking ahead, there is a reason for optimism. If interest rates begin to settle into the mid-5 percent range, we may see more homeowners feel comfortable listing their properties, easing the current stalemate between strong demand

and limited supply. That could lead to an increase in total sales and a more balanced market.

What remains constant is the character of the people moving into the area. By and large, they are community-minded individuals drawn here for the same reasons as those who came before them: quality of life, connection, and a sense of place. We all come from somewhere, and in that sense, our community continues a long tradition of welcoming those who are looking not just for a house, but for a home.

Randi Pritchard  
Bishop

more LETTERS, page 4

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## LETTERS

continued from page 3

## How We Show Up

## Dear Editor:

There's a fine line between wanting to scream at the same issues reappearing and asking a quieter, harder question.

Last week's Sheet returned to familiar themes. Parking. Staffing. Capacity. Public safety. None of it was new. What stood out was how routine it all felt, with old constraints disguised as fresh urgency. The same conversations kept cycling without any real sense that anything fundamental had changed.

That repetition matters.

Not because the issues are trivial, but because when they are presented as manageable and procedural, seriousness flattens. For people actually living here, it feels less like reassurance and more like a disconnect.

What's missing isn't awareness or effort. It's follow through. Mammoth keeps mistaking announcements, branding, and good intentions for capacity, and the gap between the two is where trust erodes.

And into that gap rushes something else. Rumors. Side commentary. Frustration sprays sideways instead of directed where it belongs. We have become very good at narrating what's wrong and far less practiced at actually talking to each other. We speculate. We repeat half the information. We decide who failed or who "crushed it" without context. Avoidance masquerades as insight. Volume replaces dialogue.

That's why last week's ski patrol op-ed

by Michael M. Karch stopped me.

Not because it was polished or dramatic, but because it refused to perform. It didn't argue. It didn't posture. It simply walked through the weight of responsibility in a mountain town, where decisions are made quietly, risks are managed imperfectly, and outcomes are never guaranteed.

Reading it shifted something for me. It reminded me what seriousness actually looks like here. Not outrage. Not branding. Not urgency dressed up as progress. But people doing consequential work without applause, absorbing risk so others don't have to, and living with the outcomes when things go wrong.

That contrast stuck.

Look at how quickly our tone shifts depending on whether something inconveniences us or benefits us. We complain loudly about parking and ticket prices. Then we celebrate blackout dates because the mountain suddenly feels like it used to. Open. Spacious. Familiar.

We praise those days without acknowledging what they imply. Fewer people, fewer cars, fewer demands make the experience better. Then we rage when terrain opens slowly after storms, when safety protocols delay access, when the mountain finally prioritizes the safety of its patrollers over our convenience. We want speed and access until we want restraint and safety. Unlimited passes and an uncrowded mountain at the same time.

Meanwhile, some of the most meaningful work barely registers. Years of education and outreach by avalanche

professionals have quietly helped keep people alive in unpredictable conditions. That work doesn't generate outrage or applause. It just reduces accidents. It asks people to slow down, learn, and take responsibility.

That kind of seriousness is easy to miss when we're busy complaining.

Now look at support systems.

Mammoth Hospital's Elevate program is designed to address behavioral health and substance use. During the holiday weeks, when the town is crowded, staff are overextended, alcohol consumption increases, isolation grows, and winter stress mounts. Elevate is closed. Holidays are not unexpected here; they are a known stress point. Closing support during that time does not eliminate the need. It simply shifts it to emergency services, informal coping, or silence.

That reflects a deeper pattern.

Convenience runs the show. We protect ourselves from inconvenience during peak periods and call it community support, without grappling with what support actually requires.

Last fall, Mono County Behavioral Health announced a pilot program for a public health vending machine outside the Mammoth Lakes Library, aimed at providing 24/7 access to harm-reduction and wellness supplies. The plan was clear. Funding was secured. Supervisors approved it. The need was well defined.

But where this matters most, it still doesn't exist.

For people who actually need access outside office hours, for those navigating addiction, instability, or crisis without reliable support, the absence isn't abstract. It's real. And it's ongoing.

So, it's reasonable to ask where it stands.

Has the pilot launched? Is the machine installed? If not, why not? When solutions are announced to address real problems, follow-through matters as much as intention.

Then there's Limelight.

Marketed as an accessible, stylish, environmentally minded anchor for both visitors and residents, Limelight set out

to blend resort amenities with a home-like, social atmosphere in the heart of the Village.

Like many locals, I applied for work. Not out of desperation, but practicality. A side gig to help cover rising costs. Host. Concierge. Front desk. I applied through postings, reached out directly, and noted that I live nearby and could walk to work.

Then nothing.

For more than three months.

Eventually, a generic email arrived stating that the role had been filled, over three months later. By then, the disconnect was clear far beyond my inbox. Reviews started circulating that pointed to the same issues. Long waits. Service gaps. A place clearly operating without enough staff to support the experience it aimed to deliver.

This wasn't about me not getting hired. It was about watching a carefully thought-out vision clash with the realities of capacity in a small mountain town. Ambition outpacing infrastructure. Expectations ahead of staffing.

No villain, just a mismatch.

At first glance, it makes you want to scream. Same issues, different week.

But staying there doesn't help. It just corrodes what little margin we have left.

So, the question shifts.

Not why does Mammoth keep doing this?

But how do we want to show up here now?

As locals.

As neighbors.

As workers.

As guests.

Not through resolutions, but through conduct.

What we normalize.

What we repeat.

What we question directly instead of spreading sideways.

How we treat people when things don't work the way we want them to.

Small towns don't survive on branding, outrage, or recycled urgency. They survive on seriousness, follow-through, and people willing to show up when it's inconvenient.

That's the Mammoth Dave McCoy built. Not perfect. Not polished. But rooted in people who didn't let the rough edges ruin the whole thing.

That's still the choice on the table. And in the end, that choice belongs to us. Not whether the bullshit continues, but whether we let it take everything else with it.

Dr. Arianne Weiner  
Mammoth Lakes

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# LOCAL NEWS

## BOOM BOOM WHOOSH

By Libre

Mammoth Mountain Ski Area (MMSA) has been exploring remote avalanche control systems (RACS) to replace its howitzer artillery cannons. The biggest stumbling blocks are state regulations, which ban some of the more sophisticated RACS.

The discussion around avalanche mitigation technology has come into focus after the recent death of Mammoth Mountain Ski Patroller Cole Murphy while he was running an avalanche control route.

Mammoth's effort to implement this technology began this summer, when the mountain installed its first gas-powered RAC system known as Boom Whoosh over the Climax ski run.

"Our intent was to test and use it this season before engaging in more widespread installation of this system, as well as other RAC systems," said Mammoth Mountain Ski Patrol Manager Chuck Megivern in a statement. "Our initial testing of the system has proved successful. Together with explosives-based RACs, we believe we can make substantial progress on reducing risk to patrollers."

There are a number of RAC systems installed throughout the country. Some are explosive powered and triggered by a safety fuse, like the Swiss Wyssen towers. Others work by mixing oxygen and propane or hydrogen gas, stored in a large tank then connected via a gas line to the tower, like the GAZEX. In both instances, the avalanches are remotely triggered by personnel via cell phone or computer.

"It's nice to have options," said Alta Ski Area Avalanche Office Director Jonathon Morgan.

Something MMSA doesn't have. Which is a problem, because Mammoth is a complex mountain to mitigate.

"Mammoth is a challenging mountain," Morgan said. "With how much it snows and the way the wind blows ... [the patrol] has a formidable opponent in the weather on the mountain."

A regulatory challenge is that California's Division of Occupational Safety and Health (Cal-OSHA) only allows California ski resorts to use gas-powered RACS. Some areas of California have taken advantage of this, like Caltrans' use of a GAZEX along state routes 50 and 88. Palisades Tahoe has installed 13 of these units since 2017.

Cal-OSHA forbids California ski resorts from using the explosive-based RACS. These work by activating a charge released from a box attached to a 40-foot tower which contains the explosives. The explosion is triggered by the momentum of the charge falling. Two to three times per year, when the charges run out, a helicopter removes the box from the tower, allowing the patrol to reload in safety.

According to a Cal-OSHA slide deck from 2019, the organization takes issue with the safety fuse ignition of the explosive systems and the hazardous exposure to the explosives.

"California [also] sees an issue with the explosives that are not being watched or manned out on the mountain," added head of Snowbird Ski Patrol Eric Murakami. "Maybe they think

there's a potential that they can get broken into, but they're highly secure."

The patrol receives alerts if the explosive box is unlocked without authorization, Murakami continued. But a security breach like that has never happened, and he doesn't think it will.

Murakami serves on the board of Remote Avalanche Control Users North American Committee (RACUNAC). Together with the board, he has lobbied in Sacramento and in Tahoe for the use of explosive-based RACS in California ski resorts.

"We all need to have the same access to the same tools," he said. "We are a close industry. It impacts me as an industry professional when people I care about are going through it because they don't have access to what we have access to."

Explosive-powered RACS have been used in Little Cottonwood Canyon since 2017, when the Utah Department of Transportation (UDOT) installed a Wyssen to help mitigate the slide paths from Cardiff Bowl onto Highway 210. The same year, Alta placed an O'BELLX gas-powered RAC above the East Baldy Chutes. Today, Alta has 18 Wyssen towers and Snowbird has 21.

Benefits of the explosive-powered

RACS include the range, efficiency, and flexibility the systems allow the patrol.

"In the past, we would need to get the team ready and plan the shoot the night before or early the morning of," Morgan said. "But now, we can react quicker to conditions. RACS are all about options."

Some of the routes previously mitigated by hand charges are now taken care of by the remote-controlled systems, which helps minimize unnecessary risk for the Alta and Snowbird ski patrol.

"It's a matter of safety, that's our main objective," Murakami said. "To protect the patrollers, the snowcat operators, and all of our employees that are on the mountain before and after high avalanche hazard."

Ultimately, there is no perfect system for avalanche mitigation. It's a dangerous job in any circumstance. Gas-powered RACS can have leaks in the lines or the tanks, and explosive-powered operations require appropriate helicopter access in order to re-load the fuse boxes. It's hard to know which avalanche control systems will work for Mammoth until California legislation allows for every type to be implemented.

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By Fisher

Patterson added that he does not intend to seek further extensions without either a new contract or an alternative agreement in place.

# COMPASS



# KLUSMIRE

## TRUMP GETS SWAMPED

The Washington, D.C., swamp remains undefeated.

President Donald Trump came into office a year ago and promised to shrink the federal government, lay off huge numbers of federal employees, run the government efficiently, and cut the \$7.1 trillion federal budget down to size.

That didn't happen in 2025 and it won't be happening in 2026.

Once again, the latest effort to "drain the swamp" resulted in a new flood of cash that will keep the swamp green and healthy through 2026.

First the big numbers: The federal budget actually increased in 2025 by about 4% over 2024, said Yuval Levin, the director of Social, Cultural, and Constitutional Studies at the conservative American Enterprise Institute, on a recent Ezra Klein podcast. Levin also served on the White House domestic policy staff under President George W. Bush.

Regarding efforts by Trump to shrink the federal budget, Yuval summed up, "more was said than done." Several factors kept the budget from declining at all in 2025.

Congress never passed a new budget. It funded the government during 2025 by approving "continuing resolutions." Those resolutions simply kept in place the spending levels from the last Biden budget, according to the U.S. Treasury website. Trump's "Big Beautiful Bill" added more spending increasing the overall budget.

The 2025 spending overwhelmed the cost-cutting and layoffs sort of instituted by Elon Musk's Department of Government Efficiency (DOGE). Musk promised at least \$1 trillion in cuts by the end of 2025.

Numerous estimates, including from the DOGE website, put the final savings at about \$200 billion. That didn't make much of a dent in a \$7.1 trillion yearly

federal budget.

The DOGE figure was contested by numerous budget analysts. They pointed to higher costs from the "fire and rehire" confusion from the first rounds of layoffs, when thousands of workers were laid off or furloughed then rehired. About 150,000 federal workers took the administration's "Fork in the Road" retirement/buyout offer, according to the federal Office of Personnel Management (OPM). They left work but stayed on the payroll through October, creating no salary savings in the 2025 fiscal year.

The layoffs and buyouts did reduce the federal workforce.

According to OPM, the federal workforce shrank by about 10% or about 220,000. That brought the workforce to about the same level as during the first Trump administration. Initially, there were more than 350,000 layoffs but roughly 100,000 workers were hired back or otherwise added to the workforce.

Since there was no corresponding legislation to codify the DOGE cuts and personnel changes, they will likely not have a long-term impact on the federal budget, said Yuval. Congress passed and Trump signed only 64 bills in 2025, the fewest bills in the modern era. Aside from the Big Beautiful Bill, few of those bills reshaped the budget or the federal rule-making process in a meaningful way, Yuval added.

The president's attempts to slow spending by withholding Congressionally approved funding were blocked by the courts or eventually dropped by the administration. Yuval said 573 court cases had been filed challenging all manner of administration moves, and the administration lost 57% of those cases, "which is a very poor record." Only 25 of the 326 cases the administration lost were appealed to the Supreme Court.

In early 2025, Trump announced a

budget plan that would reduce the budget by \$163 billion.

His budget outline is being ignored by Congress.

That is a surprising show of Congressional independence considering the first year of Trump's second term has been marked by him systematically attacking most aspects of the federal government, foreign and domestic affairs, and generally upending huge swaths of American life and shattering or challenging established institutions and norms.

The House and Senate have quietly approved eight of 12 appropriation bills that essentially maintain current levels of federal funding. To avoid a filibuster by the Senate Democrats, both parties have compromised and worked together to shape the 2026 budget legislation. Republicans said the new budget bills do modestly cut funding in most areas. Democrats said the new budget bills avoid massive cuts to virtually all federal programs.

Republicans have slim majorities in the House and Senate. But the budget bills have passed the House by huge margins, 341 to 79, for two bills worth \$76 billion funding bills for the Treasury, State, Financial Services, Foreign

Aid, and National Security portions of the budget.

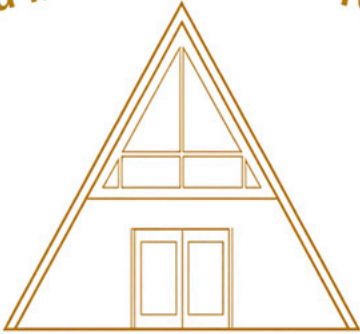
The House recently approved three more bills, 397 to 28, for Science, Commerce, Energy, Water, Interior and Environment. Similar margins in both chambers have approved funding for NASA, the Energy Department, and a wide range of other departments. Any savings might disappear when bills for Defense, Homeland Security, Human Services, Education and other big-ticket programs are completed.

Trump has been unusually silent while Congress has been rejecting his budget priorities. Some low-key comments by his staff indicate he will sign the new budget bills.

In general, Yuval said by relying on DOGE and executive orders the Trump administration has not used "traditional presidential power" to implement long-term, "durable policy changes" through the federal budget, which is usually how presidents and ruling parties create change and exercise power.

The Trump administration didn't appear to have a clear budget or legislative agenda in 2025, Yuval said, and "it doesn't look like it has a legislative agenda for the rest of his term."

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## OBITUARY

### ANDREW KOSTER HOLMES 1947-2025

Andrew "Andy" Koster Holmes passed away on December 12, 2025, in Las Vegas, Nevada. He lived a full, adventurous, and connected life, rooted in family, the Eastern Sierra, sports, hard work, and quiet integrity.

He was born in 1947. At the age of four, his family moved from Hollywood, Calif., to the Eastern Sierra, settling first at a hydroelectric plant above Lee Vining before relocating to the plants along Bishop Creek.

Andy grew up immersed in the mountains: as a boy, he spent his days fishing, hiking, climbing scree, and scrambling into caves where he would read comic books. He had fond memories of climbing high enough into the hills to catch a radio

signal for Los Angeles Dodgers games, a reflection of both his ingenuity and his lifelong love of sports.

Andy attended Bishop Union High School (BUHS), where he distinguished himself as an excellent student and athlete. He graduated number one in his class and earned the distinction of Outstanding Senior. He served as Associated Student Body President in 1963, when President John F. Kennedy was assassinated. The principal tasked him with addressing the student body and breaking the devastating news, in the middle of a school football rally. It was a moment that he remembered for the rest of his life, not for recognition, but for the weight of responsibility. He also lettered

in every sport he played —serving as quarterback on the football team, point guard in basketball, and pitcher in baseball. His talent, discipline, and leadership earned him the sole recipient honor of an NROTC scholarship, and he went on to attend Stanford University.

