

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

SPECIAL MEETING AGENDA

July 18, 2024 – 9:00 a.m.

Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means. Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

1. Mammoth Teleconference Location -Dana Room in the Mono County Civic Center, Second floor 1290 Tavern Rd, Mammoth Lakes, CA 93546.

2. Joining via Zoom

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

To join the meeting by computer

Visit: <https://monocounty.zoom.us/j/88314926257>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 883 1492 6257 To provide public comment (at appropriate times) during the meeting, press the “Raise Hand” hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

To join the meeting by telephone

Dial (669) 900-6833, then enter Webinar ID: 883 1492 6257

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

3. MEETING MINUTES

A. Review and adopt minutes of June 20, 2024. (pg. 1)

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

4. PUBLIC HEARINGS

- A. **Consider Approving Variance 24-002** allowing for a reduced front yard setback from 20 feet to 5 feet for the development of a single-family home on a vacant lot on Bruce Street in the June Lake Village. APN (015-060-024-000) *Staff: Erin Bauer (pg. 5)*

5. REPORTS

- A. Director (pg. 19)
B. Commissioners

6. INFORMATIONAL/ CORRESPONDENCE

7. **ADJOURN** to the Scheduled Special Meeting on August 15, 2024, at 9:00 am.

NOTE: Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

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Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community-development/commissions-&-committees/planning-commission). For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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SPECIAL MEETING AGENDA

June 20, 2024 – 9:00 a.m.

COMMISSIONERS: Patricia Robertson, Roberta Lagomarsini, Chris Lizza, Scott Bush, absent: Jora Fogg
STAFF: Heidi Willson, planning commission clerk; Brent Calloway; principal planner; Wendy Sugimura, director; Rob Makoske, planning analyst; Aaron Washco, planning analyst;
PUBLIC: Carlie Henneman, Steve Dryew

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE** Meeting called to order at 9:04 am and the Commission led the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
 - No public comment.
3. **MEETING MINUTES**
 - A. Review and adopt minutes of May 9, 2024.
Motion: Approve the minutes from meeting on May 9, 2024, as presented.
Robertson motion; Lagomarsini second.
Roll-call vote – Ayes: Bush, Lizza, Robertson, Lagomarsini. Absent Fogg.
Motion Passes 4-0 with 1 absent.
4. **PUBLIC HEARINGS**
 - A. **No earlier than 9:05 a.m. UP23-007 Prendergast.** Applicant is seeking approval of a Use Permit to allow for a 5,000 square foot artisan wood shop and a 1,400 square foot caretaker's home. The proposed project location is 84 Stock Drive in Bridgeport (APN: 008-070-042-000). The parcel is 1.41 acres and has a land use designation of Service Commercial (SC). California Environmental Quality Act Section 15183 exemption is proposed. *Staff: Aaron Washco*
 - Washco gave a presentation a presentation and answered questions from the Commission.
 - Public Hearing opened at 9:39 a.m.
 - Applicant gave a comment and answered questions from the Commission.
 - Public Hearing closed at 9:44 a.m.

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Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant. The Commission requested that the following conditions be added to the Conditions of approval:
 - The project shall at all times comply with all terms of the avigation easement by and between
 - Severson Living Trust 02-12-18 and Mono County. The project shall comply with all Lahontan Regional Water Quality Control Board policies,
 - including any policies relating to water runoff.

Motion: Adopt the Environmental analysis for Use Permit 23-007, which was prepared in accordance with CEQA Guidelines Section 15183 adopt the Use Permit findings contained in the staff report with the added condition noted above; and Approve Use permit 23-007.

Lagomarsini motion; Lizza second.

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

Motion Passes 4-0 with 1 absent.