He also had a passion for golf in his earlier years. Andy won the Bishop Country Club Annual Golf Tournament at the age of 18 with a score of one under par. The next year, the club changed the age minimum requirement to 21. So after missing two tournaments, when Andy turned 21, he returned and beat them all again.

Andy remained a fierce competitor and a devoted student of the games he loved—football, baseball, basketball, golf,



tennis, and horse racing. He learned to read racing forms at the age of 12 alongside his father. He carried that passion for analysis, odds, and tradition throughout his life including participating in fantasy football leagues for many years.

Andy's connection to sports extended far beyond his own participation. He coached basketball at BUHS for over two decades, serving as Varsity Boys Assistant Coach alongside Gus Klekas, JV Boys Head Coach, and eventually Varsity Girls Head Coach. In later years, he also lent his voice and insight to radio broadcasts of Bishop Union High School basketball games alongside Arnie Palu, combining his deep knowledge of the game with his love for the local community.

Outside of sports, Andy found his greatest peace in the mountains. He climbed Mount Tom a dozen times and Chocolate Peak a hundred. The South Lake Basin was a place especially close to his heart because it was where he spent formative years backpacking, hiking, and fishing with his parents.

Professionally, Andy was a civil engineer and land surveyor. He began working at an early age for Holmes Engineering and took over the firm when his father Gordon retired. Andy would retire in 2025 from the merged company Triad-Holmes. He was known for his care of his fellow co-workers, precision, work ethic, and dedication, choosing not to retire until his late 70s. His work quite literally helped shape the land and community he loved.

To those who knew him well, Andy was a quiet gentleman, thoughtful, steady, and kind. He was competitive but never cruel, disciplined but never distant, and always willing to take someone under his wing. Friends, former players, colleagues, and family members remember him as someone who made them better simply by being himself.

Andy is survived by his wife and partner of 36 years, Sheryl, his two sisters—Sally and Heidi, his five children, Carson, Heather, Crystal, Amber, and Veronica, and his six grandchildren, Samantha, Benjamin, Aliya, Isaac, Tosh, and Olivia, all of whom were a profound source of pride and joy in his life. He also leaves behind an extended family, lifelong friends, former teammates, players, and countless members of the Eastern Sierra community who were fortunate to know him.

A celebration of life will be held on his birthday, April 25, 2026.

In lieu of flowers and cards, please make donations to the Bishop High School Booster Club.



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DATA

continued from page 1

sort of heat map showing where crowds flock and when.

Before partnering with Datafy, MLT relied on a company called Tourism Economics for modeled economic data, a more traditional approach that estimated spending and visitation based on surveys, assumptions, and multipliers.

Not only is that data more easily skewed than the real time data farming Datafy offers, it's also a lot more expensive because it requires more on-the-ground work from analysts.

Tourism Economics reports typically ran \$40,000-\$50,000 per year, and were sometimes higher if multiple updates or custom analyses were needed. The Datafy contract will cost MLT just \$28,000 total for 18 months, which Mono County plans to chip in for.

"It was exponentially more expensive," MLT Vice President, Sarah Winters said.

But the system isn't perfect. It doesn't capture every visitor, especially in areas with poor cell coverage like backcountry trails. It can't replace on-the-ground counts or surveys entirely, and the exact accuracy in certain areas is still being tested.

Regardless, the insights will supposedly help guide marketing campaigns, manage crowding, plan events, and make infrastructure decisions, like which trailheads

may need more parking or which events see seasonal spikes.

Otherwise, in terms of revenue, Mammoth Lakes did surprisingly well in November 2025, despite low snow totals throughout the month and a slow summer just before.

Transient Occupancy Tax (TOT) collections for November reached \$1.22 million, exceeding budget by 62% and up 33% from last year, Vice President Winters said.

However, as Snowcreek Manager John Morris corrected, that 33% increase is misleading because last year was an unusually low TOT month because most of last year's lodging revenue for that period was posted in December, not November, due to how departures and accounting fell around the calendar.

Regardless, year-to-date TOT revenue stands at \$7.71 million, also 62% above budget. A portion of these funds, 2% designated as Measure L, generated nearly \$188,000 in November for housing initiatives, bringing YTD contributions to \$1.14 million.

The Tourism Business Improvement District (TBID) was also flush, with November collections of \$420,295, slightly above budget and up 17% from last year. Year-to-date TBID revenue is \$1.89 million, nearly on budget.

Financial reserves remain healthy.

Lodging, restaurant and retailers all show positive growth.

As for Mammoth Mountain Ski Area (MMSA), CEO Eric Clark said the resort is doing well now despite the early season lack of snow, and bad ratings following the avalanche that killed patroller Cole

Murphy over the holidays.

"We've had a great January. When we look at our guest scores... they've never been lower than they were during this incident [the avalanche] and so forth, but right now, they've never been higher," he said.



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## MELIN

continued from page 1

So they dive into the water and paddle out and ... there's a reason they find themselves alone. The waves are enormous and they nearly drown and Mike loses his board in the process.

But it all made for a better story in the bar that night.

"He was always 'yes,' always game," said the other Musketeer Spee. "The theme of his life was joy, adventure and kindness. He had no fear."

In a nutshell, "Mike made me feel good," continued Spee. "He instantly made me happier [by his presence]."

Post-graduation, he went to work for the Cask and Cleaver restaurant chain in L.A. before getting a transfer to its Mammoth location for the winter of '85-'86.

When he arrived, Jim Lewey was the manager. Mike was the assistant. Their paths criss-crossed and leapfrogged over the next few decades.

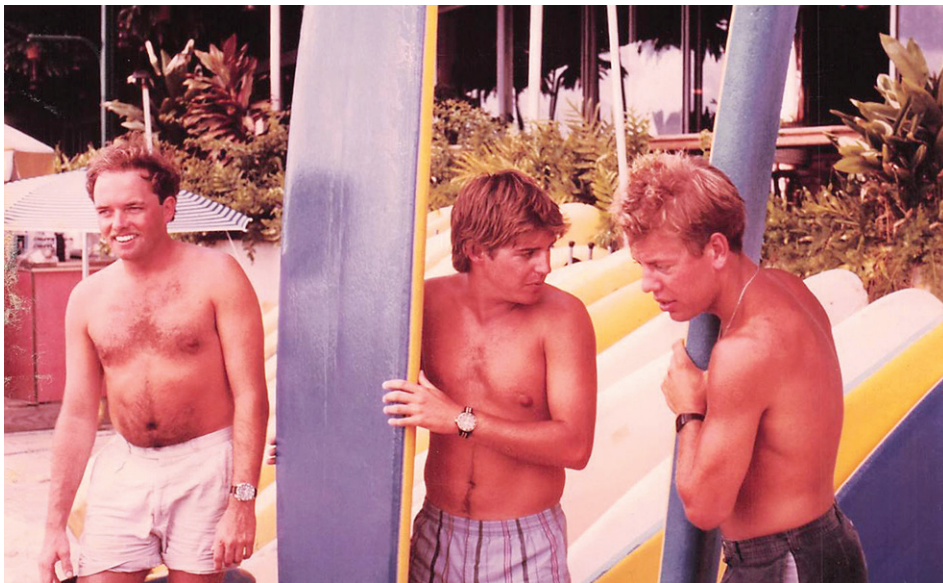
As Jim observed wryly, "I was a worker. He was more of a director."

And his charisma captivated people and drew them him.

Rob Wilson is now the owner of Glasspar, a fine dining establishment located in Dana Point. He opened it after a long and successful career at the Ritz-Carlton, where he served as Executive Chef at four different properties.

But he started just out of culinary school in the winter of 1992-1993 at Convict Lake.

He and his girlfriend (now-wife) Annique had planned to stay for one season.



On a surf trip post-college in Hawaii with Williamson (center) and Spee (right).

When he told Mike he was leaving, Mike would have none of it. "But I'm opening another place, Cervino's, in Mammoth. I wanted you to be the chef," he said.

"What's the concept?" replied Wilson. "Whatever you want to do."

So Mike invites Rob and Annique to the property one night soon thereafter. Candles are lit. Fine wine is uncorked. They're 21 and 22 years old. So green. And properly dazzled. Of course they stayed another four years.

As Lewey said, Mike knew how to make people feel special. And if he had to embellish the truth a tad to create a moment, so be it.

Lewey recalled a time at Cervino's

where a shipment of Perrier came in. The bottles all happened to have these mountain scenes etched on them - some sort of marketing ploy.

A customer came in soon thereafter and commented on the beautiful bottles. Without missing a beat, Mike said, "Thank you. We special ordered those!"

But let's take a detour here for the love story.

Mike met his wife Penny during the winter of '86-'87 when she came into the Cask and Cleaver to apply for a job. Mike liked what he saw and he was persistent, but then, laughs Penny, they all were back in the day, when everybody hit on everybody.

Still, the guy was charming. As Penny said, "He had as sunny a disposition in private as in public. And he was fun!"

They vacationed for a week in Hawaii before Penny left to return to New Zealand. They communicated long distance. Mike visited. Then moved to New Zealand while Penny was finishing up a Masters degree. But then he was offered the GM job at the Cask and Cleaver and moved home.

The next seven months apart sealed the deal. She realized Mike was her guy.

They ultimately married in 1993. At Convict Lake Resort. Given their long and successful venture into wedding and event planning, one could say they were one of their own first and best test cases.

As Penny says, "He loved living well. He loved good wine. He loved vacationing places where there weren't too many other people. He loved the



Williamson took this shot during a college ski trip to Taos.

ocean."

She played me a short video clip on her phone from a recent vacation. Mike on a beach with music playing. He's got a bit of "Buddy Juice" in him - his friend Buddy's legendary margaritas. And he's dancing. And he's good - he can move. And he's laughing.

Penny suggested that when she holds a celebration of life for Mike later this year, that the clip should simply be projected on a loop. Mike at his fun and outrageous best.

Penny and Mike didn't have children - they decided to have animals instead. Lots of them.

Probably the closest daughter relationship he had was with Megan Kunkel, who worked with Mike as a wedding coordinator since 2010.

They got to know each other because Megan married her husband Rick at Convict in 2009, and then went to work for Mike the next season.

"He was fun. A goofball. He made me laugh and smile. There's a reason why I stayed ... he didn't want things to be too serious. Kept it light. There was a lot of trust - he was a great mentor."

As a father of two daughters, this next thing she said really resonated. If I'm sideways with my daughters, it wrecks me.

"He hated it when there was any friction between us ... but the wedding business is difficult. There are heavy emotions. Stress is high."

more MELIN, page 11

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MELIN

continued from page 10

Fortunately, Mike had Megan to stress out for him.

And it was impossible to stay upset with Mike.

Because Mike was also the bestower of gifts and connections and good karma.

He invited Jim Lewey into the Cervino's partnership. And introduced him to his wife of 18 years.

He also cemented the union of Steve Mejia and Tim Dawson at Nevado's.

Dawson had interviewed Mejia for his open chef's position but was still on the fence about it when Mike called.

Mike said simply that Mejia would be a perfect fit. That it was the beginning of a beautiful friendship and partnership.

Which it was. Mike's call cinched the deal.

Steve Lopardo met Mike one day at Convict - he and his wife had been on a backpacking trip and wandered in at lunchtime for a meal, stinking as backpackers are wont to do after a week out.

They celebrated by ordering a really nice bottle of wine - an Opus One, either from '91 or '94.

You don't sell a lot of bottles like this, so the boss (Mike) came out to serve.

And the friendship just evolved from there.

"He was transparent and real ... and if you told him the truth, he wouldn't judge you for it," said Lopardo.

Mike talked about retiring to New Zealand for 25 years, but as Lopardo observed, "People vote with their feet ... I even offered he and Penny a job running a



Melin in his high school days

winery in Temecula [that Lopardo has an ownership interest in] at one point. But he was never going to leave. His roots were too deep."

Mike and Penny bought their home in Aspen Springs in 2004. Lopardo said he visited frequently.

"We must have sat in his jacuzzi together fifty times, talking about God, philosophy, sports, women and nothing at all. Mike was fond of saying that we're here for a good time, not for a long time. He'd say it with that little trademark smile of his."

On New Year's Day, after helping out doing inventory at Morrison's, Mike got home early enough to get in that tub and enjoy the sunset. And that's where his wife found him when she returned home.

A celebration of life will most likely be held in late spring/early summer.

HARTLEY ON HIS CRAZY HORSE

By Hartley

And then there were four. The NFL playoff championship games are up. And we could be staring at a Sam Darnold vs Jarrett Stidham Super Bowl. The NFL is upside down.

Before the picks ... I am sick of hearing how the Bills deserve a Super Bowl. The Bills' front office and ownership are the reason the team doesn't win so I don't think the fans deserve anything. They keep showing up for the same drivel. They fired the coach this week. They probably should have. Who deserves blame:

1. Sean McDermott. He didn't seem able, much like his friend and college teammate Mike Tomlin, to figure out how to field a defense. He also allegedly called Bills reporters from the plane after the game complaining about the officials. Stop whining. Your defense can't stop me from going to church. And you KNOW I ain't even trying to go to church.

2. Josh Allen The QB deserves some blame as he turned the ball over more than a JV point guard. He lost them that game. He can cry all he wants at the podium. Why does every year end with him crying?

3. The GM deserves a ton of blame because Josh Allen turns the ball over trying to be Superman throwing to Keon Coleman, Brandin Cooks and me at WR. That roster is trash. The GM has made 56 draft picks during his tenure. 3 of them have made the Pro Bowl - one being Josh Allen is one of them. You don't get a free pass forever because you lucked out with Josh Allen.

4. The owner deserves blame. Because he didn't fire the GM, he promoted him. Funny thing is Sean McDermott reportedly got the GM the job when he got hired as head coach. That is rich. I remember listening to the GM shuffle podcast a few years ago and Mike Lombardi saying ... AS A HEAD COACH, BEWARE OF THE GM THAT IS BUDDY-BUDDY WITH THE OWNER, SITTING NEXT TO HIM IN THE PRESSBOX ALL THE TIME DURING GAMES AND WATCHING PRACTICE WITH HIM.

**Broncos vs Pats.** Pats laying 4.5 in Denver. O/U 42.5. Pats continue a great run here - three playoff tomato QBs. Herbert, CJ Stroud and now Stidham. Pats 26-17.

**'Hawks laying 2.5 to Rams.** O/IU 46.5. The 'Hawks destroyed the Niners. That was ugly. But the Rams play them well. I am still betting on Darnold folding. Rams 23-21.

Crazy Horse 3, a strip club in Vegas said they are getting a surge of auditions for new workers due to mass layoffs in the hospitality industry. I guess checking in people at the Wynn is the same as being a stripper. It's hospitality. Instead of a free continental breakfast for your upset customer, they get a cheaper happy ending. Cuz nothing is free in Vegas. But if tourism is down, why you need more strippers? Who's coming? The Raiders? Anyway, it's a good way to clean up your strip club lineup. Get some of the drugged-up, over-tatted skeezers out and get you some fresh suburban girls onstage. In every downturn, there is an upside.



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## LOCAL BRIEFS

### Three Down, 15 to go

It's a start.

The Los Angeles Department of Water and Power is one step away from selling three parcels of land in Bishop to the existing business tenants that have been leasing the properties for decades.

The land sales were the first to be completed under a land divestment policy that is intended to streamline the time-consuming and complicated sale of LADWP land in Inyo County, according to a LADWP press release.

Bishop city officials and councilmembers have stressed in recent years the importance of LADWP land sales to the future of the town. About 15 businesses in downtown Bishop and along Main Street rest on LADWP leases.

Providing a reasonable process that allows business owners to become owners instead of renters is critical to creating stable business environment and help assure the continued success of downtown, city leaders have said.

The sales agreements were approved by the LADWP board of Water and Power Commissioners at its Jan. 13 meeting. The Los Angeles City Council still must approve the sales for them to become final.

The three parcels in Bishop have been leased from LADWP for decades and are all parking lots for adjacent businesses.

The first parcel is the parking lot next to Jack's Restaurant at 487 North Main Street, owned by Mammoth Development Co. It is about a quarter of an acre and has been

leased for 41 years. The sale price was \$260,000.

The Jack in the Box corporation purchased the parking lot next to its fast-food restaurant on Jay Street in Bishop. The price was \$210,000 for the nearly one-third acre parcel, which has been leased for 46 years.

Bishop Glass purchased the small parking lot on Fulton Street next to its business. The parcel has been leased for 22 years. The price was \$140,000.

The LADWP Divestment Policy provides the opportunity for eligible LADWP lessees to purchase and gain ownership of the land in which they operate their businesses, the LADWP press release stated. The surplus City of Los Angeles land is no longer required for LADWP operational needs.