- B. No earlier than 9:05 a.m. GENERAL PLAN AMENDMENT 24-02/North County (Walker Basin) Water Transfers.** In order to comply in good faith with a Memorandum of Understanding (MOU) with the National Fish and Wildlife Foundation (NFWF) to consider a water transfer program to raise the water level of Walker Lake, an environmentally degraded lake in Nevada, the project proposes criteria for water transfers by private property owners in the Mono County portion of the Walker Basin that were developed to address community concerns and potential environmental impacts, within the limits of Mono County’s authority. California Environmental Quality Act (CEQA) exemptions §15307 and §15308 are proposed.

- Sugimura gave a presentation on the North County Transfer Criteria to Restore Water Lake and answered questions from the Commission.
- Public Hearing opened at 10:38 a.m.
- Henneman from Walker Basin Conservancy answered questions from the Commission.
- Public Hearing closed at 11:01 a.m.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the WBC.

Motion: Adopt Resolution R24-03 recommending that the Board of Supervisors find the project exempt from CEQA under §15307 and §15308 and adopt GPA 24-02.

Lizza motion; Lagomarsini second.

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

Motion Passes 3-1 with 1 absent.

- C. No earlier than 9:15 a.m. [WITHDRAWN] UP24-002 Wallentine STR.** Applicant was seeking approval of a Use Permit to allow for short-term rentals at 32 Washington Street in June Lake (APN: 016-101-037). The subject parcel is located within the Clark Tract, 0.23

acres and has a land use designation of Single-Family Residential. After notices were mailed and published, the applicant decided to withdraw the application. *Staff: Aaron Washco*

- Project was withdrawn and no public hearing was held on UP24-002 Wallentine.

5. WORKSHOPS

A. Study of Special Districts to support development and potentially an increase in zoning density – funded by a Community Development Block Grant. *Staff: Wendy Sugimura & Kelly Karl*

- Sugimura gave a brief overview of the special district study and answered questions from the Commission.

6. REPORTS

A. Director

- Sugimura gave a brief update on current projects.

B. Commissioners

- No Commissioner reports

7. INFORMATIONAL/ CORRESPONDENCE

8. ADJOURN at 11:56 am to the Scheduled Special Meeting on July 18, 2024, at 9:00 am.

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hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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JULY 18, 2024

To: Mono County Planning Commission

From: Erin Bauer, Planning Analyst

Re: Variance 24-002/Wilson

RECOMMENDATION

1. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15303(a) and direct staff to file a Notice of Exemption; and
2. Adopt the findings contained in the staff report and approve Variance 24-002 to allow for a five (5) foot front yard setback at APN 015-060-024-000 on Bruce Street in June Lake.



1 PLOT PLAN
1" = 20'-0"

FIGURE 1: LANDOWNER'S PLOT PLAN

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PROJECT OVERVIEW

The applicant seeks a Variance from Mono County General Plan (MCGP) Land Use Element (LUE) development standards regarding front setbacks on properties designated for Single Family Residential use. Development standards require a 20' front setback and the landowner requests a reduction to 5'.

The parcel, APN 015-060-024-000, has not yet been assigned an address. It is located on Bruce Street in The Village, the commercial-residential core of June Lake. A steep slope and granite outcroppings constrain the buildable area. The proposed plot plan, including both house and driveway, has a lot coverage of only 11.6% despite occupying the vast majority of buildable area (Figure 2).



FIGURE 2: VIEW OF BUILDABLE AREA

PROJECT SETTING

Parcel 015-060-024-000 comprises 0.23 acres with the land use designation of Single Family Residential (SFR) on Bruce Street in June Lake. Midway between June Lake and Gull Lake, this parcel sits within the commercial-residential center of June Lake, The Village. The landowners intend to build a single-family residence on their property.

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Other parcels on the west side of Bruce Street are also designated SFR, and approximately half have been developed with single-family homes. Parcels directly opposite, on the east side of the street, are undeveloped but designated Commercial Lodging-High (CL-H), intended for short term commercial lodging units near commercial or recreational centers. To the north, approaching the shore of June Lake, is a large parcel designated for Resource Management (RM). To the south, land uses are mixed and include SFR, CL-H, and Multi-Family Residential-High (MFR-H). See Figures 3 and 4 for an aerial view of the parcel and a map of surrounding Land Use Designations.



FIGURE 3: PROJECT PARCEL, AERIAL VIEW

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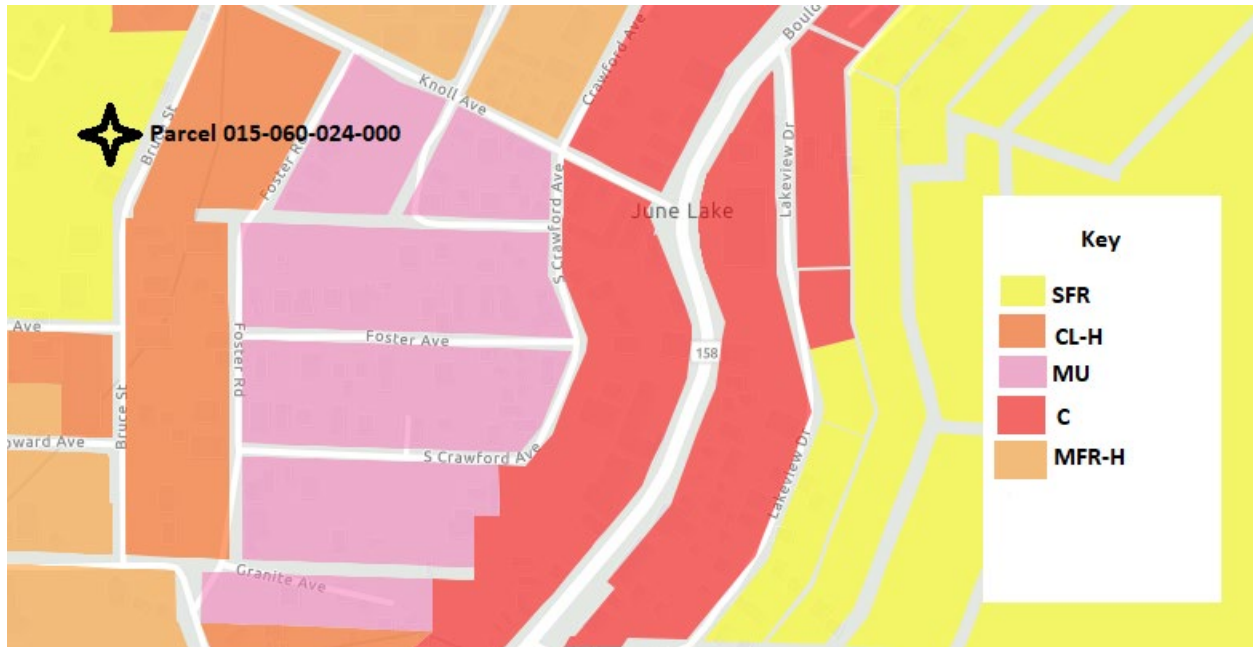


FIGURE 4: SURROUNDING LAND USE DESIGNATIONS

The terrain on the parcel, and neighboring parcels, slopes steeply upward toward the west. Rocky outcroppings cover much of the property, limiting the buildable area. The preliminary site plan and architectural renderings for the proposed residence place a two story, 1,550-sf single family residence above a 725-sf garage, within a 725-sf building footprint.

The driveway, slanted to accommodate the parcel's terrain (Figure 5), covers an additional 430-sf. Total coverage on the 9,949-sf parcel, including both building and driveway, is 11.6%, well below the 40% allowed by SFR development standards. The proposed residence includes two parking spaces, as required by LUE §06.100, in the tandem arrangement allowed for SFR. (See Figure 1 for parking spaces and lot coverage, Figure 6 for elevation drawings of the proposed residence, and Figure 5 for a street-level view of the driveway's proposed path.)

Other homes on the street are designed around similar constraints. Front setbacks at neighboring residences are significantly reduced.