"In support of the local community, our goal is for the sales to provide meaningful benefits to its new owners," said Adam Perez, LADWP Director of Water Operations. "We are confident this streamlined process will facilitate similar opportunities for more eligible lessees in the future."

### New Inyo CAO

On Tuesday, the Board of Supervisors directed staff to develop a contract with Jay David Fraser to serve as County Administrative Officer on an interim basis. The vote was unanimous.

The contract spelling out the terms of Fraser's employment is expected to come before the Board for approval on Feb. 3.

Fraser comes to Inyo County most recently from Adams County, Colo., where he served as interim county manager for the past year.

Previously, he served as executive director of the Wyoming Association of Municipalities, manager of Boulder City, NV, administrator for the City of Beloit, KS, manager for the City of Buchanan, MI, and administrator for the Town of Miliken, CO.

He was also on the Board of Directors for Nevada's National League of Cities. He holds a Master of Public Administration and a Bachelor of Arts in Political Science.

### Rein'd In

The USDA Forest Service has completed the final phase of an emergency operation to rescue wild horses trapped in deep snow on California's Inyo National Forest. On Wednesday, the 20 surviving animals were transported to a rehabilitation facility on the Modoc National Forest.

Severe winter conditions left the horses with no access to food or water after they became stranded outside their normal range. Many of the animals were visibly emaciated and in poor body condition and would not have survived without intervention.

Over the weekend, Forest Service crews rescued 24 horses from snow-bound terrain using bait and water traps and transported them to a temporary holding facility in Bishop for stabilization. One horse later died due to extreme emacia-

tion, and three horses were euthanized because of critically poor body condition. Six other horses were found dead in the field as a result of starvation and prolonged exposure.

Forest Service staff provided emergency care to stabilize the surviving horses before transporting them to the Modoc National Forest, where they will receive continued care and rehabilitation. Recovery is expected to take up to 10 months.

The horses are associated with the Montgomery Pass herd and had moved well outside their typical range prior to becoming stranded by heavy snowfall.

### Busted in Coleville

On Jan. 16, 2026, the Mono County Sheriff's Office served a search warrant at a residence in Coleville, California.

As a result of the investigation, Alicia Cortes-Castaneda and Eucario "Jose" Toledo-Garcia were arrested on the following charges: Grand Theft, Embezzlement, Possession of Stolen Property, Conspiracy, and Accessory after the Fact.

Both individuals were booked into the Mono County Jail and are presumed innocent until proven guilty in a court of law.

The Mono County Sheriff's Office is requesting assistance from the community. Anyone with information regarding these individuals or this investigation is asked to contact Investigator Walston or Deputy Belcher at 760-932-7549.

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**Sweetwater Plumbing Inc.** FT position for Journeyman Plumber and/or Apprentice Plumber. Full Benefits. Job is located in Mammoth Lakes. Contact 760-914-1266 [info@sweetwaterplumbing.com](mailto:info@sweetwaterplumbing.com)



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**Restaurant Bartender for Eagle's Landing Restaurant** at the popular Double Eagle Resort and Spa. Experience in restaurant bartending, computers and working as a team member are essential. FT and PT work available. Health benefits, fitness membership, PTO. Great place to work. Email [Lodging@doubleeagle.com](mailto:Lodging@doubleeagle.com)

**Cooks and Prep Cooks jobs** available at the famous Eagles Landing Restaurant in June Lake. We offer health benefits, fitness membership and PTO. A great place to work! Email [lodging@doubleeagle.com](mailto:lodging@doubleeagle.com)



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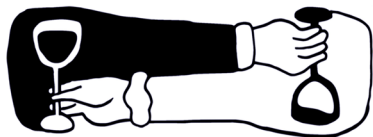
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**Outlaw Saloon Happy Hour** Monday through Friday from 4-6 p.m. *More info: See ad p. 11. And remember to catch all the NFL games right here!*  
**The Mogul** happy hour 5:30-6:30 p.m. in the bar. Food and drink specials.  
**Main St. Pizza** - *See ad this page for deets*

**Distant Brewing** happy hour Monday-Thursday from 3-5 p.m. \$1/off beer/wine/cider/seltzer/kombucha  
**Bar Sierra** happy hour from 4-5:30 p.m. Thursday through Monday.

**January 23-24/**  
**Weekend apres parties @ Canyon Lodge.** DJ. 21+. Starts 2:30 p.m.  
**Anthony Cullins (blues/rock guitar)** plays Liberty in Mammoth. Time: 9:30 p.m. No cover. *More info: See ad p. 9*

**Sunday, January 25/**  
**NFL Conference Championship games.** Best spots to watch include Liberty, Outlaw Saloon, Main Street Pizza, Giovanni's ... Games start 12 p.m.  
**Random Acts of Vinyl @** Outbound in Mammoth. Bring one, share one, spin one. Time: 6-9 p.m.

**Monday, January 26/**  
**Open mic night @ Distant Brewing.** Time: 6-9 p.m.

**Tuesday, January 27/**  
**Trivia Night @ Mammoth Brewing.** Time: 6:30-9 p.m.

**Wednesday, January 28/**  
**Cassie Dunn** plays Shelter Distilling in Mammoth. Time: 6-9 p.m.

**Thursday, January 29/**  
**Nomadic Practice** plays **Distant Brewing**. Local band combines electronic music with live instrumentation. Time: 7-9 p.m.

## TOWN STUFF

**Friday, January 23/**  
**Bishop Union High School Basketball** plays Kern Valley at home. Boys play at 5:30 p.m., girls play at 7 p.m.  
**Mammoth High School Basketball** plays Rosamond at home. Girls play at 5:30 p.m., boys play at 7 p.m.  
**Little Looney C5 Micro Gallery Art Opening Reception for Mystery Switch Tattoo Collective @** the Little Looney Coffee shop in Bishop. Refreshments include ice cream by the scoop and warm drinks for purchase. Time: 5-6:30 p.m.

**Foro Latino Art Wellness Night.** Join for a relaxing evening of art, self-expression, and community connection. No experience needed, all materials are provided. Time: 5-7 p.m. Location: Mono Lake Room in the Civic Center, 1290 Tavern Road in Mammoth.

**Saturday, January 24/**  
**Ski California Safety Day.** MMSA hosts on-hill safety demonstrations with the patrol dogs and interactive games from 8:30 a.m. -4 p.m.  
**Master Gardener Program of Inyo and Mono Counties** presents a free

## TOWN STUFF

**workshop** at 10 a.m. on how to grow onions in the Owens Valley. Location: Bishop Community Garden behind the Bishop City Park.

**Free Guided Snowshoe Hike** with Sierra Forever from 11 a.m. to 12:30 p.m. Meet at the Mammoth Lakes Welcome Center.

**Woolly's dance party @ the Village at Mammoth.** Music, cocoa & photos. Time: 3:45-4:30 p.m.

**Wave Rave LA Ski Machine launch party** (in case you find yourself in SoCal). Time: 4 p.m. Location: 19400 Harbortgate Way in Torrance.

**January 24-25/**  
**The Felici & Friends Magic Flute Concert.** Show starts 7 p.m. in Mammoth Lakes on Saturday, and at 4 p.m. in Bishop on Sunday. *See ad p. 2 for more info.*

**Sunday, January 25/**  
**Free Nordic Clinic @ Tamarack Cross-Country Ski Center.** Includes a day trail pass and 50% off rentals. Time: 12:15 p.m. - 1:15 p.m.

**Monday, January 26/**  
**Business After Hours: LA Kings Ice and Australia Day** celebration at Mammoth Lakes Community Recreation Center. Join the Mammoth Lakes Chamber of Commerce for a "learn to curl clinic" and Aussie classic food! Free for Chamber members, \$15 for public. Time: 5-7 p.m.  
**Bishop City Council** meets @ 6 p.m. Location: 377 West Line Street or

## TOWN STUFF

online via cityofbishop.ca.gov.

**Tuesday, January 27/**  
**Inyo County Supervisors** meet @ 10 a.m. Location: Board Chambers in the County Administrative Center, 224 N. Edwards St. in Indy or online via inyocounty.us

**Bishop Union High School Soccer** plays Frazier Mountain @ home. Girls game kicks off at 3:00 p.m., boys play at 5:00 p.m.

**Mammoth High School Basketball** plays Kern Valley @ home. Girls start 5:30 p.m., boys 7:00 p.m.

**Wednesday, January 28/**  
**The Southern Inyo Airport Advisory Committee quarterly meeting.** Time: 7 a.m. Location: Lone Pine Death Valley Terminal Building. Info: Ashley Helms @ 760-878-0200

**Saturday, January 31/**  
**The 21st Annual Backcountry Film Festival (BCFF)** returns to Mammoth at Mammoth Mountain's Main Lodge. Doors open at 5 p.m., show starts at 6. Film Festival tickets are \$20 in advance, \$25 at the door. Register early to ensure your seat! *More info, see ad p. 9*



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# PUBLIC NOTICES

## Notice of Resolution and Ordinance

### R25-091 AND ORD25-005

A RESOLUTION AND ORDINANCE OF THE MONO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT (GPA) 25-0 AND MODIFICATIONS OF MONO COUNTY CODE (MCC) CHAPTER 5.65, AMENDING THE POLICIES, REGULATIONS, AND STANDARDS FOR SHORT-TERM RENTALS; MAKING THE REQUIRED FINDINGS; AND FINDING THAT THE PROJECT QUALIFIES AS AN EXEMPTION UNDER CEQA §15301 (EXISTING FACILITIES)

WHEREAS, Mono County enacted an emergency moratorium on new short-term and transient rentals in single-family residential units in all land use designations (ORD22-03 and ORD22-05) from May 3, 2022, to April 29, 2024, to study the impacts of short-term rentals on long-term housing for residents; and

WHEREAS, during the moratorium, the County completed the “Mono County Short-Term Rental Housing Study” (February 12, 2024); an online survey of impacts to housing and potential solutions and options (December 21, 2023, to February 1, 2024); and public input through the Regional Planning Advisory Committees (RPACs) in March 2024, including meetings in the Antelope Valley, Bridgeport Valley, Mono Basin, June Lake, and Long Valley, and a workshop with the Planning Commission (March 21, 2024); and

WHEREAS, data, information, and analysis were presented to the Board of Supervisors at public meetings in 2024 on February 20, April 2, April 16, and June 18; and

WHEREAS, at those meetings, the Board received public input; discussed potential changes to policies, regulations, and standards; and provided direction regarding amendments; and

WHEREAS, a resolution providing direction for processing short-term and transient rental permits while new policies and regulations were under development (R24-038) was adopted by the Board of Supervisors on April 16, 2024; and

WHEREAS, revised policies, regulations, and standards were developed based on the foregoing work and Board direction; and

WHEREAS, tribal consultation was invited pursuant to Senate Bill 18 and public input was received on the proposed revised policies, regulations, and standards in May 2025 at the RPACs (Antelope Valley, Bridgeport Valley, Mono Basin, June Lake, and Long Valley) and Planning Commission (May 15, 2025); and

WHEREAS, the Planning Commission toured June Lake on June 13, 2025, to visit short-term rental neighborhoods to better understand local character and issues; and

WHEREAS, the Planning Commission held public hearings on August 21, 2025, and September 30, 2025, to consider GPA 25-01 and modifications to MCC Chapter 5.65, receive public input, and deliberate amendments and alternatives; and

WHEREAS, the Planning Commission approved Resolution R25-01 on September 30, 2025, recommending that the Board of Supervisors make the required findings and adopt GPA 25-01 and amendments to MCC Chapter 5.65 as modified and finding that the amendments qualify as an exemption under CEQA §15301; and

WHEREAS, the purpose of the revisions to the Mono County General Plan and MCC Chapter 5.65 are to 1) prioritize personal residential use in residential units, regardless of land use designation; 2) continue to support a “sharing model” whereby a resident property owner with excess capacity may supplement his/her income, which is different from purchasing assets with the primary intent of generating income; 3) prevent the loss of residential housing to a visitor lodging business model; and 4) prevent the commodification of residential housing due to the inclusion of an income-generating use like visitor rentals, however indirectly, in the sales price; and

WHEREAS, the Board of Supervisors held a workshop on October 21, 2025, to review the recommendation of the Planning Commission, receive public input, and provide direction to staff; and

WHEREAS, alternatives and options in response to public comment and opposition were identified, evaluated, considered, and incorporated as directed; and

WHEREAS, the amendments proposed would be consistent with a Class 1 Categorical Exemption under §15301 (Existing Facilities) of the California Environmental Quality Act because short-term rentals involve no expansion of existing or former use in residential units and are therefore unlikely to result in environmental impacts on neighborhoods; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on November 18, 2025, to consider adoption of the proposed GPA 25-01 and revised MCC Chapter 5.65, amending the policies, standards, and regulations for short-term rentals.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO RESOLVES AND ORDAINS THAT:

SECTION ONE: Having reviewed and considered all information presented, including the staff report, Short-Term Rental Policy Update Report, presentation, public comments received during the comment period and Public Hearing, and the recommendation of the Planning Commission, the Board of Supervisors

directed the following modifications on October 21, 2025, which have been incorporated into the revised policy package in Exhibit A:

- Issue 1.A. Cap: Eliminate the cap.
- Issue 3.G. & H. Waiting Period: Reduce the waiting period to one year, maintain the provision about deed restrictions, eliminate the reference to ADUs and only apply the exemption if the owner has a long-term rental, and remove Interlaken from the exemption list.
- Issue 3.L. Incentive Program: Adopt both policies (I.D.9. and I.D.10.) as recommended by the Planning Commission.
- Issue 6.0. Alternatives for condominium complexes: Adopt as recommended by the Planning Commission. The condominium complexes shall be subject to the standardized two-permit process (use permit and short-term rental activity permit), waiting period, and non-transference of the permit upon sale to a new owner. Individual condominium units may qualify for exemptions.
- Other Recommendations: Modify housing terminology for consistency, add a general exemption from standards and regulations provided specific findings can be made, and add text to the general exemption indicating it only applies if other exemptions have not already been provided.

SECTION TWO: Having reviewed and considered all information presented, including the staff report, Short-Term Rental Policy Update Report, presentation, public comments received during the comment period and Public Hearing, and the recommendation of the Planning Commission, the Board of Supervisors finds that the proposed amendments are 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. Visitor rentals are used in a manner not substantially different from occupancy by full-time residents, whether owners or long-term renters and will be subject to MCC Chapter 5.65, which addresses aesthetics, noise, parking, utilities, and other concerns. Whether a unit is used for long-term or short-term/nightly occupancy does not change or expand the residential activities occurring on the property, which includes sleeping and eating. Thus, use of a residential unit on a short-term basis is not more intensive than the conversion of a single-family residence to office use.

SECTION THREE: Having reviewed and considered all information presented, including the staff report, Short-Term Rental Policy Update Report, presentation, public comments received during the comment period and Public Hearing, and the recommendation of the Planning Commission, the Board of Supervisors finds that: A. The proposed amendment to the text is consistent with this General Plan. The General Plan Land Use Element directs Mono County to retain existing housing stock and increase the supply of housing but focuses regulations on residential land use designations. The modifications more closely align the Land Use Element with the Housing Element. The Housing Element recognizes that the demand for short-term rentals is a constraint on the supply of long-term housing. The amended land uses policies encourage the retention and development of residential housing units, which is consistent with the following Housing Element goals and policies: Goal 1: Increase Overall Housing Supply, Consistent with County’s Rural Character. The amended land use policies encourage Mono County to explore opportunities that would support housing development through the STR permitting process and/or financial incentives. However, the policies recognize that the regulation of short-term rentals is not intended to directly create new units. 1. 9. Continue to allow for residential development in the commercial land use designation and approve at least one mixed-use development to more efficiently and economically utilize the county’s limited land base for housing. The amended land use policies continue to allow for residential development in the commercial land use designation and indicate that visitor lodging should be intentionally permitted and built as such. Projects permitted and built as residential housing to be converted into visitor lodging are disfavored. A mixed-use project, such as visitor lodging with a long-term residential host, would be permitted and, if three long-term units are provided for every STR, would be viewed favorably. Goal 3: Retain Existing Community Housing. The amended land use policies extend STR regulations from only residential land use designations to every residential unit in any land use designation. Thus, the more rigorous permitting and evaluation requirements that protect community housing stock are extended to every land use designation. The result is that units deemed appropriate for community housing may not be approved for short-term rentals, protecting community housing stock from being converted into visitor lodging. 3.5. Identify incentives for property owners to convert short-term rentals into long-term rentals, invite all short-term rental property owners to participate, and convert at least one unit. The amended land use policies encourage Mono County to research financial and owner/renter matching programs to incentivize the conversion of short-term rentals to long-term rentals. Unfortunately, the survey indicated very few programs exist that would incentivize short-term rental owners to convert to long-term rentals. B. The proposed amendments to the text of area plans are consistent with the countywide General Plan. The STR policies in the Land Use Element primarily addressed neighborhood nuisance issues caused by STRs. The proposed amendments align STR policies, standards, and regulations more closely with policies in the Housing Element, particularly the goal of “retain[ing] existing community housing.” In addition,

the amendments to the text of area plans align STR nomenclature with the terms proposed in the countywide policy modifications. One change reflects a past decision and direction from the Board to discourage STR applications on Skyline Drive in June Lake due to safety/infrastructure conditions referenced in Countywide Action M.1.3.a.