§04.120 of the LUE specifies that CalFire standards also apply when calculating minimum required setbacks. §1276.01(b) of the State Minimum Fire Safe Regulations allows a reduction in minimum setbacks for practical reasons, including topographic limitations. As the granite outcroppings constitute significant topographic limitations, the project would not require an additional exemption from CalFire.

June Lake sits at an elevation of 7,654 feet, and LUE §04.120.A.1. notes that developments in areas above 6,000 feet must be designed with special consideration for snow-shedding. The site plan (Figure 6) shows a roof sloped toward the east and west, shedding to the front and rear of the

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residence instead of to the sides. The Department of Public Works, upon reviewing the proposed site plan, determined that granting the variance would not result in any snow-related issues to the Bruce Street right of way and endorsed the variance, making no additional requirements of the applicant regarding potential snow shedding.



FIGURE 5: STREET VIEW OF THE DRIVEWAY'S PROPOSED PATH

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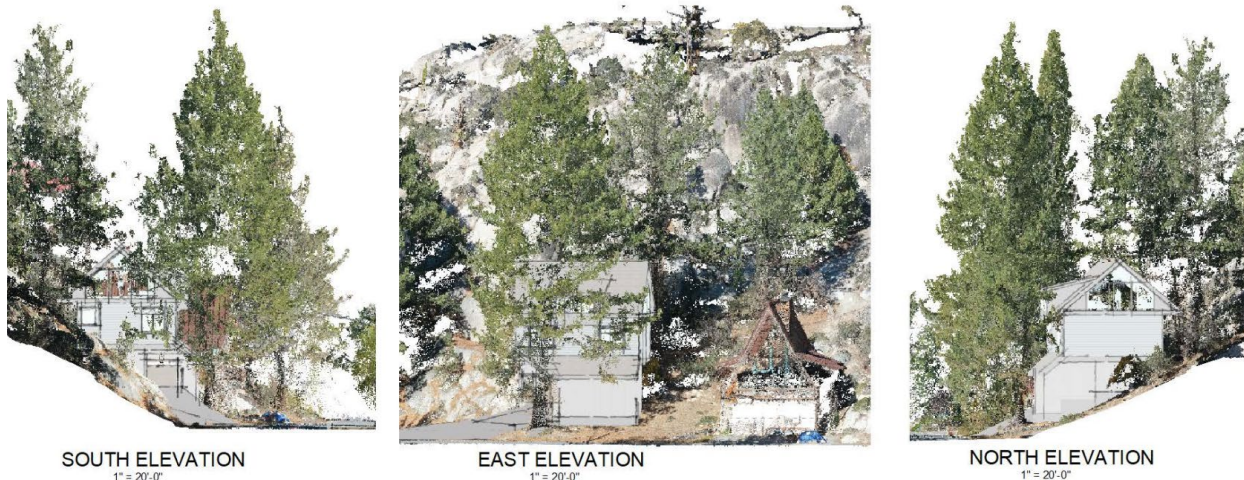


FIGURE 6: ELEVATION DRAWINGS

GENERAL PLAN CONSISTENCY

The Land Use Element of the General Plan requires front setbacks of 20' on parcels with the land use designation of SFR. The general provisions of the LUE (§04.120.A.1.) explain that minimum setbacks are required to maintain access, fire safety, and community character. The project proposes a reduced 5' setback from the front property line, but meets 10' side and rear setback minimums.

Five elements of the June Lake Area Plan apply to the proposed development, all but one favorably.

- 1) June Lake, Land Use, Objective 13.C: Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.

The parcel is located in the commercial-residential core of June Lake, where existing development is most established and encouraged.

- 2) June Lake, Land Use, Policy 13.C.1.: Encourage compatible development in existing and adjacent to neighborhood areas.

The project proposes a single-family residence on land designated for single-family residences, in an existing residential neighborhood.