SECTION FOUR: The Board of Supervisors approves and adopts General Plan Amendment 25-01 and revisions to Mono County Code (MCC) Chapter 5.65 which, collectively, amends the policies, standards, and regulations for short-term rentals and are attached hereto as Exhibit A.

SECTION FIVE: Those matters resolved by the Board of Supervisors herein - specifically, revisions to General Plan policies in the Land Use Element - shall be effective upon adoption and those matters ordained herein - specifically, revisions to Land Use Designations and development standards in Chapters 2, 25, and 26 of the General Plan Land Use Element, and MCC Chapter 5.65 - shall become effective 30 days from the date of adoption and final passage, which appears immediately below. The Clerk of the Board of Supervisors shall post and publish this resolution and ordinance in the manner prescribed by Government Code section 25124 no later than 15 days after the date of this ordinance’s adoption and final passage. If the Clerk fails to publish this ordinance within said 15-day period, then the ordinance shall not take effect until 30 days after the date of publication.

PASSED, APPROVED, AND ADOPTED R25-091 this 18th day of November 2025 and ORD25-005 on this day of December 9, 2025, by the following vote, to wit: AYES: Supervisors Duggan, McFarland, Peters, and Salcido. NOES: Supervisor Kretz. ABSENT: None. ABSTAIN: None. Lynda Salcido (Dec 11, 2025 14:51:31 PST) Lynda Salcido, Chair Mono County Board of Supervisors ATTEST: Emily Fox, County Counsel APPROVED AS TO FORM: Danielle Patrick, Clerk of the Board

EXHIBIT A (Only those amended sections subject to the Ordinance)

GENERAL PROVISIONS Chapter 02 – Definitions Sections Revised:

|         |                    |
|---------|--------------------|
| 02.600  | Host.              |
| 02.610  | Hosted rental.     |
| 02.715  | Long-term rental.  |
| 02.855  | Non-Hosted rental. |
| 02.1035 | Short-term rental. |
| 02.1210 | Transient rental.  |
| 02.1245 | Visitor rentals.   |

02.600 Host. A “Host” must occupy the subject property or a physically contiguous property of a proposed short-term rental location and means a) the property owner or b) an adult relative of the property owner occupying the property on a long-term basis, or c) a long-term resident of record as established through a valid long-term lease or other written record.

02.610 Hosted rental. “Hosted rental” means a short-term rental where the Host is living on site and present during any and all rentals. The residence of the Host must be on the same parcel or a physically contiguous adjacent parcel under the same ownership as the parcel with the rental unit.

02.715 Long-term rental. “Long-term rental” means any residential dwelling (as defined within this Chapter), or portion of a residential dwelling, which is occupied, or intended to be occupied, for a period of 31 or more consecutive calendar days by persons other than the owner, whether by agreement, concession, permit, right of access, license, contract, payment of rent or otherwise, for purposes of sleeping, lodging or similar reasons in any land use designation.

02.855 Non-Hosted rental. “Non-Hosted rental” means a short-term rental where a Host is not required to be present during rentals.

02.1035 Short-term rental. “Short-term rental” means any residential dwelling (as defined within this Chapter), or portion of a residential dwelling, which is occupied, or intended for occupancy, on a short-term basis for purposes of sleeping, lodging or similar reasons in any land use designation. “Short-term” means occupancy by persons other than the Host, whether by agreement, concession, permit, right of access, license, contract, payment of rent or otherwise, for a period of 30 or fewer consecutive calendar days. Prior to GPA 25-01 (December 9, 2025), the term “short-term rentals” applied to such uses in residential land use designations only (governed by Chapter 25 and Mono County Code Chapter 5.65), in contrast to “transient rentals” which occurred on non-residential designations. After this date, the term “short-term rentals” applies to such uses in all land use designations.

02.1210 Transient rental. “Transient rental” means any residential dwelling (as defined within this Chapter) or portion of a residential dwelling, which is occupied, or intended for occupancy, by transients for purposes of sleeping, lodging or similar reasons. A “transient” is any person who exercises occupancy, whether by agreement, concession, permit, right of access, license, contract, payment of rent or otherwise, for a period of 30 or fewer consecutive calendar days. For the purposes of the Mono County General Plan, the term “transient

rental” applies to such uses in non-residential land use designations only prior to GPA 25-01 (December 9, 2025). This term is no longer used for new approvals after GPA 25-01 (December 9, 2025).

02.1245 Visitor rentals. “Visitor rentals” means all permitted short-term rentals, vacation home rentals and transient rentals including, but not necessarily limited to, Transient Rental Overlay Districts (TRODs), Short-Term Rental Activity Permits, Vacation Home Rental Permits, Use Permits, or by-right with a business license and transient occupancy tax certificate. “Visitor rentals” does not include traditional lodging facilities.

### DEVELOPMENT STANDARDS

#### CHAPTER 25 – SHORT-TERM RENTALS

|           |                                         |
|-----------|-----------------------------------------|
| Sections: |                                         |
| 25.010    | Intent.                                 |
| 25.020    | General Requirements and Applicability. |
| 25.030    | Previous Permit Approvals.              |
| 25.040    | Hosted Short-Term Rentals.              |
| 25.050    | Non-Hosted Short-Term Rentals.          |
| 25.060    | Notice requirements.                    |
| 25.070    | Uses permitted.                         |

25.010 Intent. In recognition of the demand by visitors for diverse lodging options, this Chapter is intended to establish a process to permit short-term rentals in residential dwellings regardless of land use designation.

25.020 General Requirements and Applicability. A. This Chapter applies to any visitor or short-term rental (as defined in Chapter 2 of the Land Use Element) in all land use designations. B. Short-term rentals covered by this Chapter are subject to a Use Permit (see Chapter 32) and a Short-Term Rental Activity Permit (STR Activity Permit) under Mono County Code Chapter 5.65 unless otherwise exempted. C. Unless explicitly stated otherwise in this Chapter, short-term rentals covered by this Chapter shall operate in compliance with this Chapter, Chapter 5.65 of the Mono County Code, and all applicable Area Plan policies, and must exhibit no reasonable opposition from neighbors within 500 feet of the subject parcel. D. Pursuant to Chapter 5.65 of the Mono County Code and the required STR Activity Permit, short-term rentals covered by this Chapter shall be specific to the owner and shall terminate upon a change of ownership.

E. Visitor rental permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, a use permit for a short-term rental shall not be approved if a person with an ownership interest in the property, whether in whole or in part, has an existing visitor rental within Mono County. F. Applicants must demonstrate that creation of a short-term rental would not negatively impact long-term housing stock. G. Short-term rental of an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) is prohibited (see Chapter 16 of the Land Use Element). H. Any person or entity that leases, rents, or otherwise makes available for compensation a residential unit approved pursuant to this Chapter for a period of thirty (30) or fewer days must first comply with this Chapter and all applicable requirements prior to operating. I. Parcels located within conditional development zones (avalanche) shall not be allowed to offer or operate short-term rentals during the avalanche season, November 1 through April 15. J. Any form of advertising or listing for rent of an unpermitted short-term rental unit is a violation of this Chapter.

25.030 Previous Permit Approvals. Visitor rentals approved prior to GPA 25-01 (December 9, 2025) are permitted to operate as originally approved. Upon transfer or sale of the property, approvals that run with the land (e.g., TROD overlay, use permit) remain in effect but new approvals specific to the new owner including, but not limited to, an STR Activity Permit, business license, and transient occupancy tax (TOT) certificate are required. Previous permitting mechanisms include, but are not limited to, the following: A. Transient Rental Overlay Districts (implemented through General Plan Amendments) include, but may not be limited to, the following parcels: 016-094-012, 016-094-011, 016-094-010, 016-098-016 (GPA 13-001), 019-140-011, 016-098-011, 016-096-005 (GPA 13-002); 015-140-035, 015-140-034, 015-140-033, 015-140-032 (GPA 13-004); 016-102-052 (GPA 14-001); 015-010-080, 015-300-006 (GPA 14-002). B. Approval by use permit only includes, but may not be limited to, the following parcels: 060-120-005 (UP 17-004), 008-132-027 & 008-132-017 (UP 17-005), 060- 210-062 (UP 17-011), 060-180-018 (UP 17-012), 060-240-010 (UP 17-013). C. Visitor rentals that were allowed by right and without permits require full compliance with these short-term regulations (e.g., new use permit, STR Activity Permit, business license, TOT certificate) upon sale or transfer of the property to a new owner. These situations include, but are not limited to, condominium units previously approved by-right with a business license and TOT certificate.

25.040 Hosted Short-Term Rentals. A. Hosted rentals require a verified Host to live on site and be present during any rentals. The rental unit must be associated with a Hosted principal residence on the same parcel or a physically contiguous adjacent parcel under the same ownership. A Hosted rental may include: 1. Rental of a portion of a dwelling unit, with a minimum of a sleeping room with shared full



## Notice of Resolution and Ordinance (cont.)

bathroom; or

2. Rental of an entire dwelling unit, not including an ADU or JADU as defined by Chapter 2 of the Mono County General Plan Land Use Element.

3. Short-term rental of the main unit while a long-term tenant occupies an Accessory Dwelling Unit or a Junior Accessory Dwelling Unit is allowable.

B. Rental is limited to a single party of individuals.

**25.050 Non-Hosted Short-Term Rentals.**  
“Non-Hosted rental” means a short-term rental where a Host is not required to be present during rentals (Mono County General Plan Land Use Element § 02.855).

**25.060 Notice requirements.**  
A. Notice of an STR Activity Permit application shall be given to owners of surrounding properties and published in a newspaper of general circulation 30 days in advance of a public hearing.

B. “Surrounding property,” for the purposes of this planning permit, shall be defined as those properties that fall within a 500-foot radius measured from the nearest limits of the project parcel that is the subject of the land use application. If a contiguous parcel (or parcels) is under the same ownership as the project parcel, the 500-foot radius shall be measured from the limits of all contiguous parcels under the same ownership. If a property is located more than 500 feet from the boundary of the parcel but may be directly affected by any land use application on the subject parcel, then that property owner may also be noticed at the discretion of the Community Development Department. Further, any property owners or residents, regardless of their location or proximity to the parcel subject to a land use application, may receive notice if they submit their request in writing to the Planning Division more than 10 days in advance of the hearing. Such notice shall be given at least 10 days in advance of the hearing by mail, electronic mail, or other noticing means pursuant to the California Government Code, to all persons whose names and addresses appear on the latest adopted tax roll of the county or have made a written request for notice under this section.

**25.070 Uses permitted.**  
Nothing in this chapter modifies the uses permitted, uses permitted subject to director review, or uses permitted subject to use permit in the project’s underlying land use designation.

### DEVELOPMENT STANDARDS

#### CHAPTER 26 – TRANSIENT RENTAL STANDARDS & ENFORCEMENT IN NONRESIDENTIAL AND MFR-H LAND USE DESIGNATIONS AND TRODS

Sections:

- 26.010 Purpose and Findings.
- 26.015 Applicability.
- 26.020 Unpermitted Transient Rentals.
- 26.030 Application and Issuance of a Vacation Rental Permit.
- 26.040 Standards and Requirements.
- 26.050 Rental Agreement and Owner Responsibility.
- 26.060 Compliance with Transient Occupancy Tax Requirements.
- 26.070 Enforcement.
- 26.080 Unauthorized Rentals Prohibited.

**26.010 Purpose and Findings.**  
A. The purpose of this Chapter is to provide ongoing restrictions and regulations related to land uses for transient rentals; provide for the payment of transient occupancy tax and applicable fees for the transient rental of properties within Transient Rental Overlay Districts (TRODs), and non-residential land use designations and MFR-H where the use was previously allowed; and provide enhanced enforcement tools to address unauthorized transient rentals countywide.

B. The Board of Supervisors finds that the County allowed transient rentals to be established within areas of the county designated as TRODs and in non-residential designations and MFR-H to provide a community benefit by expanding the number and types of lodging available to visitors to Mono County, increasing the use of property within the county, and providing revenue to property owners so that the units may be maintained and upgraded.

C. The Board of Supervisors also finds that the County would benefit from a single, unified system to regulate short-term rentals, regulated through amendments to Land Use Element Chapter 25 and Mono County Code Chapter 5.65, and to discontinue issuing new Vacation Home Rental Permits.

D. The Board of Supervisors also finds that this Chapter is needed to ensure the ongoing operation of previously permitted transient rentals within non-residential designations and MFR-H are regulated to minimize fire hazard, noise, traffic, and parking conflicts and disturbance to the peace and quiet. The Board further finds the enforcement tools contained herein are needed to prevent the illegal operation of transient rentals countywide, primarily because the penalty amount is easily offset by the revenue such uses generate.

**26.015 Applicability.**  
A. Existing visitor rentals permitted prior to the effective GPA 25-\_\_ (date) shall remain valid provided the properties and/or operations meet the following criteria:

1. Property and/or operations remain compliant with the standards set forth in this Chapter;

2. For properties within non-residential designations and MFR-H, the property owner remains the same and no sale or transfer of ownership occurs.

B. Any revocation of a Vacation Home Rental Permit and/or visitor rental business license shall render the authorization to rent invalid.

C. Any change of ownership of a property, or partial change of ownership, shall invalidate the Vacation Home Rental Permit and/or visitor rental business license and require new approvals specific to the new owner including, but not limited to, an STR Activity Permit, business license, and transient occupancy tax certificate.

**26.020 Unpermitted Transient Rentals.**  
Transient rental, or advertisement of a transient rental, of a private residence within a transient rental overlay district or in a non-residential land use designation, including MFR-H, without a valid Vacation Home Rental Permit is a violation of this Chapter.

**26.030 Application and Issuance of a Vacation Home Rental Permit.**  
As of the effective date of GPA 25-01 (December 9, 2025), no new Vacation Home Rental Permits may be issued.

**26.040 Standards and Requirements.**  
The following standards and requirements must be met to maintain a Vacation Home Rental Permit in good standing. An inspection to verify compliance with such requirements shall be the responsibility of the owner or designated property manager.

**A. Health and Safety Standards.** The purpose of these standards is to establish minimum requirements to safeguard the public safety, health, and general welfare from fire and other hazards, and to provide safety to firefighters and emergency responders during emergency operations. These standards include without limitation:

1. The address of the rental unit must be clearly visible;
2. Carbon monoxide and smoke detectors must be installed and maintained in good operating condition in each bedroom, sleeping area, or any room or space that could reasonably be used as a sleeping area, and at a point centrally located in the corridor or area giving access to each separate sleeping room;
3. All stairs, decks, guards, and handrails shall be stable and structurally sound;
4. The rental unit shall be equipped with a minimum of one 2A:10B:C type fire extinguisher with no more than 75 feet of travel distance to all portions of the structure; there shall be no fewer than one such extinguisher per floor. Fire extinguishers shall be mounted in visible locations with the tops of the fire extinguishers mounted between three and five feet above the floor and shall be accessible to occupants at all times. California State Fire Marshal annual certification tags must be provided and be current on all extinguishers;
5. If there is a fireplace or solid-fuel barbecue, the rental unit shall be equipped with a minimum five-gallon metal container with a tight-fitting lid for ash removal. This container shall be clearly labeled and constructed to meet the purpose of containing ash. Instructions on the proper disposal of ash shall be stated in the rental agreement and clearly posted in the rental unit. The ash container shall not be placed on or near any furniture or other combustible material; ashes must be wet down thoroughly with water; the ash can must be stored outdoors with a minimum of three feet clearance from building, porch, trees, and other combustible materials; the lid must remain on the ash container when in use;
6. Wall or baseboard heaters in the rental unit shall be in good working condition, and instructions on the proper use of these units shall be clearly stated in the rental agreement and posted in the rental unit;
7. Furniture and any other material that may be flammable shall be kept a minimum of 54 inches from any fireplace opening and 30 inches from any wall or floor heaters;
8. Flammable or hazardous liquid or materials, firearms, controlled substances, or any unlawful material shall not be stored in the rental unit;
9. The roof and grounds of the rental property shall be kept clear of accumulations of pine needles, weeds, and other combustible materials;
10. Any locking mechanism on exterior doors must be operable from inside the unit without the use of a key or any special knowledge. If the dwelling unit is greater than 3,000 square feet in area, two exit doors shall be required, each of which shall conform to this requirement;
11. All fixtures, appliances, furnaces, water heaters, space heaters, plumbing, wiring, electrical, propane or gas connections, doors, windows, lighting, and all parts of the structure and furnishings (interior and exterior) must be in operable working condition and repair;
12. If telephone service is available, there shall be a telephone connected to the local carrier and in working condition for use in the event of an emergency or to contact the owner or property manager. The phone shall be connected to the reverse 911 directory. If there is no telephone service available, then the rental agreement must so state;
13. Bedroom windows shall be operable and free of obstructions to allow for emergency escape and rescue;
14. There shall be at least one screened window per bedroom to allow proper ventilation;
15. All utilities (electric, gas, water, sewage, etc.) shall be connected, in good operating condition, and connected to approved sources;
16. Any hot tubs, pools, and spas shall be fenced or equipped with a cover with locking mechanisms, and shall be maintained in a safe and sanitary condition;
17. There shall be no evidence of pest infestations, and all firewood and other stored items shall be kept in a neat and clean condition;
18. Exits shall be kept free from storage items, debris or any impediments at all times;
19. No tree limbs are allowed within 10 feet of any chimney or flue openings;
20. Spark arresters of a minimum opening size of 3/8-inch and a maximum opening size of 1/2-inch shall be required on all fireplace flue openings; and
21. If any applicable law, rule, or regulation enacted after the enactment of this Chapter imposes requirements more stringent than those set forth herein, such requirements shall apply.

**B. Sign and Notification Requirements.**  
1. Exterior Sign and Notice. Each rental unit shall be equipped with one temporary exterior identification sign not to exceed 8 ½ x 11 inches in size that shall be posted while the unit is being rented on a transient basis. This identification sign shall be placed in a location that is clearly visible from the front entrance of the unit and may be illuminated in a manner that does not conflict with any County exterior lighting standards or signage standards. This sign shall clearly state the following information in lettering of sufficient size to be easily read:

- a. The name of the managing agency, agent, property manager or owner of the unit and the telephone number where said person or persons can be reached on a 24-hour basis;
- b. The maximum number of occupants permitted to stay in the unit; and
- c. The maximum number of vehicles allowed to be parked on the property. A diagram fixing the designated parking location shall be included.

2. Interior Notice. Each rental unit shall have a clearly visible and legible notice posted within the unit adjacent to the front door that shall contain the same information set forth above, and shall additionally include the following:

- a. Notification and instructions about the proper disposal of trash and refuse, including any bear-safe disposal requirements;
- b. Notification and instructions concerning the proper use of any appliances, fireplaces, heaters, spas, or any other fixture or feature within the unit;
- c. Notification that failure to conform to the parking, trash disposal and occupancy requirements for the rental unit shall be a violation of this Chapter and may result in immediate removal from the premises and administrative, civil or criminal penalty;
- d. Notification that any violation of rules or regulations set forth in the rental agreement may be a violation of this Chapter and may result in immediate removal from the premises and administrative, civil or criminal penalty; and
- e. Physical street address of the unit and emergency contact information consisting of 911, the property manager's phone number, and contact information of the local fire department and the Mono County Sheriff's Department; and
- f. An evacuation plan and a statement regarding respect for adjacent property owner's rights, neighborhood character, and trespassing concerns.

3. Permit Number. The Vacation Home Rental Permit number shall be posted in the title of every transient rental advertisement, whether online or in other promotional or advertising materials.

**C. Occupancy.**  
The maximum number of persons who may occupy the property as transient renters or their overnight guests shall be limited to two persons per bedroom plus two additional persons. In no event may the maximum occupancy exceed 10 persons in any rental unit unless the unit is certified and approved by the Mono County Building Official as meeting all applicable building standards for such occupancy. Additionally, occupancy may be further restricted by the limitation of the septic system serving the dwelling as determined by Mono County Environmental Health.

**D. Parking.**  
Parking requirements shall be based on the parking requirements set forth in the Mono County General Plan, and the number of vehicles shall not exceed the number of parking spaces. Parking requirements for the rental unit shall be noticed in the rental agreement and posted on and in the unit. There shall be no off-site or on-street parking allowed, and parking on property owned by other persons shall be considered a trespass. A violation of this section may subject any person to administrative, civil and criminal penalty, including fines and towing of any vehicle, as authorized by state and local law.

**E. Trash and Solid Waste Removal.**  
A sufficient number of trash receptacles shall be available. Trash and other solid waste shall not be allowed to accumulate in or around the property and shall be removed promptly to a designated landfill, transfer station or other designated site. For purposes of this paragraph, promptly shall mean at least one time per week during any week that the unit is occupied, regardless of the number of days it is occupied. Any trash receptacles located outside a unit shall be in bear-proof containers (in areas with bears) and comply with County standards. Trash removal requirements for each rental unit shall be included in the rental agreement and posted on and in the property. Property management shall be responsible for the cleanup if the tenants do not properly dispose of trash in bear-proof containers.

**F. Snow Removal.**  
Snow removal from driveways, walkways, stairs, decks, and all exits and entrances shall be performed prior to each occupancy period, and during any occupancy period as needed to maintain the functionality of these areas. Snow removal from driveways, pathways, exits and entrances, and removal of snow, ice, and ice dams from roofs, decks, and stairs shall be performed in a timely manner as necessary to protect any person who may be using or visiting the rental unit.

**G. Exterior lighting** - fixtures shall comply with Chapter 23 – Dark Sky Regulations, which shall require existing fixtures to be replaced or retrofitted, if necessary, to comply.

**H. A Mono County business license and transient occupancy tax certificate** must remain active during all times that the property is used as a transient rental.

**26.050 Rental Agreement and Owner Responsibility.**  
A. Rental Agreement. The transient rental or use of each rental unit shall be made pursuant to a rental agreement. The rental agreement shall include, as attachments, a copy of this Chapter and the Vacation Home Rental Permit for the unit. Each rental agreement shall contain all required notices and shall specify the number of persons who may occupy the unit, parking requirements and number of allowed vehicles, trash disposal requirements, and include the telephone number of the person or persons to be notified in the event of any problem that arises with the rental. The agreement shall include the phone number,

## Notice of Petition to Administer Estate

**NOTICE OF PETITION TO ADMINISTER ESTATE OF DANIEL DEWITT BACON.** MONO COUNTY SUPERIOR COURT CASE NO.: 26PRM2

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DANIEL DEWITT BACON. A Petition for Probate has been filed by JONATHAN BACON in the Superior Court of California, County of Mono. The Petition for Probate requests that JONATHAN BACON be appointed as personal representative to administer the estate of decedent.

The petition requests the decedent’s will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows: February 5, 2026, 9:30 a.m., Mammoth Courthouse, 100 Thompson Way, PO Box 1037, Mammoth Lakes, CA 93546.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: Gian Carlo Simonetti, Esq. (SBN.: 279468), Wood Simonetti, 126 Old Mammoth Road Suite 218, P.O. Box 3837, Mammoth Lakes, CA 93546; (760) 934-5821.

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Notice of Resolution and Ordinance (cont.)

address, and contact information for the person responsible for renting the unit, and any other information required by the County. The rental agreement shall notify the renters that they may be financially responsible and personally liable for any damage or loss that occurs from their use of the rental property, including the use by any guest or invitee. The property manager or owner shall keep a list of the names and contact information of the adult guests staying in the unit.

B. Owner Responsibility.

1. The applicant must designate the management company or property manager for the rental unit who will be available on a 24-hour basis to address any problems that may be associated with the property or the transient users of the property. The management company or property manager must be duly licensed and shall be in good standing with the County. A person or organization in good standing is regarded as having complied with all their explicit obligations, while not being subject to any form of sanction, suspension or disciplinary censure. Alternatively, the property owner may serve as the property manager.

2. The owner, managing agency, and property manager shall be responsible for compliance with all applicable codes regarding fire, building and safety, health and safety, other relevant laws, and the provisions of this Chapter.

3. An owner, managing agency, and/or property manager shall be personally available by telephone on a 24-hour basis to respond to calls regarding the conditions and/or operation of the rental unit. Failure to timely respond in an appropriate manner may result in revocation of the Vacation Home Rental Permit and/or visitor rental business license.

4. The owner shall require, as a term of a written agreement with a management company or agent, that said agent comply with this Chapter. The owner shall identify the management company or agent, including all contact and license information in the application for a Vacation Home Rental Permit, and shall keep this information current. Such agreement shall not relieve owner of the obligation to comply with this Chapter.

5. The owner shall maintain property liability and fire insurance coverage in an appropriate amount and shall provide proof of such insurance to the County upon timely request. Additionally, the owner shall defend, indemnify, and hold the County harmless from all claims, judgments, liabilities, or other costs associated with the property or the rental unit, or the rental thereof.

6. The owner, managing agency, property manager and guest(s) shall comply with all lawful direction from any law enforcement officer, fire official, building official, or code compliance officer.

7. The owner shall be responsible for assuring that the occupants and/or guests of the rental property do not create nuisances such as unreasonable noise or disturbances, engage in disorderly conduct, or violate any law. If an owner, property manager, or other agent of the owner is informed about any violation of this Chapter, the owner, property manager, or owner's agent shall promptly act and use best efforts to stop or prevent a recurrence of such conduct, including, when appropriate, calling law enforcement.

26.060 Compliance with Transient Occupancy Tax Requirements.

Each owner shall be responsible for maintaining an active transient occupancy tax certificate and for complying with Chapter 3.28 of the Mono County Code. An owner may contract with a management company or property manager to collect, disburse, report, and maintain all records related to transient occupancy tax, but the owner remains responsible for any failure to collect, disburse, or accurately report such tax.

26.070 Enforcement.

A. A violation of any provision of this Chapter, and/or the renting of any property in a land use designation that does not allow for such transient rental, or without proper land use approvals, is subject to the General Penalty provisions and/or the Administrative Citation provisions set forth in Section 1.04.060 and Chapter 1.12 of the Mono County Code, respectively, and any other civil or administrative remedy allowed by law. Notwithstanding Section 1.12.030, the administrative fine for the operation of any transient rental without a valid Vacation Home Rental Permit and/or visitor rental business license, or the operation of any transient rental facility in violation of applicable land use requirements in any other land use designation of the County shall be \$1,000 for the first violation and \$2,000 for a second or subsequent violation within three years. In addition to these penalty provisions, the failure to comply with any provision of this Chapter may result in the suspension or revocation of the Vacation Home Rental Permit in accordance with subsection D below, or the suspension or revocation of the visitor rental business license and/or transient occupancy tax certificate. The failure of a management company or property manager to comply with the provisions of this Chapter may additionally result in a finding that such management or company or property manager is not in good standing.

B. An inspection and/or audit of each unit subject to this Chapter, and any contract or agreement entered into in furtherance of, or to implement, this Chapter, may be made at any reasonable time, and upon reasonable notice to confirm compliance with this Chapter.

C. Transient rentals may not be conducted if there are any code violations, stop-work orders, or other violation of law or regulation outstanding on the property.

D. The following procedures shall be followed in conjunction with any proposed revocation or suspension of a Vacation Home Rental Permit.

1. The County shall provide the property owner with a written notice of proposed revocation or suspension stating the nature of the violation, whether revocation or suspension is proposed, and the date, time, and place of a hearing before a hearing officer, who shall be a Planning Commissioner appointed for this purpose by the County Administrative Officer, will be held. The notice shall be served on the owner at least 10 business days prior to the date of the hearing by personal service or by certified mail, postage prepaid, return receipt requested to the address for such purpose provided on the Vacation Home Rental Permit application. Service by mail shall be deemed effective

on the date of mailing.

2. At the hearing, the hearing officer shall consider any written or oral evidence consistent with the following:

a. The contents of the County's file shall be accepted into evidence (except as to such portions of the file, if any, that contain confidential or privileged information); and

b. The notice of revocation or suspension shall be admitted as prima facie evidence of the facts stated therein.

3. The hearing officer shall independently consider the facts of the case and shall draw his or her own independent conclusions.

4. Upon conclusion of the hearing and receipt of information and evidence from all interested parties, the hearing officer may immediately render a decision, continue the proceeding or take the matter under submission and later render a decision.

5. If directed by the hearing officer, staff shall prepare a written decision reflecting the hearing officer's determination. Following approval of the written decision by the hearing officer, the secretary of the Planning Commission shall serve the written decision on the property owner by certified mail, postage prepaid, return receipt requested. The decision of the hearing officer shall be the final administrative action of the County, and the property owner shall be advised of his rights to challenge that decision in Superior Court pursuant to Section 1094.5 of the Code of Civil Procedure and of the timelines in which such an action must be brought.

E. Notwithstanding the foregoing, in the event the code compliance officer determines that suspension or suspension pending revocation of a Vacation Home Rental Permit is necessary for the immediate protection of the public health, safety, or welfare, such suspension may be made without prior hearing or determination by the hearing officer, upon the giving of such advance written notice to the property owner as the code compliance officer deems reasonable given the nature of the violation and risks presented. The code compliance officer shall inform the property owner in writing of the duration of the suspension, the reasons therefore, the procedure and timelines for filing an appeal, in accordance with the following:

1. The property owner may appeal the suspension by filing an appeal with the clerk of the Planning Commission within 10 calendar days of the date the suspension or revocation takes effect. Such appeal shall also function as a hearing on revocation of the permit, if the suspension is made pending revocation. In the event the property owner does not appeal a suspension pending revocation within the time provided, then the suspension shall automatically become a revocation if notice of such was included in the notice of the suspension;

2. The hearing shall be in accordance with the procedures set forth in Section 26.070(D) above; and

3. The suspension shall remain in effect for the number of days provided by the code compliance officer, or until the appeal/revocation hearing is finally decided by the hearing officer, whichever occurs later, unless extended by the Board.

F. When a Vacation Home Rental Permit is revoked pursuant to the procedures set forth in this Chapter, the property shall be subject to Land Use Element Chapter 25 and Mono County Code Chapter 5.65, except that a Short-Term Rental Activity Permit may not be issued to the same property owner for a period of five years.

26.080 Unauthorized Rentals Prohibited.

A. The transient rental of any property, unit, or structure that is not within a designated transient overlay district or within a land use designation that permits such use and for which all necessary approvals have been granted, is prohibited. Any violation of this Section shall be subject to the provisions of Section 26.070, including the fines set forth therein.

B. Any form of advertising for an unpermitted transient or short-term rental unit is prohibited.

Chapter 5.65 REGULATIONS FOR SHORT-TERM RENTALS

5.65.010 Purpose.

This Chapter provides regulations for the local permitting of short-term rentals (see Mono County General Plan Land Use Element Chapter 2) under specified conditions within all land use designations when authorized by a land use permit issued pursuant to Chapter 25 of the Mono County General Plan Land Use Element.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.020 Applicability.

This Chapter applies to any person renting, intending to rent, or advertising for rent, on a short-term basis, a residential structure within the unincorporated area of the county.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.030 Definitions.

The definitions in the Mono County General Plan, including but not limited to, those contained in Chapter 2 of the Land Use Element, shall apply to this Chapter, in addition to the following definitions:

1. "Application" means the form(s) provided by Mono County in accordance with this Chapter for the purpose of seeking a Short-Term Rental Activity Permit.

2. "Approval authority" means the Mono County Board of Supervisors or its authorized designee.

3. "Department" means the Mono County Community Development Department.

4. "Director" means the director of the Mono County Community Development Department or an authorized representative.

5. "Hearing officer" means a person appointed by the approving authority to conduct an administrative hearing under this Chapter. The appointed hearing officer shall be an impartial decision-maker selected by a process that eliminates risk of bias, such as:

a. An administrative law judge provided by the State of California Office of Administrative Hearings to function as the county hearing officer pursuant to Chapter 14 of Part 3 of Division 2 of Title 3 of the California Government Code;

b. A person selected randomly from a panel of attorneys willing to serve as a hearing officer;

c. An independent contractor assigned by an organization or entity which provides hearing officers; or

d. Such other person determined by the approving authority to be capable of serving as an impartial decision-maker.

6. "Person" means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

7. "Primary residence" means a place where an individual resides or lives, including staying and sleeping overnight, for more than one-half of the year.

8. "Property owner" or "owner" means the natural person or group of natural persons who is the owner of record of the property or premises where short-term rentals are located or proposed to be located or, in the case of an owner which is not a natural person or group of natural persons, the owner's representative (as defined in this Chapter).

9. For any term not defined here, that term shall have the same meaning as given in Chapter 25 of the Mono County General Plan Land Use Element.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.040 Permits required.

Short-term rentals shall not be allowed in the unincorporated area of Mono County without first securing all permits, licenses and other entitlements required by the Mono County General Plan, the Mono County Code (MCC) and any applicable area plans and specific plans.

A. It is unlawful for any person to conduct, engage in, or allow to be conducted or engaged in, short-term rentals in any land use designation in the unincorporated portion of Mono County, unless the County has issued such person a Short-Term Rental Activity Permit (STR Activity Permit) under this Chapter and the permit is in effect. The fact that an owner possesses other types of state or county licenses or permits shall not exempt the owner from obtaining an STR Activity Permit under this Chapter, nor shall the terms and conditions of any other such permit or license modify the requirements of a permit granted under this Chapter.

B. An STR Activity Permit pursuant to this Chapter shall be required for all short-term rentals in any land use designation.

C. Except as stated in §5.65.040(D), only the property owner is eligible to apply for, and be issued, an STR Activity Permit. Should noncompliance occur, enforcement action will be taken against the property owner(s).

D. Only natural persons are eligible to apply for, and be issued, an STR Activity Permit. If the property owner is not a natural person, the natural person who applies on behalf of the property owner (the "owner's representative") must submit a notarized agreement which declares that the owner's representative may lawfully act on behalf of the property-owner entity. Along with the application for an STR Activity Permit, the owner's representative must submit entity formation documents (e.g., Operating Agreement for an LLC, Articles of Incorporation for a corporation) and documentation dated no more than one year prior to the application date confirming the property-owner entity is registered and in good standing with the California Secretary of State (see Section 5.65.070(D)(1)).

E. STR Activity Permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, an STR Activity Permit shall not be approved if a person with an ownership interest in the property, whether in whole or in part, has an existing vacation rental property within Mono County.

F. STR Activity Permits are prohibited in certain neighborhoods in June Lake, and specific planning areas. See the Mono County General Plan Land Use Element Area Plan policies.

G. A use permit shall be required for all short-term rentals in all land use designations where they are permissible. The application for a use permit, and for amendments thereto and extensions thereof, shall be processed in accordance with Chapter 32 of the Mono County General Plan Land Use Element. The Planning Commission is the governing body authorized to consider and approve a use permit for short-term rentals and to consider extensions of and amendments to such use permits. Appeals from the decision of the Planning Commission are set forth in Chapter 47 of the Mono County General Plan Land Use Element.

H. Applications for an STR Activity Permit under this Chapter and a use permit or other land use entitlement for the same subject property may be submitted simultaneously, however no permit shall be issued under this Chapter unless and until the corresponding land use entitlement has been approved.

I. An STR Activity Permit application may not be submitted for the following:

1. Properties owned by a person that had a Vacation Home Rental (VHR) permit, STR Activity Permit, visitor rental business license, or visitor rental use permit revoked due to non-compliance within the past two years.

2. Properties for which the current owner or owners of record have held title to the property for less than one year.

3. Residential structures that are less than one year past their construction date. For the purposes of this Section 5.65.040, construction date shall be the date the building official issues a certificate of occupancy for the residential structure.

4. Units that are deed-restricted for affordable housing.

5. Projects that received a density bonus, pursuant to State Density Bonus Law, unless specified in the Use Permit.

J. All short-term rental property owners must obtain a valid business license pursuant to MCC Chapter 5.04.

K. All owners shall be responsible for obtaining a transient occupancy tax certificate and for complying with MCC Chapter 3.28 "Transient Occupancy Tax". An owner may contract with a management company or property manager to collect, disburse, report, and maintain all records related to transient occupancy tax, but the owner remains responsible for any failure to collect, disburse, or accurately report such tax.

L. All owners shall conduct short-term rentals in compliance with all required County permits, licenses, and regulations. The owner shall be responsible for the payment of all required inspection fees, permit fees, and taxes.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.050 Limitations on number of permits.

A. The number of STR Activity Permits issued by the County under this Chapter in the Clark Tract of June Lake (excluding Nevada Street and Silver Meadow Lane) shall not exceed eight parcels total (three percent of existing parcels in 2015).

B. The Board of Supervisors, in its discretion, may at any time, determine by resolution, that the number of STR activity permits should be established, reduced, or expanded in any area within the unincorporated portion of the county in order to protect neighborhood character, housing options, and reduce adverse impacts. In no case shall the number of STR activity permits issued exceed the number of rentals authorized.

C. This Section is only intended to create a maximum number of STR activity permits that may be issued within the county, if so designated by the Board of Supervisors. Nothing in this Chapter creates a mandate that the County must issue any or all of the permits allowed under this Chapter if it is determined that it is in the best interest of the County to issue less than the maximum number, or if the owners or the property do not meet the standards which are established in the application requirements.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.060 Limitations on Short-Term Rental Activity Permits.

A. An STR Activity Permit does not create any property interest in the property, is not transferable, and automatically terminates upon the transfer or sale of the property to a new owner or, in the case of a property not owned by a natural person or group of natural persons, the transfer or sale of the property-owner entity, or a portion or share thereof, or upon revocation of any corresponding use permit.

B. An STR Activity Permit shall not be construed as providing a property right or conferring a vested interest or an entitlement to continue operation of a short-term rental.

C. An STR Activity Permit is a revocable license which requires annual renewal.

D. An STR Activity Permit shall not run with the land.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.070 Application process.

A. Prior to submitting an application, an applicant must obtain an inspection on the proposed rental unit to demonstrate that the unit complies with all requirements of this Chapter, including but not limited to Section 5.65.110, and the Mono County General Plan. The inspection must be conducted by a County-approved inspection officer, verified by a signed form provided by the County, and paid for by the applicant.

B. Applications for an STR Activity Permit may be obtained at the Mono County Community Development Department or online at the Mono County website. Completed applications shall be submitted to the department and applicants in June Lake should request a date-stamped receipt.

C. Except as stated in §5.65.040(D), an applicant for an STR Activity Permit must be the owner of record of the subject property.

D. In all cases, the application for an STR Activity Permit shall contain, without limitation, the following information, attestations and confirmations:

1. The full name and contact information for all property owners. If the owner not a natural person or group of natural persons, information regarding the entity, including but not limited to, entity formation documents (e.g., an Operating Agreement for an LLC or Articles of Incorporation for a corporation), a list of owners including the natural person(s) with ownership interest in the property-owner entity, its legal status, and proof of registration with the Secretary of State, as applicable;

2. Verification that the rental unit was acquired or constructed more than two years prior to the application date;

3. Verification that the rental unit is located on a property with the appropriate land use approvals or, if the approvals are being sought simultaneously, a statement so indicating;

4. A completed inspection form, in accordance with the requirement in Section 5.65.070(A), above;

5. Contact information for any management company or property manager responsible for the rental unit who will be available on a twenty-four-hour basis to address any problems that may be associated with the property. For Hosted rentals, the resident identified as the Host, verified via submittal of applicable documentation, shall serve as the property manager. For Non-Hosted rentals, a separate duly licensed management company or property manager shall be required. A property manager or company that is duly licensed shall maintain a California real estate license and certified property manager credentials. The owner shall immediately notify the Community Development Department of any changes to management contact information;

6. For Hosted rentals, the following:

A. If the owner is the Host:

i. A property tax statement, dated less than one year prior to the application submission date, which shows a homeowner's exemption credit for the subject property;

ii. A signed STR Activity Permit applicant's affidavit; and

iii. Two forms of proof of principal residency which may include any of the following: driver's license or California state identification card; pay-stub from current employer; voter registration card; motor vehicle registration; homeowner's or vehicle insurance policy documents or bill; or utility bill for water or electric/gas services, or bills for other services such as cable television, cell phone, and internet, provided that utility bills may be used as only one form of residency confirmation.

B. If a long-term lessee is the host:

i. A signed, current, long-term lease agreement by and between the owner and the Host;

ii. A signed STR Activity Permit applicant's affidavit; and

iii. Two forms of proof of principal residency which may include any of the following: driver's license or California state identification card; pay-stub from current employer; voter registration card; motor vehicle registration; renter's vehicle



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insurance policy documents or bill; or utility bill for water or electric/gas services, , or bills for other services such as cable television, cell phone, and internet, provided that utility bills may be used as only one form of residency confirmation.

C. If an adult relative of the property owner without a long-term lease is the Host:

i. An affidavit signed by the owner describing the long-term tenancy;

ii. A signed STR Activity Permit applicant's affidavit; and

iii. Two forms of proof of principal residency which may include any of the following: driver's license or California state identification card; pay-stub from current employer; voter registration card; motor vehicle registration; renter's vehicle insurance policy documents or bill; or utility bill for water or electric/gas services, , or bills for other services such as cable television, cell phone, and internet, provided that utility bills may be used as only one form of residency confirmation.

7. The owner has obtained, or is in the process of obtaining, a Mono County business license;

8. The owner has obtained, or is in the process of obtaining, a Mono County transient occupancy tax certificate from the department of finance; and

9. All required fees have been paid in full.  
(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.080 Review of applications and noticed public hearing.

A. All completed applications for an STR Activity Permit shall be reviewed and processed for consideration. This includes review by all departments having regulatory or enforcement authority over the proposed short-term rental. If the Director of the Mono County Community Development Department (Director) or any other department having regulatory or enforcement authority determines at any time during this review and processing period that additional information or materials are required, then he or she shall send notice to the applicant pursuant to Section 5.65.150 of the required/missing items or information and the property owner must provide the requested items or information before processing resumes. If any application is inactive for six months, it shall be deemed expired pursuant to Mono County General Plan Land Use Element §04.350.

B. Upon completion of staff review, internal processing, and approval of the associated use permit, the Director shall set the matter for decision by the approval authority at a duly noticed public hearing during which the approval authority shall receive and consider the input and recommendations of staff, the owner and any interested persons. For purposes of this hearing, notice shall be given to any persons requesting such notice by mail or electronic mail and published in a newspaper of general circulation ten days in advance.

C. Following the noticed public hearing to consider the approval of an STR Activity Permit, the approval authority may issue the STR Activity Permit if all of the following findings can be made:

1. The short-term rental, as proposed, will comply with the requirements of state law and regulation, the Mono County General Plan, the Mono County Code and this Chapter.

2. The property has all necessary land use entitlements as required by the Mono County General Plan.

3. The owner has demonstrated to the satisfaction of the approval authority the ability to comply with state law and regulation, the Mono County General Plan, the Mono County Code and this Chapter.

4. The approval authority determines that issuance of the STR Activity Permit is in the best interests of the community, the county and the citizens of and visitors to Mono County based on the following factors:

a. Whether there are specific and articulable positive or negative impacts on the surrounding community or adjacent properties from the proposed short-term rental;

b. Whether the property owner has demonstrated to the satisfaction of the approval authority the ability and capacity to manage the short-term rental in a way that minimizes articulable negative impacts on the surrounding community or adjacent properties, and be responsive to community concerns and complaints; and

c. The potential for the short-term rental to impact other community needs and issues, such as the availability of community housing units.

D. The approval authority shall deny an application that meets any of the following criteria:

1. The owner has willingly or negligently made a false statement of material fact, or has knowingly omitted a material fact, from the application.

2. A previous STR Activity Permit issued under this Chapter involving the same owner or any person having partial ownership as described in Subsection 5.65.070(D)(1), has been revoked by the County within the two years preceding the date of the application and all opportunities for appeal of that determination have been exhausted or the time in which such appeals could have been filed has expired.

3. The owner, including any person with partial ownership as described in Subsection 5.65.070(D)(1), has been determined, by an administrative hearing body or a court of competent jurisdiction, to have engaged in short-term rentals in violation of state or local law within the two years preceding the date of the application and all opportunities for appeal of that determination have been exhausted or the time in which such appeals could have been filed has expired.

4. The proposed rental unit was constructed less than one year prior to submittal of an STR Activity Permit application. For the purposes of this Section 5.65.080, the construction date shall be determined to be the date a certificate of occupancy is issued.

5. The owner, including any person with partial ownership as described in Subsection 5.65.070(D)(1), is determined to have purchased or acquired the property less than one year prior to submittal of an STR Activity Permit application.

6. A person with an ownership interest in the property, as described in Subsection 5.65.070(D)(1), has an existing visitor rental within Mono County.

7. The property has an outstanding violation or is the subject of a code enforcement case.

8. The unit is deed-restricted for affordable housing.

9. The property was developed, or approved for development, with a density bonus, pursuant to State Density Bonus Law, unless specified in the Use Permit.

10. A no-fault eviction has occurred in the proposed short-term rental unit within the last two years, as defined by State Law, including the 2019 Tenant Protection Act (AB 1482), as may be amended over time. No-fault evictions may include but not be limited to, owner move-in, intent to remodel or substantially remodel the unit, withdrawal of the unit from the rental market via the Ellis Act, or the owner complying with a government order or local law that requires the tenant to leave.

E. If the approval authority denies the application, it shall specify the reasons for the denial on the record or by a subsequently issued written decision, which written decision shall be sent to the owner in accordance with Section 5.65.150 and applicable law.

F. An STR Activity Permit issued under this Chapter is an annual permit and shall expire on August 31st of each year (unless renewed or revoked in accordance with this Chapter). Permits granted within three months prior to the expiration date shall skip the first renewal cycle and instead shall expire on August 31st of the following year.  
(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.090 Renewal/modification process.

A. An STR Activity Permit may be renewed and/or modified in accordance with this Section.

B. An application for renewal and/or modification shall be filed with the Mono County Community Development Department (Department), on the form(s) and in the manner prescribed by the Department, at least thirty calendar days before expiration of the permit, accompanied by the required renewal/modification fee. For STR Activity Permits issued to an entity's owner's representative, an application for renewal and/or modification shall include the following:

1. Current version of entity formation documents (e.g. Operating Agreement or Articles of Incorporation).

2. Documentation dated no more than one year prior to the date of the application for renewal and/or modification confirming the property-owner entity is registered and in good standing with the California Secretary of State.

C. If the owner fails to submit the renewal application and all associated fees thirty days before August 31, the STR Activity Permit may not be timely renewed and operations shall be suspended unless/until the renewal is approved.

D. If the renewal/modification application is incomplete, or if the Director determines that additional information is required, the Director will send notice to the owner in accordance with Section 5.65.150 listing the items or information to be provided. The owner shall have fifteen business days from the postmark or, if the applicant consents to email notice, email date of the notice to submit the listed items. If the owner fails to timely provide the items or information listed in a notice, then the renewal application will be denied as incomplete.

E. Upon the timely filing of a renewal/modification application and timely provision of any missing or supplemental information under Subsection D, short-term rentals under the existing permit may continue until the Director has made a final determination on the application, unless the permit is otherwise revoked or suspended pursuant to this Chapter.

F. A permit shall be renewed/modified by the Director upon determination that the short-term rental meets the standards for grant of the application under this Chapter and none of the conditions for denial set forth below are present.

G. Grounds for denial:

1. The permittee or short-term rental fails to conform to the criteria set forth in this Chapter or the use permit;

2. The permittee is delinquent in payment of applicable County taxes or fees or charges; or

3. The permit is suspended or revoked or there is a code enforcement violation or proceeding pending at the time of the application.

4. There has been a change in ownership or a change in the makeup of the ownership entity.

H. The Director shall specify in writing the reason(s) for any denial of the renewal/modification and shall send the written decision to the permittee in accordance with Section 5.65.150 with an explanation that the decision shall become final in ten calendar days of the postmark or, if the applicant consents to email notice, email date of the decision, unless the owner submits a completed appeal form to the department requesting a hearing. The appeal form may be obtained from the Mono County Community Development Department office. Failure to submit a written request for an appeal hearing within ten calendar days of postmark or, if the applicant consents to email notice, email date of the notice of denial of the renewal/modification shall constitute a waiver of the right to appeal and a failure to exhaust administrative remedies.

I. Upon timely receipt of a written request for an appeal hearing, the Director shall set the matter for hearing before the approval authority. The determination of the Director shall be stayed pending appeal, unless the violation poses an immediate threat to public health and safety, as determined by the Director and stated in the written denial.

J. If a renewal/modification application is denied, an owner may file a new application pursuant to this Chapter.  
(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.100 Fees.

The filing of an application for an STR Activity Permit, for renewal of an STR Activity Permit, or a written request for an appeal hearing shall be accompanied by payment of such fees as the Board of Supervisors may establish from time to time by resolution to recover the cost of administration of this Chapter. Property owners are responsible for the costs of inspections, investigations, and any other fee-associated activity established pursuant to this Chapter.  
(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.110 Short-term rental standards and requirements.

Throughout the term of an STR Activity Permit, each permittee shall comply with this Chapter and all

other applicable County regulations, including but not limited to, the following:

A. Health and Safety Standards.

1. The address of the rental unit must be unobstructed at all times and clearly visible by a passerby;

2. Carbon monoxide and smoke detectors must be installed and maintained in good operating condition in each bedroom, sleeping area, or any room or space that could reasonably be used as a sleeping area, and at a point centrally located in the corridor or area giving access to each separate sleeping room;

3. All stairs, decks, guards, and handrails shall be stable and structurally sound;

4. The rental unit shall be equipped with a minimum of one 2A:10B:C type fire extinguisher with no more than seventy-five feet of travel distance to all portions of the structure; there shall be no fewer than one such extinguisher per floor. Fire extinguishers shall be mounted in visible locations with the tops of the fire extinguishers mounted between three and five feet above the floor and shall be accessible to occupants at all times. California State Fire Marshal annual certification tags must be provided and be current on all extinguishers;

5. If there is a fireplace or solid-fuel barbecue, the rental unit shall be equipped with a minimum five-gallon metal container with a tight-fitting lid for ash removal. This container shall be clearly labeled and constructed to meet the purpose of containing ash. Instructions on the proper disposal of ash shall be stated in the rental agreement and clearly posted in the rental unit. The ash container shall not be placed on or near any furniture or other combustible material; ashes must be wet down thoroughly with water; the ash can must be stored outdoors with a minimum of three feet clearance from building, porch, trees, and other combustible materials; the lid must remain on the ash container when in use;

6. Wall or baseboard heaters in the rental unit shall be in good working condition, and instructions on the proper use of these units shall be clearly stated in the rental agreement and posted in the rental unit;

7. Furniture and any other material that may be flammable shall be kept a minimum of fifty-four inches from any fireplace opening and thirty inches from any wall or floor heaters;

8. Flammable or hazardous liquid or materials, firearms, controlled substances, or any unlawful material shall not be stored in the rental unit or any attached structure;

9. The roof and grounds of the rental property shall be kept clear of accumulations of pine needles, weeds, and other combustible materials;

10. Any locking mechanism on exterior doors must be operable from inside the unit without the use of a key or any special knowledge. If the dwelling unit is greater than three thousand square feet in area, two exit doors shall be required, each of which shall conform to this requirement;

11. All fixtures, appliances, furnaces, water heaters, space heaters, plumbing, wiring, electrical, propane or gas connections, doors, windows, lighting, and all parts of the structure and furnishings (interior and exterior) must be in operable working condition and repair;

12. Landline telephone service is required. A telephone shall be connected to the local carrier and in working condition for use in the event of an emergency or to contact the owner or property manager. The phone shall be connected to the reverse 911 directory. The rental agreement shall disclose limitations to cell phone coverage and service providers;

13. Bedroom windows shall be operable and free of obstructions to allow for emergency escape and rescue;

14. There shall be at least one screened window per bedroom to allow for proper ventilation;

15. All utilities (electric, gas, water, sewage, etc.) shall be connected, in good operating condition, and connected to approved sources;

16. Any hot tubs, pools, or spas shall be fenced or equipped with a cover with locking mechanisms, and shall be maintained in a safe and sanitary condition;

17. There shall be no evidence of pest infestations, and all firewood and other stored items shall be kept in a neat and clean condition;

18. Exits shall be kept free from storage items, debris or any impediments at all times;

19. No tree limbs are allowed within ten feet of any chimney or flue openings;

20. Spark arresters of a minimum opening size of three-eighths-inch and a maximum opening size of one-half-inch shall be required on all fireplace flue openings; and

21. If any applicable law, rule, or regulation imposes requirements more stringent than those set forth herein, such requirements shall apply.

B. Sign, Notification and Advertising Requirements.

1. Exterior Sign and Notice. Each rental unit shall be equipped with one temporary exterior identification sign not to exceed eight and one-half inches by eleven inches in size that shall be posted as long as the unit is being rented on a short-term basis. This identification sign shall be placed in a location that is clearly visible from the front entrance of the unit, and may be illuminated in a manner that does not conflict with any County exterior lighting standards or signage standards. This sign shall clearly state the following information in lettering of sufficient size to be easily read:

a. The name of the managing agency, agent, property manager, owner, or Host of the unit and the telephone number where said person or persons can be reached on a twenty-four-hour basis;

b. The maximum number of occupants permitted to stay in the unit; and

c. The maximum number of vehicles allowed to be parked on the property. A diagram fixing the designated parking location shall be included.

2. Interior Notice. Each rental unit shall have a clearly visible and legible notice posted within the unit adjacent to the front door that shall contain the same information set forth above, and shall additionally include the following:

a. Notification and instructions about the proper disposal of trash and refuse, including any bear-safe disposal requirements;

b. Notification and instructions concerning the proper use of any appliances, fireplaces, heaters, spas, or any other fixture or feature within the unit;

c. Notification that failure to conform to the parking, trash disposal and occupancy requirements for the rental unit shall be a violation of this Chapter and may result in immediate removal from the premises and administrative, civil or criminal penalty;

d. Notification that any violation of rules or regulations set forth in the rental agreement may be a violation of this Chapter and may result in immediate removal from the premises and administrative, civil or criminal penalty;

e. Physical street address of the unit and emergency contact information consisting of 911, the property manager's phone number, and contact information of the local fire department and the Mono County Sheriff's Department; and

f. An evacuation plan and a statement regarding respect for adjacent property owner's rights, neighborhood character, and trespassing concerns.

3. The STR Activity Permit number, which shall be assigned at the time the permit is issued, shall be posted in the title of every short-term rental advertisement, whether online or in other promotional or advertising materials.

4. Any form of advertising for an unpermitted short-term rental unit is prohibited.

C. Occupancy. The maximum number of persons who may occupy the property as transient renters or their overnight guests shall be limited to two persons per bedroom plus two additional persons. In no event shall the maximum occupancy exceed ten persons in any rental unit unless the unit is certified and approved by the Mono County Building Official as meeting all applicable building standards for such occupancy. Additionally, occupancy may be further restricted by the limitation of the septic system serving the dwelling as determined by Mono County Environmental Health.

D. Parking. Parking requirements shall be based on the parking requirements set forth in the Mono County General Plan, and the number of vehicles shall not exceed the number of parking spaces. Parking requirements for the rental unit shall be noticed in the rental agreement and posted on and in the unit. There shall be no off-site or on-street parking allowed, and parking on property owned by other persons shall be considered a trespass. A violation of this Section may subject any person to administrative, civil and criminal penalty, including fines and towing of any vehicle, as authorized by state and local law.

E. Trash and Solid Waste Removal. A sufficient number of trash receptacles shall be available. Trash and other solid waste shall not be allowed to accumulate in or around the property and shall be removed promptly to a designated landfill, transfer station or other designated site. For purposes of this paragraph, promptly shall mean at least one time per week during any week that the unit is occupied, regardless of the number of days it is occupied. Any trash receptacles located outside a unit shall be in bear-proof containers (in areas with bears) and comply with county standards. Trash removal requirements for each rental unit shall be included in the rental agreement and posted on and in the property. Property management shall be responsible for the cleanup if the tenants do not properly dispose of trash in bear-proof containers.

F. Snow Removal. The property owner or manager shall ensure that snow removal from driveways, walkways, stairs, decks, and all exits and entrances shall be performed prior to each occupancy period, and during any occupancy period as needed to maintain the functionality of these areas. Snow removal from driveways, pathways, exits and entrances, and removal of snow, ice, and ice dams from roofs, decks, and stairs shall be performed in a timely manner as necessary to protect any person who may be using or visiting the rental unit.

G. Other Requirements. In addition to the foregoing, the following requirements shall be met:

1. Except for short-term rentals operating north of Mountain Gate, exterior lighting fixtures shall comply with Chapter 23, Dark Sky Regulations, which shall require existing fixtures to be replaced or retrofitted, if necessary, to comply;

2. Owner or property manager must be able to respond within a reasonable timeframe, preferably within an hour;

3. Quiet hours from ten p.m. to seven a.m., and outdoor amplified sound is prohibited at all times;

4. If applicable, the owner shall notify lender of change in use to short-term rental and provide verification to the County upon request; and

5. A "hideaway" key or other access shall be available at all times in the event a guest is locked out. All guests shall be made aware of any such key or alternative access.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

5.65.115 Exemptions

A. General Exemption: If no other exemption applies, then an exemption from any standard and/or regulation may be granted as part of the STR Activity Permit approval provided the following findings can be made:

1. Review of the proposed short-term rental does not identify any articulable negative neighborhood impacts, safety problems, or potential nuisance issues related to the standard or regulation to be waived.

2. The proposed short-term rental is consistent with or not contrary to the following housing protection goals of Mono County's STR regulations (e.g., the 2025 update):

a. The project prioritizes personal residential use in residential units, regardless of Land Use Designation (LUD), whether for the owner or long-term renters.

b. The project continues to support a "sharing" model whereby a resident property owner with excess capacity may supplement his/her income, which is different from a model based on purchasing assets with the intention or need to generate income.

c. The project prevents the loss of residential housing to a visitor lodging business model.

d. The project prevents commodification of residential housing due to the inclusion of an income-generating use like visitor rentals, however indirectly, in the sales price.

B. An exemption from the one-year waiting period after the sale of a unit or completion of construction (see §5.65.040(H)(2) & (3), §5.65.070(D)(2), and



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§5.65.080(D)(4) & (5)) shall be provided for the following circumstances:

1. The short-term rental has been properly permitted and continuously operating for a minimum of the past two years; or
2. A housing unit deed restricted to occupants earning 120% Area Median Income (AMI) or less is on the same property and owned by the applicant; or
3. Properties with a long-term rental by the same owner applying for the permit.

**5.65.120 Rental agreement and owner responsibility.**

A. Rental Agreement. The temporary rental or use of each rental unit shall be made pursuant to a rental agreement. The rental agreement shall include, as attachments, a copy of this Chapter and the STR Activity Permit for the unit. Each rental agreement shall contain all required notices and shall specify the number of persons who may occupy the unit, parking requirements and number of allowed vehicles, trash disposal requirements, and include the telephone number of the person or persons to be notified in the event of any problem that arises with the rental. The agreement shall include the phone number, address, and contact information for the property manager, and any other information required by the County. The rental agreement shall notify the renters that they may be financially responsible and personally liable for any damage or loss that occurs as a result of their use of the unit, including the use by any guest or invitee. The owner, managing agency and/or property manager shall keep a list of the names and contact information of the adult guests staying in the unit.

1. Within the Clark Tract in June Lake, to ensure prepared visitors, the following must be disclosed in advertisements and the rental agreement: A description of rough road conditions; and the potential need for chains in winter conditions. Contact information for the property manager and Host shall be included in the rental agreement in case road assistance is needed.

B. Owner Responsibility.

1. The owner shall be responsible for compliance with all applicable codes regarding fire, building and safety, health and safety, other relevant laws, and the provisions of this Chapter.
2. An owner, managing agency, and/or property manager shall be personally available by telephone on a twenty-four-hour basis to respond to calls regarding the conditions and/or operation of the unit. Failure to timely respond in an appropriate manner may result in revocation of the STR Activity Permit and business license.
3. The owner shall require, as a term of a written agreement with a management company or agent, that said agent comply with this Chapter. The owner shall identify the management company or agent, including all contact and license information in the application for an STR Activity Permit, and shall keep this information current. Such agreement shall not relieve owner of the obligation to comply with this Chapter.
4. The owner shall maintain property insurance coverage specific to short-term rentals that covers, but is not limited to, fire and liability, including injury and damage to Hosts, guests, and others, in an appropriate amount and shall provide proof of such insurance to the County upon reasonable request. Additionally, the owner shall defend, indemnify, and hold the County harmless from any and all claims, judgments, liabilities, or other costs associated with the property or the rental unit, or the rental thereof.
5. The owner, managing agency, property manager and guest(s) shall comply with all lawful direction from any law enforcement officer, fire official, building official, or code compliance officer.
6. The owner shall be responsible for assuring that the occupants and/or guests of the rental property do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate any law. If an owner, Host, managing agency and/or property manager, or other agent of the owner is informed about any violation of this Chapter, the owner, Host, managing agency and/or property manager, or owner's agent shall promptly take action and use best efforts to stop or prevent a recurrence of such conduct, including, when appropriate, calling law enforcement.

C. Host Responsibility.

1. The Host must be physically and personally present at the time of the short-term rental. Such physical presence must include sleeping overnight. A Host will not be considered to live at the property used for a short-term rental if they are away from the property overnight during a rental, including on vacation.
2. The Host must be a long-term and verified full-time resident on the property of a Hosted rental.
3. The Host shall be available to short-term renters during the rental period.
4. The Host shall be personally available by telephone on a twenty-four-hour basis to respond to calls regarding the conditions and/or operation of the unit. Failure to respond in a timely, appropriate manner may result in revocation of the STR Activity Permit and business license.
5. The Host and guest(s) shall comply with all lawful direction from any law enforcement officer, fire official, building official, or code compliance officer.
6. The Host shall be responsible for assuring that the occupants and/or guests of the rental property do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate any law. If a Host is informed about any violation of this Chapter, the Host shall promptly take action and use best efforts to stop or prevent a recurrence of such conduct, including, when appropriate, calling law enforcement.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

**5.65.130 Suspension or revocation of Short-Term Rental Activity Permit.**

Any of the following shall be grounds for suspension or revocation of an STR Activity Permit, following the procedures in Section 5.65.140 of this Chapter.

A. Failure to comply with one or more of the terms and conditions of the STR Activity Permit, this Chapter, the Mono County General Plan or any other applicable law or regulation.

B. The STR Activity Permit was granted on the basis of false material information, written or oral, given fully or negligently by the owner.

C. Any revocation of the conditional use permit issued under the Mono County General Plan.

D. Failure to pay applicable state or county taxes or fees related to the short-term rental.

E. Conduct of the short-term rental in a manner that

constitutes a nuisance, where the permittee has failed to comply with reasonable conditions to abate the nuisance as directed by the County.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

**5.65.140 Procedure for suspension or revocation.**

A. If the Director determines that grounds for suspension or revocation of the STR Activity Permit exist, he or she shall issue a written notice of intention to suspend or revoke the permit, as applicable. The notice of intention shall be served in accordance with Section 5.65.150 on the property owner, as reported on the permit. The notice of intention shall describe the property, the intention to revoke or suspend the permit, the grounds for suspension or revocation, the action necessary to correct or abate the violation and a reasonable time limit for compliance.

B. If the violation has not been corrected within the period specified in the notice of intention, the Director may issue a notice of suspension or revocation, as applicable. The notice of suspension or revocation shall be served in the same manner and upon the same persons as described above for service of the notice of intention and shall be effective ten calendar days from the date it is postmarked or, if the owner has consented in the permit application to email notice, emailed, unless a request for hearing is submitted as described in Subsection C.

C. The owner shall have ten calendar days from postmark or, if the applicant consents to email notice, email date of the notice of revocation or suspension to submit a completed appeal form to the Department requesting a hearing. The appeal form may be obtained from the Mono County Community Development Department office or online. Failure to submit the requisite form within ten calendar days of postmark or email date, if consent to email notice was given in the application, of the notice of revocation or suspension, shall be deemed a waiver of the right to challenge the suspension or revocation and a failure to exhaust administrative remedies.

D. Upon receipt of a timely written request for a hearing, the Director shall set a date for a hearing to be held as soon as reasonably practicable before the approval authority or a hearing officer designated by the board ("hearing body"). Notice of the hearing, including the time, date, and location of the hearing, shall be served in the same manner and upon the same persons as described above for service of the notice of intention. The revocation or suspension shall be stayed until the hearing body decision is final.

E. Hearing Procedures.

1. The hearing body is authorized to conduct hearings, issue subpoenas, receive evidence, administer oaths, rule on questions of law and the admissibility of evidence, prepare a record of the proceedings, and render decisions on the suspension or revocation of the STR Activity Permit.
2. In any proceeding before a hearing body, oral testimony offered as evidence shall be taken only on oath or affirmation, and the hearing officer, his/her clerk, or other designee shall have the power to administer oaths and affirmations and to certify to official acts.
3. All parties to the hearing shall have the opportunity to testify, introduce exhibits, call and examine witnesses, and cross examine opposing witnesses on any matter relevant to the issues.
4. The hearing body may postpone the hearing date upon good cause shown, continue the hearing during the course of the hearing, and make such other procedural orders and rulings as he or she deems appropriate during the course of the hearing.
5. The hearing shall follow the procedures set forth in Subsections 1.12.050(E)—(L) of the Mono County Code, except that the notice of intention issued under this Chapter shall be treated as the notice of violation under those Subsections and the notice of suspension or revocation issued under this Chapter shall be treated as the administrative citation.
6. Within thirty calendar days after the close of the hearing, the hearing body shall issue a written decision, including a statement of the basis for the decision. The hearing body's written decision shall constitute the final administrative decision of the County.
7. If neither the owner, nor their authorized representatives, appear at the noticed hearing, such failure to appear shall constitute an abandonment of the hearing request and a failure to exhaust administrative remedies. (Ord. No. 18-07, § 1(Att. A), 5-15-2018)

**5.65.150 Service requirements.**

Wherever this Chapter requires the County to serve notice on a property owner, such notice shall be given in writing, and shall be delivered either by personal delivery, electronic mail (email) if the applicant consents to receipt of email notice in the application, or by U.S. mail with a filed affidavit. In addition, any such notice may be posted at the physical address of the premises on the date of personal delivery, mailing, or emailing of notice. Service shall be deemed complete upon mailing or emailing.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

**5.65.160 Enforcement.**

The remedies provided by this Chapter are cumulative and in addition to any other remedies available at law or in equity.

A. Any violation of a short-term rental ordinance of the County, including but not limited to, this Chapter and Chapters 25 and 26 of the Mono County General Plan, may be enforced through administrative citation and fines as provided in MCC Chapter 1.12, except that the amount of the administrative fines shall be one thousand five hundred dollars for a first violation, three thousand dollars for a second violation within one year of the first violation and five thousand dollars for each additional violation within one year of the first violation. The fines set forth in this Section shall not apply to a first-time offense of failure to register or pay the business license fee, which shall instead be subject to the fines set forth in MCC Section 1.12.030.

B. Any condition caused or allowed to exist in violation of any of the provisions of this Chapter, the Mono County General Plan, use permit, or applicable state law or regulation is a public nuisance which shall, at the discretion of the County, be subject to abatement or other relief pursuant to Chapter 7.20 of the Mono County Code.

C. Each and every violation of this Chapter, the Mono County General Plan, or applicable state law or regulation shall constitute a separate violation per day and shall be subject to all remedies and enforcement

measures authorized by the Mono County Code or otherwise authorized by law. Additionally, any violation shall be subject to injunctive relief, disgorgement to the County of any and all monies unlawfully obtained, costs of abatement, costs of restoration, costs of investigation, restitution, and any other relief or remedy available at law or in equity. The County, including the office of the district attorney and the office of the county counsel, may pursue any and all remedies and actions available and applicable under state and local laws for any violations.

D. Hardship Waiver for Administrative Fines Under Section 5.65.160(A). Any party fined under Section 5.65.160(A) may be granted a hardship waiver reducing the amount of the administrative fines if:

1. The party has made a bona fide effort to comply after the first violation; and
2. Payment of the full amount of the administrative fines would impose an undue financial burden on the party.

A hardship waiver request shall be filed on a hardship waiver application form made available upon request by the office of code compliance and filed within ten business days after service of the administrative citation levying the fines. The completed application shall be filed with the code compliance office together with a sworn affidavit, and any other supporting documents or materials, demonstrating why the requirements of Section 5.65.160(D)(1) and (D)(2) are satisfied. If the request and supporting materials demonstrate to the satisfaction of the code compliance officer or his or her designee that the requirements of Section 5.65.160(D)(1) and (D)(2) are satisfied, the fine shall be reduced to the amounts set forth in MCC Section 1.12.030 or such other amount as the code compliance officer or his or her designee deems appropriate. Any hardship waiver request not timely submitted shall be rejected, and the applicant shall be deemed to have waived his or her right to request a hardship waiver. The time for appeal of an administrative citation pursuant to MCC Section 1.12 shall not be extended due to any fine reduction request pursuant to this paragraph.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018; Ord. No. 22-008, § 1(Exh. A), 7-19-2022)

**5.65.170 Existing and otherwise permitted rentals.**

Any lawful use of property as a short-term rental permitted under a prior regulatory framework that was not subject to this Chapter remains exempt from this Chapter as long as all conditions and requirements of the previous approval are met.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

**5.65.180 Severability.**

If any section, subsection, sentence, clause or phrase of this Chapter is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Chapter. The Board of Supervisors hereby declares that it would have passed this Chapter and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections are held invalid.

(Ord. No. 18-07, § 1(Att. A), 5-15-2018)

TS #2026-0005

## Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Mono County Board of Supervisors will hold a public hearing on February 3, 2026, in the Board Chambers on the 2nd floor of the County Courthouse at 278 Main Street in Bridgeport, CA 935176. The meeting will be accessible remotely by live-cast at [https://monocounty.zoom.us/webinar/register/WN\\_Ai2t8fkQMelnwRtAdfDQQ](https://monocounty.zoom.us/webinar/register/WN_Ai2t8fkQMelnwRtAdfDQQ), or via teleconference at the Dana Room on the 2nd floor of the Mono County Civic Center, 1290 Tavern Road in Mammoth Lakes, CA 93546 where members of the public shall have the right to observe and offer public comment to consider the following: No earlier than 9:00 a.m. An ordinance updating Chapter 15.04 of the Municipal Code to adopt the 2025 California Building Codes.

The ordinance will adopt by reference the 2025 Edition of the California Building Standards Code; incorporating the 2025 California Building Code (Incorporating and Amending the 2024 International Building Code); the 2025 California Wildland-Urban Interface Code (Incorporating and Amending the 2024 International Wildland-Urban Interface Code), the 2025 California Administrative Code, the 2025 California Electrical Code (Incorporating and Amending the 2023 National Electric Code); the 2025 California Mechanical Code (Incorporating and Amending the 2024 Uniform Mechanical Code); the 2025 California Plumbing Code (Incorporating and Amending the 2024 Uniform Plumbing Code); the 2025 California Residential Code (Incorporating and Amending the 2024 International Residential Code); the 2025 California Green Building Standards Code, the 2025 California Historical Building Code, the 2025 California Existing Building Code (Incorporating and Adopting the 2024 International Existing Building Code), the 2025 California Energy Code, the 2025 California Reference Standards Code, the 2024 International Property Maintenance Code, and the 2016 American Concrete Institute 306R Guide to Cold Weather Concreting together with local amendments to the codes. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), this ordinance is exempt from the requirements of CEQA in that it is not a Project which has the potential for causing a significant effect on the environment. For additional information, please contact Tom Perry, Building Official, by telephone at (760) 965-3635 or email at [tperry@mono.ca.gov](mailto:tperry@mono.ca.gov). Project materials will be available on or before January 30, 2026, for public review online at <https://www.monocounty.ca.gov/calendar/month/2026-02> 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 Mono County Building Division, PO Box 347, Mammoth Lakes, CA, 93546, by 5 p.m. on Monday, October 2, 2026, to ensure timely receipt, or by email at [cddcomments@mono.ca.gov](mailto: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 #2026-0007

## Notice Inviting Bids

The **CROWLEY LAKE MUTUAL WATER COMPANY** is soliciting bids for: **WATER SYSTEM VALVE & FIRE HYDRANT REPLACEMENT PROJECT**

The Bid Package, which include the Notice Inviting Bids, Bid Proposal Forms, Contract and Bond Forms, Special Provisions, and Plans, may only be The Project Manual are available from the project engineer. Contact Tim Rudolph at 760 798-4292 or e-mail [TimRudolph@cox.net](mailto:TimRudolph@cox.net) for a Project Manual and Project Plans. Bidders who obtain Bid Packages over the internet are responsible for notifying The Project Engineer that they are plan holders. Bidders who fail to notify the Engineer that they are plan holders may not be notified should any Addenda be issued. If the Engineer issues any Addenda to the Bid Package that is not acknowledged, the Bid Proposal may be rejected. This project is subject to the State of California Department of Industrial Relations (DIR) prevailing wage labor rates. Bids must be submitted in a sealed envelope clearly marked with the bidder's name and address, the word "BID", and the Project Title: WATER SYSTEM VALVE & FIRE HYDRANT REPLACEMENT PROJECT

To be considered, bids must be received at the Engineer's office located at Tim Rudolph, 181 Dewey Street (mailing address P.O. Box 652) Big Pine CA 93513 at or before 4:00 P.M. (PDT) on Thursday February 26, 2025 at which time they will be publicly opened and read aloud. No oral, telegraphic, telephonic, or fax proposals or modifications will be accepted.

**General Work Description:** This project consists of the work Installing replacing water system valves and tee's on the potable water system distribution system. The project will be on an operational water system, so it includes disinfection of the new pipe & valves. The project includes valve group replacement in 4 locations, remove & replace 3 fire hydrants. Most of the existing pipe is asbestos cement pipe 6 inches in diameter. It includes cutting and repair of AC pavement & restoration the sites to original condition. The project is state funded under the Water Quality, Supply, and Infrastructure Act of 2014.

Mandatory Pre-bid Site Visit: No Pre bid conference will be held. The bidder is required to visit the site and attest to the site visit as part of the bid submission. The contractor can request a site pre-bid job walk with the Engineer. All project work is more particularly described in the plans and special provisions. All of the work shall be in accordance with all applicable Federal, State, and local laws, codes, and regulations. Technical questions related to project work, site conditions, or other related inquiries should be directed to Tim Rudolph PE, [TimRudolph@cox.net](mailto:TimRudolph@cox.net) (voice phone: 760-798-4292). Bids shall conform to and be responsive to the Contract Documents. Bids are required for the entire work described in the Contract Documents. Each Bid must be submitted on the Bid Proposal Forms furnished as a part of the Bid Package. Each Bid must be accompanied by a Proposal Guarantee in the amount and form described in the Bid Package, in an amount not less than 10% of the amount of the bid, made payable to the order of the Crowley Lake Mutual Water Company. The check or bond shall be given as security that the bidder will enter into the Contract with the County and furnish the required Faithful Performance Bond, Labor and Materials Payment Bond, Certificates and/or original endorsements of insurance, or other required documents. The check or bond may be retained by the County for sixty (60) days or until the Contract is fully executed by the successful bidder and the County, whichever first occurs.

The successful bidder shall be required to furnish a Faithful Performance Bond and a Labor and Materials Payment Bond on the forms provided in the Bid Package and in the amount of 100% of the Contract amount. The successful bidder must be licensed as required by law, and consistent with the Contract Documents, at the time the contract is awarded, which license shall be a current California Class A - General Engineering Contractor license or a combination of all specialty classifications that will be required for complete performance of all of the work in accordance with the Contract Documents, and if applicable, a joint venture license as defined in the Business and Professions Code, Section 7029. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute failure to execute the contract and shall result in the forfeiture of the security of the bidder.

In addition to the requirements set forth in this Notice Inviting Bids, all bids shall be subject to the requirements set forth in the Special Provisions, Contract Documents and other applicable law. The Contract is subject to the State Contract nondiscrimination and compliance requirements pursuant to Government Code, Section 12990, and other applicable law. The Contract is also subject to and incorporates by reference the provisions of Public Contract Code, Section 22300, pursuant to which, the Contractor is permitted to substitute securities for earned retention or have them placed in escrow at the Contractor's expense, as also set forth in Section 1150.15 of the Standard Specifications.

Pursuant to Section 1725.5 of the Labor Code, the bidder is required to certify that they, and all subcontractors listed on the submitted Bid Form documents, are registered with the California Department of Industrial Relations.

Pursuant to Section 1773 of the Labor Code, the general prevailing wage rates in Inyo County have been determined by the Director of the State Department of Industrial Relations. These wage rates appear in the Department of Transportation publication entitled "General Prevailing Wage Rates," in effect at the time the project is advertised. Future effective wage rates, which have been predetermined and are on file with the State Department of Industrial Relations, are referenced, but not printed, in said publication. Such rates of wages are on file with the StatDepartment of Industrial Relations and the Crowley Lake Mutual Water Company and are available to any interested party upon request.

Crowley Lake Mutual Water Company reserves the right at any stage of these proceedings to reject any or all Bids or to waive any immaterial defect in any Bid if it is deemed to be in the best interest of the Company.

TS #2026-0006



# YOUR MOUNTAIN HOME IS CALLING



**100 Ski Trail - \$275,000**

Beautifully updated 2-bedroom plus home in quiet Ski Trail Mobile Park. Perched on a hill with Sherwin views & privacy, featuring new paint, flooring, remodeled kitchen, perfect full-time or vacation retreat.

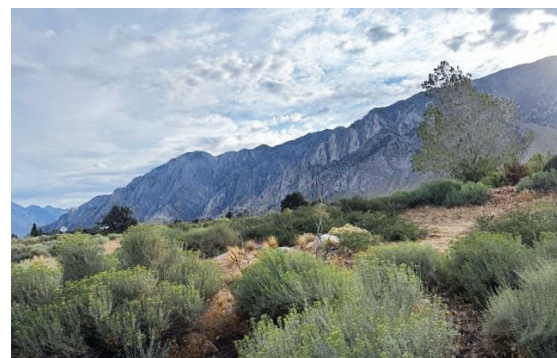
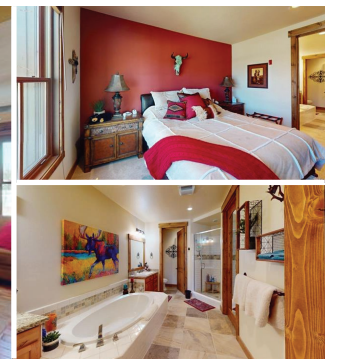
**MOBILE**  
**BEDS: 2**  
**BATHS: 2**  
**SQ FT: 1160**



**The Lodges, 1101 Pyramid Peak Dr. - \$1,095,000**

Rare single-level condo with attached garage and dog-friendly access to nature. Features hardwood floors, fireplace, stainless kitchen, serene water views, and deck—effortless comfort living near outdoor adventures.

**CONDO**  
**BEDS: 2**  
**BATHS: 2.5**  
**SQ FT: 1867**



**Swall Meadows Lot, 569 Rimrock Dr. - \$179,000**

Prime 2-acre Swall Meadows equestrian lot with approved plans for a 3-bed, 2-bath home. Enjoy sweeping views, underground utilities, community water, and easy access to Mammoth Lakes & Bishop.

**LOT**  
**SQ FT: 85,378**



**100 Ski Trail, Mammoth Lakes- \$205,000**

Affordable 3-bedroom, 2-bath double-wide on a large corner lot in quiet Ski Trails Park. Features Laurel Mountain views, low taxes, gardening space, attached shed, and strong value as the lowest-priced home in town.

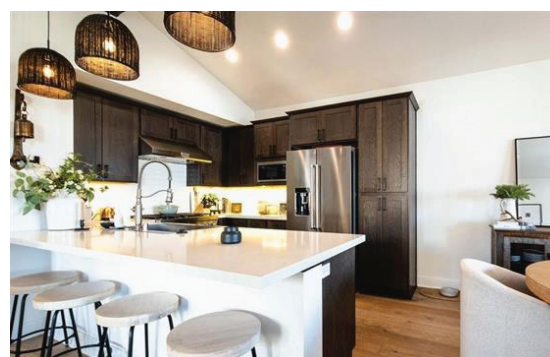
**MOBILE**  
**BEDS: 3**  
**BATHS: 2**  
**SQ FT: 1152**



**The Lodges, 1185 Pyramid Peak Dr. - \$1,799,000**

Stunning townhome located on the Snowcreek golf course - spa adjacent. Like new condition with vaulted ceilings, gourmet kitchen, open views, primary suite with fireplace and large covered deck. Sold with furnishings.

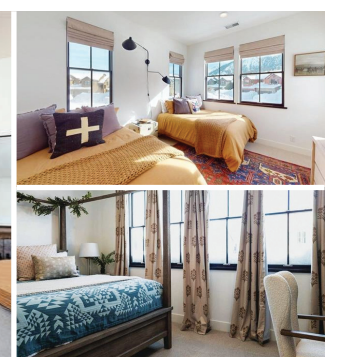
**CONDO**  
**BEDS: 3/LOFT**  
**BATHS: 3.5**  
**SQ FT: 2762**



**Creekhouse, 1461 Boulder Creek - \$1,815,000**

Gorgeous, move-in ready, 2022 CreekHouse townhome offered fully furnished. Features 3 bedrooms plus flex room, 3.5 baths, upgraded finishes, EV charger, long driveway, HOA snow removal, and shuttle access to the slopes.

**CONDO**  
**BEDS: 3+**  
**BATHS: 3.5**  
**SQ FT: 2152**



**LISTING DETAILS!**

**The Snowcreek Property Company**

5 Fairway Drive, Mammoth Lakes, CA 93546

**(760) 934-3334**

**info@snowcreekproperty.com**

**www.snowcreekproperty.com**

CA DRE #01812140



**THE SNOWCREEK**  
PROPERTY COMPANY