- 3) June Lake, Land Use, Action 13.C.1.b.: Encourage compatible infill development in the Village and Down Canyon areas.

The project is located in The Village, and if developed with a residence would constitute compatible infill.

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- 4) June Lake, Land Use, Policy 13.F.1.: Utilize the building and planning permit processes to prevent new construction from encroaching into required setbacks and rights of way.

A Variance is the appropriate planning permit to allow for encroachment into a required setback.

- 5) June Lake, Land Use, 17.B.3.a.: Promote structural designs that conform to the natural landform of hill slopes. Designs should complement the natural contours of hill slopes and not promote excessive areas of cut and fill.

The plot plan allows the proposed residence to conform to the natural landforms on the property, to complement their contours, and to reduce cut and fill.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The application was accepted for processing at the June 3, 2024 LDTAC meeting. Conditions of approval were reviewed and approved at the July 15, 2024 LDTAC meeting.

NOTICING

Notice was mailed to owners of property within 300 feet of the project parcel on July 3, 2024. Notice appeared in The Sheet on Saturday July 6, 2024. No public comments have been received.

VARIANCE FINDINGS

A deviation from the required setback distances requires a Variance. A Variance is a permit issued to a landowner by an administrative agency, in this case the Planning Commission, to construct a structure or carry on an activity not otherwise permitted under the land use designation. The statutory justification for a variance is that the owner would otherwise suffer unique hardship under the general land use regulations because his or her parcel is different from the others to which the regulation applies due to size, shape, topography, or location.

The concept is that the property owner is allowed to use his property in a manner consistent with the established regulations, without changing the basic land use designation, which such minor variations that will place the owner in parity with other property owners in the same designation.

A Variance shall be granted only when all of the following findings can be made:

- A. *Because of special circumstances (other than monetary hardship) applicable to the property, including its size, shape, topography, location or surroundings, the strict application of the provision of this title deprives such property of privileges (not including the privilege of maintaining a nonconforming use or status) enjoyed by other property in the vicinity and in an identical land use designation because:*

The property is significantly constrained by the rocky granite slope rising to the west. Absent the rocky slope, the site could reasonably accommodate a single-family dwelling while meeting setbacks. This topography deprives the subject property of privileges enjoyed by other

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properties in the vicinity with SFR land use designations. Decreasing the setback from 20' to 5' allows for the development of a building envelope on a relatively flat area.

This variance finding can be made.

- B. Granting a variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the land use designation in which the property is situated because:*

The land use designation SFR allows for the construction of a residence outright. Reducing the setback in order to accommodate the topography would be in keeping with neighboring residential uses, and would not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity.

This variance finding can be made.

- C. Granting a variance will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is situated because:*

The property is located in The Village, the commercial and residential core of June Lake where infill is encouraged. The construction of a residence on land designated SFR is permitted outright. The proposed setback reduction would be consistent with adjoining uses, and Public Works has reviewed and endorsed the proposed site plan.

This variance finding can be made.

- D. Granting a variance will not be in conflict with the established map and text of the general and specific plans and policies of the county because:*

Aside from the Variance under discussion, the proposed residence complies with the development standards related to land use in the General Plan. The lot size, dimensions, and coverage comply with SFR minimums. Rear and side setbacks meet minimums. Additional requirements, such as building height, will be addressed during the building permit application process.

Several policies in the June Lake Area Plan directly concern the proposed Variance. Action 13.C.1.b, "Encourage compatible infill development in the Village and Down Canyon areas," favors the proposal, as the development of a single-family residence in the Village, on a parcel designated SFR, constitutes compatible infill. Action 17.B.3.a., "Promote structural designs that conform to the natural landform of hill slopes. Designs should complement the natural contours of hill slopes and not promote excessive areas of cut and fill," also favors the applicant, as the proposed design conforms to the natural landform and leaves the rocky outcroppings largely intact, reducing cut and fill.

Policy 13.F.1., "Utilize the building and planning permit processes to prevent new construction from encroaching into the required setbacks and rights of way," provides a counter by

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emphasizing the importance of setbacks, and affirms the process of obtaining a variance for reduced setbacks.

This variance finding can be made.

ENVIRONMENTAL REVIEW

The project qualifies for a CEQA exemption under Section 15303(a), Class 3, New Construction or Conversion of Small Structures, “Class 3 consists of construction and location of limited numbers of new, small facilities or structures...A. One single-family residence, or a second dwelling unit in a residential zone.”

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MONO COUNTY Planning Division NOTICE OF DECISION / VARIANCE

VARIANCE #: 24-002

APPLICANT: Brad Wilson

ASSESSOR PARCEL NUMBER: 015-060-024-000

PROJECT TITLE: Wilson Variance

PROJECT LOCATION: Unassigned on Bruce Street, June Lake

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) CALENDAR DAYS FOLLOWING THE COMMISSION ACTION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHeld AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/VARIANCE APPROVAL: _____

EFFECTIVE DATE OF VARIANCE: _____

MONO COUNTY PLANNING COMMISSION

DATED: _____

Community Development Director

- cc: X Applicant
- Engineer
- Assessor's Office
- Compliance Officer

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CONDITIONS OF APPROVAL

Variance 24-002/Wilson

1. The project shall be in substantial compliance with the project description and site plan approved with Variance 24-002.
2. Variance 24-002 allows for development within the front setback only and does not grant any additional variance from the Mono County General Plan.
3. If a building permit application is submitted for development of the parcel, a “will serve” letter from the June Lake PUD will be required.
4. If a building permit application is submitted for development of the parcel a “will serve” letter from the June Lake FPD will be required.
5. Project shall comply with standards and requirements of the General Plan and County Code, including Public Works, Environmental Health, Community Development, and the Building Division.
6. Extensions. If there is a failure to exercise the rights of the variance within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing.
7. Revocation. The Commission may revoke the rights granted by a variance and the property affected thereby shall be subject to all of the provisions and regulations of land use designations and development requirements applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the variance or the violation by the owner or tenant of any provision of this General Plan pertaining to the premises for which such variance was granted. Before the Commission shall consider revocation of any variance, the Commission shall hold a public hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision of the Commission may be appealed to the Board of Supervisors in accordance with Section 47, Appeals, and shall be accompanied by the appropriate filing fee.
8. Termination. A variance shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all of the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
 - A. There is a failure to commence the exercise of such rights as determined by the Director within two years from the date of approval thereof or as specified in the conditions.

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www.monocounty.ca.gov

If applicable, time shall be tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the variance; or

B. There is discontinuance for a continuous period of two years, as determined by the Director, of the exercise of the rights granted; or

C. No extension is granted as provided in Section 33.070.

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

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Bridgeport, CA 93517
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July 2, 2024

To: The Sheet
From: Erin Bauer, Planning Analyst
Re: Legal Notice for **July 8** edition
Invoice: Heidi Willson, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **July 18, 2024** in the Board Chambers, 2nd floor, County Courthouse, 278 Main Street, and the meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/88314926257> or in person at the Dana Room of the Mono County Civic Center, Second Floor, 1290 Tavern Road, Mammoth Lakes, where members of the public shall have the right to observe and offer public comment and to consider the following: **no earlier than 9:05 am. Variance 24-002 Wilson** requests a front yard setback reduction from 20' to 5' at APN 015-060-024-000 on Bruce Street in June Lake. The 0.23-acre lot is designated Single Family Residential (SFR). Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend the meeting in-person; and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546 or by email at cddcomments@mono.ca.gov, **by 8 am on Thursday, July 18, 2024**. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing.

Mono County Planning Division*: Current Projects

July 18, 2024

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

Completed Planning Applications		
Permit Type	Community	Description
UP	Bridgeport	500 sf wood shop & 1400 sf caretaker home
DR	Bridgeport	Alternate Parking Plan
Active Planning Permit Applications		
Permit Type	Community	Description
GPA/SP	Mono Basin	STRs & campground, awaiting payments
GPA/SP	Sonora Junction	Permit existing nonconforming campground, change LUD from RM to SP
Parcel Map	June Lake	Peterson Tract lot split
UP	June Lake	New RV Park (Bear Paw)
UP	Walker	RV Storage facility
UP	Sunny Slopes	New Long Valley Fire Dept station
UPM	Crowley	940 sf modular classroom
Variance	June Lake	5' front yard setback due to steep cliff on property
Variance	June Lake	Front yard ADU
DR	Benton	OH lines
DR	Swall Meadows	Stream Setback
DR	Aspen Springs	RV while constructing SFR
LLA	Coleville	adjustment & merger - awaiting new docs
LLA	Lee Vining	lot adjustment within Tioga Inn SP
LLA	Antelope Valley	LLA
LLA	Antelope Valley	LLA
LLA	Crowley	LLA
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels
LM	Long Valley	Sierra Business Park
Active Policy/Planning Projects		
Name	Community	Description
North County Water Transfer Project	North County	<i>Board approved GPA July 9</i>
Short-Term Rental Housing Study	Countywide	<i>Board workshop on draft proposed policies on June 18</i>
Special District Study	Countywide	<i>Completed, closing out grant</i>
Multi-Jurisdictional Hazard Mitigation Plan Update	Countywide	<i>Interviewed top scoring firms, in the process of contracting</i>
Tri-Valley Groundwater Model	Tri-Valley	<i>RFP released</i>
Rush Creek Dam Decommissioning	June Lake	<i>Staff submitting comments</i>
Biomass Facility	Countywide	<i>Assist with land use planning issues as necessary; Whitebark has been expanding project area to June and Mono Basin</i>
Review State Minimum Fire Safe Standards and update General Plan regulations	Countywide	<i>Will be a separate GPA, received determination that new regulations do not apply to existing roads</i>
Whitmore Area Planning	Mammoth Area	<i>Coordinate with Town, USFS, BLM, LADWP on plans to expand recreation uses at Whitmore Recreation Area, including a possible dog park.</i>
Housing Policy	Countywide	<i>Housing Element tracking and policy development per Board's direction, collaborating with new Housing Manager</i>
Transportation projects of note	Countywide	<i>working on 24-25 OWP; update regional transportation plan; collaborating with Caltrans on Lee Vining and Bridgeport street rehabilitation projects, and traffic calming for Walker Main Street</i>
US 395 Wildlife Crossings	Long Valley	<i>Project committee to construct wildlife crossings on US 395; Caltrans lead</i>
Silver Peak SCE project	S. County/Tri-Valley	<i>Replacement of power poles and hardening electrical infrastructure; Planning providing comments per General Plan</i>
RVs as residences	Countywide	<i>RPAC outreach underway July and August</i>

Sage grouse conservation	countywide	<i>ongoing</i>
Towns to Trails Planning	Countywide	<i>Participate in effort by ESCOG/MLTPA</i>
Revision to Chapter 11	Countywide; Antelope Valley	<i>on hold pending staffing resources</i>
Cannabis Odor Standards	Countywide	<i>Low priority</i>

Acronyms:

AG	Agriculture
BOS	Board of Supervisors
CEQA	California Environmental Quality Act
DR	Director Review
ESCOG	Eastern Sierra Council of Governments
GHG	Greenhouse Gas
GPA	General Plan Amendment
LLA/LM	Lot Line Adjustment/Lot Merger
LTC	Local Transportation Commission
LUD	Land Use Designation
MFR-M	Multi-Family Residential - Medium
MLTPA	Mammoth Lakes Trails and Public Access
MU	Mixed Use
PC	Planning Commission
RR	Rural Residential
SP	Specific Plan
STR	Short-Term Rental
UP/UPM	Use Permit / Modification
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled