

# MONO COUNTY PLANNING COMMISSION

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PO Box 347  
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commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## SPECIAL MEETING AGENDA

February 20, 2025 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, Second Floor, Mono County Civic Center, 1290 Tavern Road, 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/88951174507>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 889 5117 4507  
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: 889 5117 4507

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.

**3. Teleconference Location-** 1480 Dower Arroyo Grande, CA 93420

*\*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. ANNUAL APPOINTMENT OF A NEW CHAIR AND VICE CHAIR**
- 4. MEETING MINUTES**

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DISTRICT #1  
COMMISSIONER  
Patricia Robertson

DISTRICT #2  
COMMISSIONER  
Roberta Lagomarsini

DISTRICT #3  
COMMISSIONER  
Jore Fogg

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

A. Review and adopt minutes of December 19, 2024 (Jan. meeting cancelled) (pg. 1)

**5. PUBLIC HEARING**

A. **Use Permit 24-010/Lehman.** Applicant proposes to build a 1,200-sf wood frame storage building with vehicle doors on both sides and place two 320-sf steel cargo storage containers on continuous concrete foundations, spanned by an engineered steel roof system, in order to conduct business as a general and electrical contractor on 1.03 acres of undeveloped property at the corner of US 395 and West Mill Creek Lane in Walker (APN: 002-353-021-000). *Staff: Erin Bauer.* (pg. 3)

**6. WORKSHOP**

No items

**7. REPORTS**

A. **Director** (pg. 27)

B. **Commissioners**

**8. ADJOURN to** Scheduled Special Meeting on March 20, 2025, 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).

\*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov](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](mailto: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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## Draft Minutes

December 19, 2024 – 9:00 a.m.  
Mono Lake Room- Mammoth Lakes Civic Center

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

**STAFF:** Heidi Willson, planning commission clerk; Brent Calloway; assistant director; Emily Fox, County Counsel; Erin Bauer, planning analyst; Wendy Sugimura, director

**PUBLIC:** 760-914-1694, 415-601-0831, Thomas Regan, JuneKronholz, Candy Logue, Brad Wilson, BluPrint Home Loans- Poe Famil, Doug Smith

### 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

### 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 November 21, 2024

**Motion:** Approve the minutes from the meeting on November 21, 2024, with the correction to the public hearing close time of 9:46 am not 4:46am.

**Fogg motion; Bush second.**

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

**Motion Passes 5-0.**

### 4. PUBLIC HEARING

#### A. No earlier than 9:05 a.m. Consider approval of Use Permit 24-009/Poe Vacation Home

**Rental.** The proposal is to create a vacation home rental of a newly constructed single-family residential unit located at 19 Willow Avenue, June Lake (APN 016-193-033-000). The property is designated Commercial Lodging (CL-M) and is 1.12 acres. If permitted, the vacation home rental will have a maximum overnight occupancy of six persons and two vehicles. The project qualifies for an exemption under CEQA §15301, Existing Facilities. *Staff: Erin Bauer.*

- Bauer gave a presentation and answered questions from the Commission.
- Public Hearing opened at 9:35 am.
- Applicant provided a statement and answered questions from the Commission.
- Public Hearing Comments provided by Doug Smith and Thomas Regan regarding road safety, snow, fire safety, and upkeep.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.

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COMMISSIONER  
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COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

- Public Hearing Closed 10:19 am.

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

**Robertson motion; Bush second.**

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

**Motion Passes 5-0.**

## 5. WORKSHOP

No items

**Motion:** Reconsider and rescind the approval of the minutes of November 21, 2024.

Lizza motion; Robertson second.

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

**Motion Passes 5-0.**

**Motion:** Approve the minutes from the meeting on November 21, 2024, with the correction to the public hearing close time of 9:46 am not 4:46 am, and including that the meeting was adjourned in honor of former Planning Commissioner Jeff Dozier.

**Lizza motion; Lagomarsini second.**

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

**Motion Passes 5-0.**

## 6. REPORTS

- A. **Director** – Director Sugimura provided a report and answered questions from the Commission.
- B. **Commissioners- Lagomarsini and Fogg reported that they received the Hazard Mitigation Plan Flyer.**

## 7. ADJOURN at 11:10 to scheduled special meeting on January 16, 2025, at 9:00 am.

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February 20, 2025

To: Mono County Planning Commission  
From: Erin Bauer, Planning Analyst  
Re: Use Permit 24-010/Lehman

## Recommendation

It is recommended that the Planning Commission take the following actions:

1. Find that the project qualifies as a Categorical Exemption under CEQA guidelines §15303, New Construction or Conversion of Small Structures, and instruct staff to file a Notice of Exemption.
2. Make the required findings as contained in the project staff report; and
3. Determine the use is similar to and not more obnoxious than the business, professional and retail uses permissible on parcels designated for Mixed Use.
4. Approve Use Permit 24-010, subject to attached conditions.



Figure 1: Parcel View of APN 002-353-021-000

## Project Background

The applicant proposes to build several structures to conduct business as a general and electrical contractor on 1.03 acres of undeveloped property with no assigned address at the corner of Highway 395 and West Mill Creek Lane in Walker (APN: 002-353-021-000, pictured in Figure 1).

Walker is a small community in northern Mono County clustered around US 395. Most parcels bordering the highway are designated Mixed Use (MU) in order to encourage economic growth. The Mixed Use

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designation is intended to provide for a wide range of compatible residential and commercial uses, including business, professional, and retail uses. The project parcel is designated Mixed Designation (MD) which means multiple designations are present on the parcel, however, after reviewing the 2000 General Plan Maps, the parcel is entirely within the MU designation and the MD designation is a result of a GIS error when the paper maps were digitized. The GIS error will be corrected as the parcel only has one designation of Mixed Use (MU).

The applicant has been a licensed California General and Electrical Contractor since 1988. He plans to conduct his business in the Walker/Coleville area once the project is complete. The applicant proposes to store building materials, tools, vehicles, and trailers on site, for business use.

These uses are not among those permitted by the Mono County General Plan Land Use Element (MCGP LUE) for Mixed Use parcels. However, 04.030.A. of the LUE recognizes that “Not all uses can be listed nor can future uses be anticipated,” and so the Commission is asked to determine whether the proposed use can be considered similar and not more obnoxious or detrimental to the public health, safety, and welfare than uses listed for the same designation.

According to 04.030.B., if a use is found similar to a permitted use or to a use requiring a Director Review or Use Permit, it shall also be permitted subject to the same requirements as its most similar listed use.

Additionally, all uses subject to Director Review can be elevated to a Use Permit level, if determined to be necessary by the CDD Director. Because the proposed use is not among the listed uses, can be considered similar to uses requiring either a Director’s Review or a Use Permit, requires a Commission interpretation and was initiated due to a code enforcement complaint, this application to build structures facilitating a contractor’s business has been determined to require a Use Permit.

The project qualifies for a §15303 CEQA exemption.

## Project Description

As seen in Figure 2, the applicant plans to build a 1,200 square foot (sf) wood frame storage building with vehicle doors on both sides and two 9’h x 8’w x 40’l (320-sf) steel cargo storage containers on continuous concrete foundations, with an engineered steel roof system spanning cargo containers spaced 30’ apart to create a carport beneath.

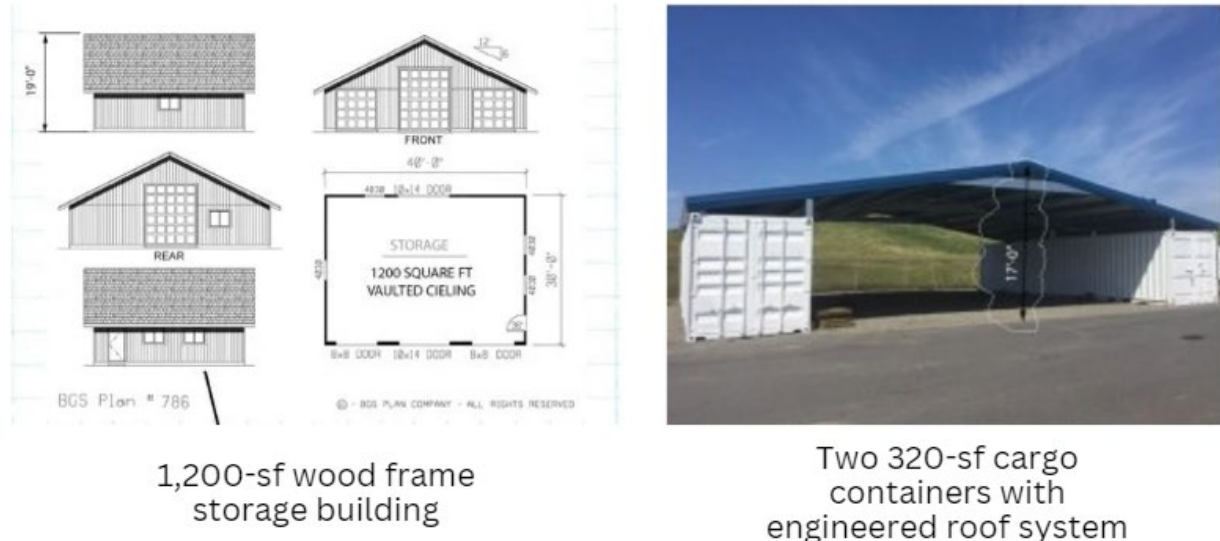
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**Figure 2: Elevations of proposed structures**

Conditions of approval require that both cargo containers and the roof structure be painted a non-reflective dark gray, while the 1200-sf storage structure shall be gray with white trim, and a matching, non-reflective roof. Additionally, the design, color, and materials for all buildings, fences, and accessory structures shall be non-reflective and compatible with the natural setting.

The applicant also proposes a solid redwood fence to partially screen the storage container and roof system. The fence is proposed to be 6' high where it bisects the property and along the side and rear property lines. Where the fence crosses into the front setback, the maximum allowable height is 4'. The reduced height of the fence within the front setback along West Mill Creek Lane adheres to MCGP requirements, but compromises the ability of the fence to screen the activities inside. As no landscaping is proposed, the cargo containers, engineered roof, and any stored vehicles will be visible from US 395. Alternately, the fence could be set-back 20' from the front property line and remain 6' high along West Mill Creek Lane.

A condition of use requires that a redwood-colored transparent oil stain be applied to the fence.

A driveway with an encroachment onto West Mill Creek Lane, as depicted in the Figure 3 site plan, leads to a paved concrete parking area.

Applicant proposes to obtain underground electrical service from an existing pole across West Mill Creek Lane. The 1200-sf conventionally framed structure will be electrified, but no electrical utilities will be permitted on or inside the cargo containers. The property does not currently have a well or septic system. To properly manage human waste generated on-site, a condition of approval requires

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installation of potable water and sewage disposal facilities as approved by the Environmental Health Department. No landscaping is proposed at this time, as the property has no well or water source .

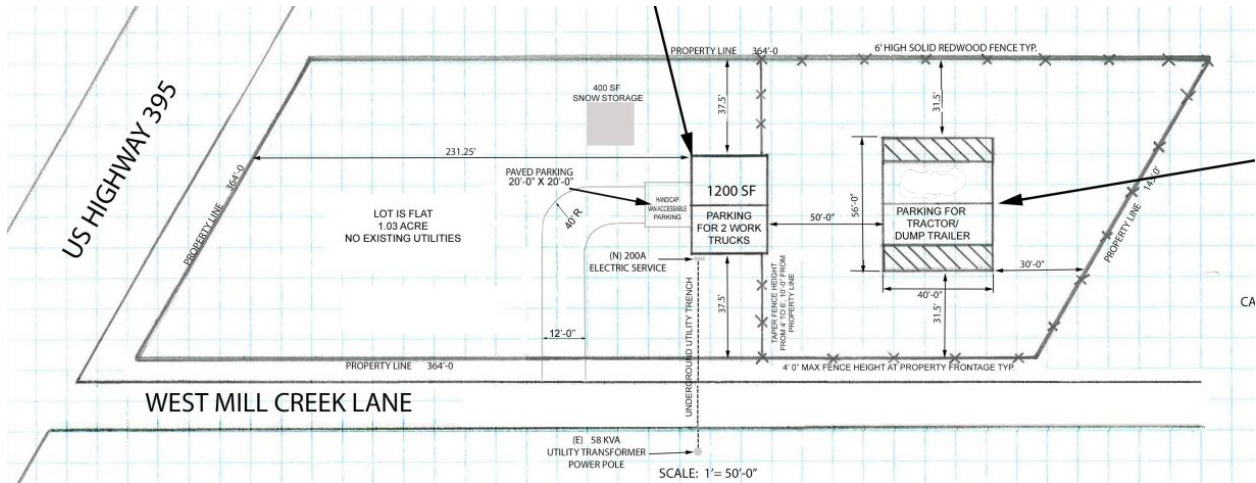


Figure 3: Site Plan

The applicant has shared plans to build a single-family residence on the property at some point in the future, but does not intend for the contracting business to have a public-facing component, such as an office for receiving clients. A condition of approval prohibits the user from storing vehicles outside the storage structures.

## PROJECT SETTING

Communities in the Antelope Valley, like Walker, are small with deep roots in agriculture. The area between the West Walker River to the east of US 395 and the sloping terrain to the west of US 395 is designated in County area plans as the US 395 corridor. The topographic map of Walker included as Figure 4 shows the river and the mountains flanking the town.



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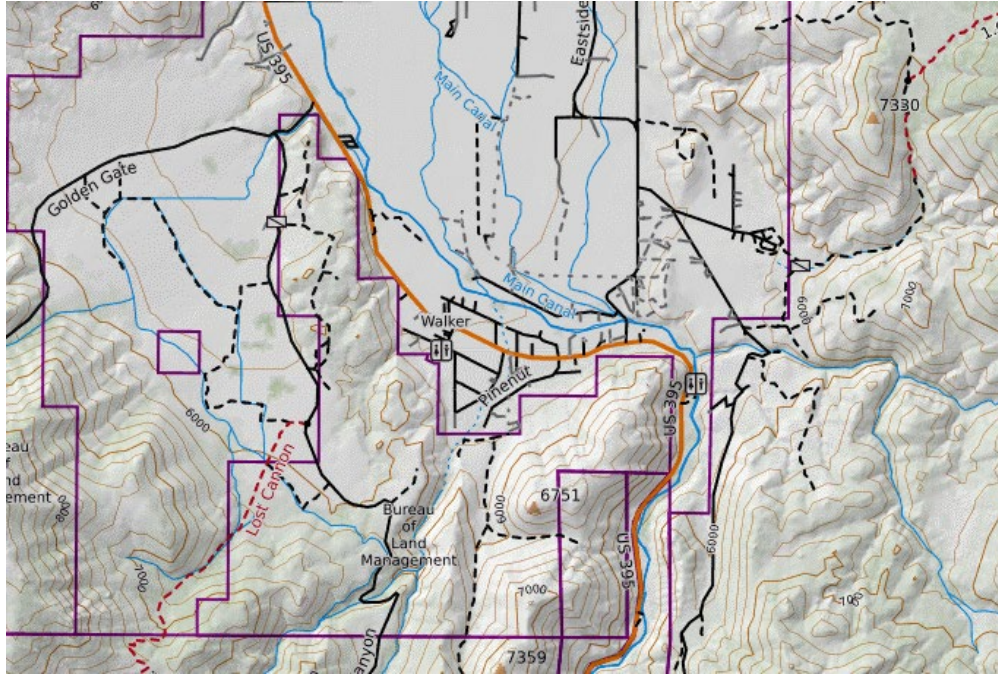


Figure 4: 395 Corridor

This section of Highway 395 that runs through Walker is eligible to become but not officially designated as a scenic highway. Figure 5 shows the project parcel, as seen from the highway.

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Figure 5: APN 002-353-021-000, seen from Highway 395

Parcels in Walker that border US 395 have been designated as Mixed Use in order to cluster commercial development around the highway. The range of land uses surrounding the project parcel reflect the assigned designation. The parcel directly to the east houses a church. The parcel to the west is undeveloped. The next adjacent parcel to the West at 107280 Highway 395 is a vacant storefront which

# MONO COUNTY

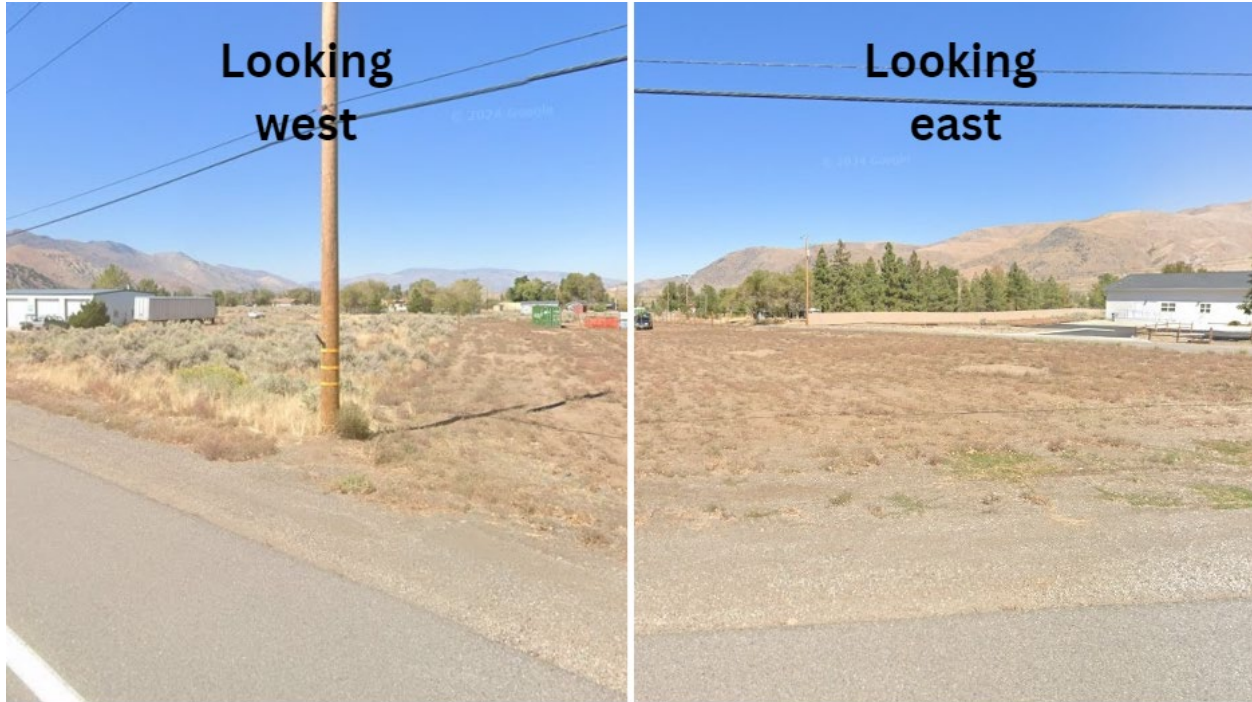
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formerly housed an automotive repair facility.



**Figure 6: View of neighboring parcels**

As seen in Figure 7, development on the opposite side of the highway is residential, with single-family homes set back from the road interspersed with undeveloped lots.

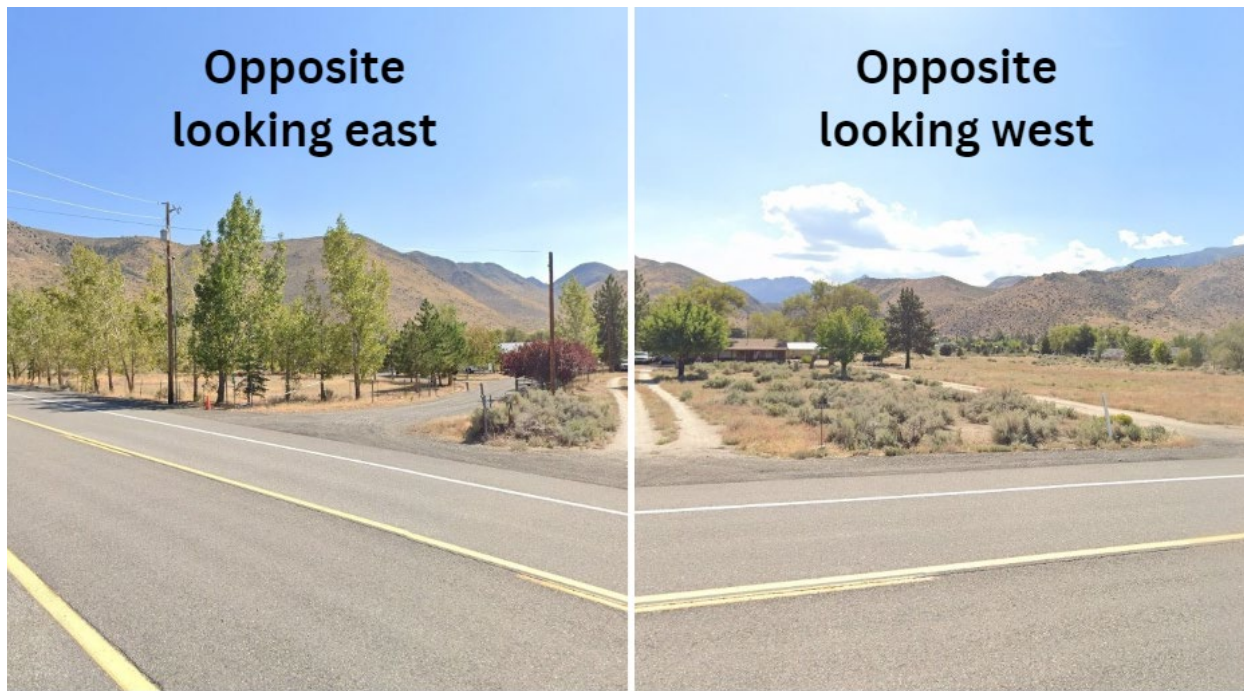
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**Figure 7: View of parcels opposite**

Although near the Walker River, the parcel is not located within a designated flood zone.

All of Walker is classified as a High Severity Fire Hazard Zone by CalFire, and the town is not equipped with hydrants. The Antelope Valley Fire Protection District has already provided the applicant with a Will-Serve letter.

## General Plan Consistency

### Countywide Land Use Policies

The applicant proposes to build on an undeveloped lot within the existing community of Walker. Countywide land use policies such as Policy 1.A.1. and Action 1.A.1.a., below, encourage clustering new development in existing communities.

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

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

The permitting process ensures compliance with Policy 1.A.5., below, which discourages the juxtaposition of incompatible land uses. The Mixed Use designation is intended for transitional zones, in this case the active and commercial environment appropriate to the US 395 corridor before it transitions to a rural and agricultural zone beyond.

**Policy 1.A.5.** *Avoid the juxtaposition of incompatible land uses.*

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**Action 1.A.5.a.** *The compatibility of adjacent land uses (e.g. noise, traffic, type of development) shall be a major factor in determining land use designations for private property.*

### Antelope Valley Land Use Policies

The section of the Land Use Element describing the issues, opportunities, and constraints specific to the Antelope Valley encourages the development of Walker's main street:

*There is an interest in developing a Main Street plan on US 395 for Walker to improve the visitor experience and tourism, provide for enhanced way finding and use of community assets (Park, community center, Mountain Gate, etc.), develop a common theme for main street (street trees, landscaping, town center, common signage for communities, etc.), and improve pedestrian/bicycle facilities.*

The policies, objectives, and actions in the area plan favor development in Walker, especially along the US 395 corridor:

**Objective 4.A.** *Guide future development to occur within the US 395 corridor and existing communities.*

**Objective 4.E.** *Promote the economic revitalization of the Walker and Coleville Main Street districts.*

**Action 4.E.2.a.** *In development of a Main Street Program, assess and specify opportunities for business growth, infill and access improvements/connections.*

The policies also ask decision-makers to consider district character and the physical appearance of Walker's main street.

**Policy 5.E.2.** *Encourage district infill that improves connections and integration among businesses and improves the physical appearance of Walker and Coleville Main Streets.*

**Action 4.E.2.b.** *Based on the Main Street Program goals, consider adjustments to guidelines and regulations to better preserve district character and promote business sustainability.*

The applicant's proposed contracting business has the potential to benefit the economy of Walker, and provide a much-needed service in Mono County. However, the business functions would benefit from visual screening. The applicant proposes to surround the cargo container structure with a solid redwood fence, but the maximum height allowed for the fence within the front setback facing West Mill Creek Lane is 4', which will not hide the proposed cargo container structure from view.

### Cargo Containers

The MCGP LUE Chapter 20 regulates cargo containers to "protect the character and visual quality of neighborhoods and communities through appropriate aesthetic restrictions, and to address health and safety hazards through building permit requirements." (20.010)

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The project proposes the permanent installation of two cargo containers which are already on site, in violation of County codes. Additionally, the project location, bordering the highway and within Walker's main street commercial area, merits special attention to any potential aesthetic nuisance.

Permanent cargo container installations are permitted in all land use designations based on parcel size, as described in MCGP LUE 20.040. According to 20.050.(A).3., only one container may be permitted on parcels of less than one acre, while only two containers can be permitted on properties between one and five acres.

The applicant proposes the permanent placement of two cargo containers on a parcel which is almost exactly one acre in size. The County Assessor calculates the parcel size as 0.999 acre, reduced from 1.003 when CalTrans acquired a 188-sf right-of-way at the intersection of West Mill Creek Road and Highway 395. The Assessor's map shows the right-of-way in detail:

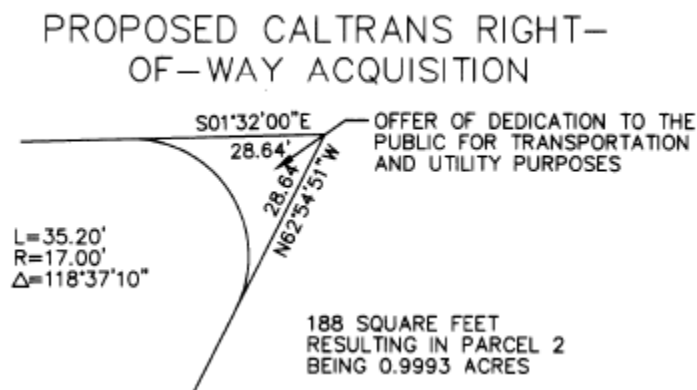


Figure 8: Assessor's Map, detail

As a result, the gross acreage on APN 002-353-021-000 is more than one acre but the net acreage on APN 002-353-021-000 is technically less than one acre. Staff has determined that, in this case, the gross acreage is sufficient to allow two cargo containers.

All additional requirements of Chapter 20 – Cargo Containers, including the general provisions of 20.050, have been included as conditions of approval.

### Snow Storage

04.300 of the MCGP LUE requires that snow-storage areas shall be provided for all new commercial, industrial and multifamily (three or more units) developments, including condominiums.

Snow-storage area(s) shall be equal to a required percentage of the area from which the snow is to be removed, (i.e., parking and access/roads areas). Snow loads shall be established by the Design Criteria utilized by the Mono County Building Department.

In Walker, the required percentage is 25%.

The site plan (figure 3) indicates that the property allows for adequate snow storage.

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### Parking and Driveways

The applicant will be required to provide parking for his structures. In Walker, the minimum size for an uncovered parking stall is 9'x18'. Because the proposed use is most similar to a commercial use, one of the parking stalls must be accessible, with a minimum size of 14'x20', and appropriate signage.

The number of required parking stalls is set in Table 06.010 of the MCGP LUE. A contractor's business is not among the listed uses, and the Commission determines the number or amount of parking required for any uses not specifically mentioned in the table.

General Retail, Services & Offices are required to provide one space for each 200-sf of gross leasable floor area, with a minimum of two. Manufacturing and industrial uses are required to provide two spaces for each three employees on the largest shift, or not fewer than one space for each 1,000-sf of gross floor area. Warehouses and wholesale stores are required to provide one space for each 1,000-sf.

The applicant plans to use the property as a base for his business, but does not intend to operate a storefront. A requirement of one space for each 1,000-sf of floor area would, counting the roofed area between the cargo containers, tally to three required parking spaces.

The 1200-sf storage structure will serve as a garage with three vehicle bays, with one vehicle bay serving as a pass-through. The applicant intends to use two of these spaces for his pickup trucks, a 1994 Chevrolet and a 2004 Ford. The roofed cargo container structure will be used to store a 1952 Farm-All Tractor and a 12' dump trailer. No vehicle storage will be allowed outside of the two proposed structures.

The site plan additionally includes a 20'x20' paved parking area on the south side of the property, attached to the 1200-sf storage structure, adequate in size to serve as an accessible parking space.

Paving requirements are set in Table 06.020. On commercial parcels, where the access road is paved the driveway must be asphalt or similar impervious or semi-pervious surface. The applicant plans to connect his driveway to West Mill Creek Lane. West Mill Creek Lane is not a County-maintained road, but it is paved.

The driveway is therefore required to be paved with asphalt or a similar impervious or semi-pervious surface.

### Setbacks

CalFire requires 30' setbacks for all structures from the property line or centerline of a paved road. The proposed structures meet CalFire setbacks which are more restrictive than the General Plan setbacks.

General Plan setbacks vary for front, side, and rear yards. A "front" yard is defined in 02.1250 of the MCGP LUE as "that portion of the lot adjacent to a street right of way, extending between the side lot lines to a depth required by the district in which the lot is located." An assessor's map of the project parcel, shown in Figure 9, shows that there is no right-of-way onto Highway 395, and thus the parcel's boundary with the highway cannot be considered a front yard:

# MONO COUNTY

## COMMUNITY DEVELOPMENT DEPARTMENT

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Mammoth Lakes, CA 93546  
760-924-1800 phone, 924-1801 fax  
[commdev@mono.ca.gov](mailto:commdev@mono.ca.gov)

### Planning Division

PO Box 8  
Bridgeport, CA 93517  
760-932-5420 phone, 932-5431 fax  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

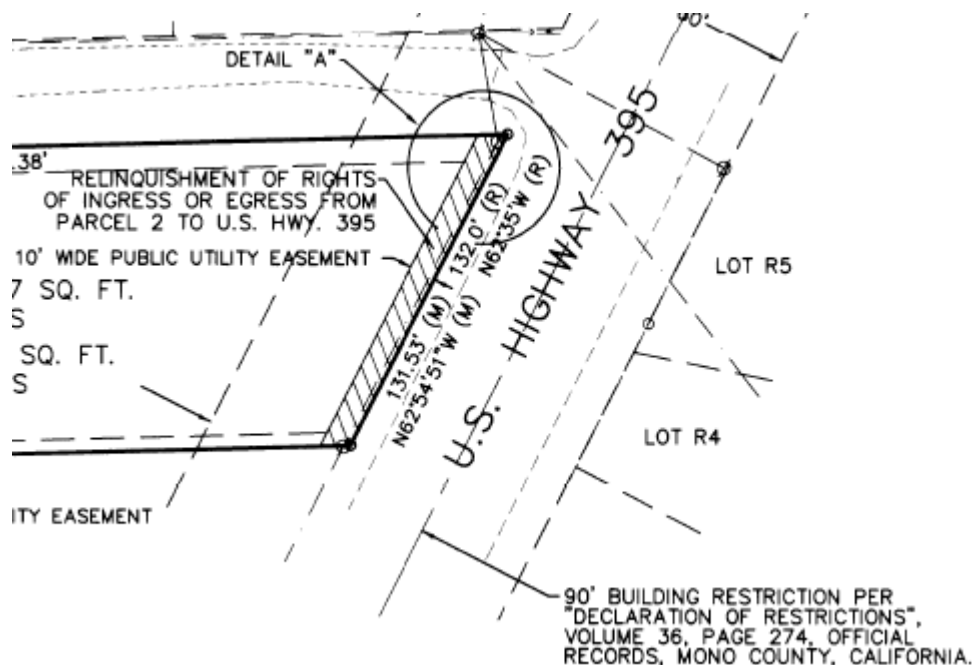


Figure 9: Assessor's Map of 002-353-021-000, detail

Instead, the “front” yard is the portion which borders West Mill Creek Road, where the applicant intends to access his proposed structures.

A “rear” yard, defined in 02.1270, extends “across the back of the lot between the side lot lines,” while a “side” yard, defined in 02.1280, extends “from the front yard to the rear yard.” Therefore, the front yard determines which boundaries are defined as side and rear. On the project parcel, because the front yard borders West Mill Creek Lane, the short ends of the rectangular parcel are side yards while the portion sharing a boundary with 461 Meadow Drive is the rear yard.

Mixed Use parcels have required minimum 10’ front setbacks, 5’ rear setbacks, and 10’ side setbacks. However, several additional considerations apply to the project parcel.

The Assessor’s Map (Figure 9) shows a 40’ CalTrans right of way, which extends approximately ten feet beyond the asphalt of the existing road, on either side. The project parcel’s setbacks should properly be measured from the boundary of the right of way and not from the existing asphalt.

As a corner lot, 04.120.D.2. requires 10’ minimum front and side yards. Section 04.120.D.1. states that, “when a commercial use is proposed and is abutting a residential district, or a residential use is proposed within a commercial or mixed use designation, the required minimum side and rear yards shall be 10 feet.”

For these reasons, 10’ setbacks are required on all four sides of the project parcel and the proposed structures comply with required setbacks.



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### Fencing

The applicant proposes to fence the northern half of his property. A solid redwood fence will surround the roofed cargo containers, but only enclose the rear wall of the vehicle storage structure.

According to table 04.010 and section 04.160, Fences shall not exceed 7' in height. Where a fence, hedge or wall is located in any required front yard, it shall not exceed 4' in height.

The applicant plans to build a 6' fence around the side and rear of the property, and a 4' fence within the front setback, which faces West Mill Creek Lane.

### Fire Safe

All structures meet Calfire's 30' minimum setback requirements.

The 12' driveway is wider than the 10' minimum required in Section 1273.01(c) of the State Minimum Fire Safe Regulations.

### Utilities

Applicant proposes to underground electricity from across West Mill Creek Road to the 1200-sf structure, but not to the cargo containers.

No other utilities are proposed.

### Land Use Designation

#### Mixed Use

The Mixed Use designation is intended to provide for a wide range of compatible residential and commercial uses. It can serve as a transition zone between intensive commercial uses and residential uses. As a transitional area, the Mixed Use designation can limit the size of business establishments and impose strict standards that prohibit obnoxious odors, obtrusive light, and excessive noise.

Mono County allows a variety of professional uses in the Mixed Use designation. Retail trade, professional offices, and business services are permitted subject to Director Review. Parking lots and parking structures are permitted subject to Use Permit, as are Recreational Vehicle parks.

04.030.A. of the LUE recognizes that "Not all uses can be listed nor can future uses be anticipated," and as a result the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety, and welfare than uses listed for the same designation.

The Planning Commission is asked to determine whether the proposed use is permissible on this mixed-use parcel within the 395 corridor.

### Permitting History

The applicant first approached the Community Development Department about appropriate uses for the parcel in early 2023. Initial discussions revolved around by-right uses of the property, but over time the applicant's activities expanded beyond the limits of by-right uses and in June of 2024, local

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residents approached the County with complaints about containers, vehicles, and trailers parked on the vacant lot.

Code Enforcement performed a visual inspection and found the complaints to be valid. On June 21, 2024, Code Enforcement sent a Notice of Violation to the applicant, listing two violations. Violation No. 1 cited the presence of vehicles, trailers, storage containers and an RV, violating Section 04.020 of the MCGP LUE. Violation No. 2 determined Violation No. 1 to be a Public Nuisance, in violation of Mono County Code Section 7.20.020.

On July 8, 2024, Code Enforcement confirmed that the trailers had been removed, and that the applicant was working with planners at the Community Development Department to permit his use of the property.

However, as seen in Figure 12, the cargo containers remain.



**Figure 12: Cargo containers remain on project parcel, from a November 2024 site visit**

## Land Development Technical Advisory Committee (LDTAC)

The application was accepted for processing at LDTAC on October 21, 2024.

The conditions of approval were approved at LDTAC on February 3, 2025.

## Noticing

Notice was posted in The Sheet on February 8, 2025.

# MONO COUNTY

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Notice was sent to neighboring property owners on January 30, 2025.

No comments had been received at time of agenda publication.

## CEQA Compliance

A CEQA §15303 exemption is proposed, for new construction or the conversion of small structures.

§15303(a) allows for the construction of a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. The vehicle storage building and the two cargo containers will require building permits. The area in between the cargo containers is most like a carport and should not be included in the total floor area. As the vehicle storage building and cargo containers combine to a total area of 1840-sf, 15303(a) exempts the project from additional environmental review.

## Use Permit Findings

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

- A. All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.

Aside from the matters on which the Planning Commission has been asked to make a determination, all provisions of the Land Use Designation and Land Development regulations are complied with. The setbacks meet County and CalFire standards, fences and structures abide by height limits, proposed lot coverage is below the maximum, and snow storage is adequate.

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

The proposed vehicles are of a size and type normally found in a rural residential area.

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

Should it be determined that the proposed use is permissible, the addition of a commercial facility within the 395 Corridor suits goals outlined in the Antelope Valley area plan. Conditions of Use will mitigate disruption to the visual character of the neighborhood.

- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.

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- The Mixed Use designation is intended for a wide variety of residential and commercial uses, including business, professional, and retail uses.
- Should the Planning Commission determine that the proposed use would be compatible with the neighborhood, the Antelope Valley Area Plan encourages commercial development within the 395 Corridor.

## Attachments

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1. Notice to neighbors
2. February 8 notice to The Sheet

# MONO COUNTY

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# MONO COUNTY

## Planning Commission

### NOTICE OF DECISION & USE PERMIT

**USE PERMIT:** UP 24-010      **APPLICANT:** Robert Lehman

**ASSESSOR PARCEL NUMBER:** 002-353-021-000

**PROJECT TITLE:** UP 24-010 Lehman

**PROJECT LOCATION:** Intersection of Highway 395 and West Mill Creek Lane, no assigned address.

On February 20, 2025 a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Section 32.010 of the Mono County General Plan, were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 24-009 subject to the following conditions, at the conclusion of the appeal period.

#### CONDITIONS OF APPROVAL

See attached Conditions of Approval

Any affected person, including the applicant, not satisfied with the decision of the Commission, may within ten (10) days of the effective date of the decision, submit an appeal in writing to the Mono County Board of Supervisors.

The appeal shall include the appellant’s interest in the subject property, the decision or action appealed, specific reasons why the appellant believes the decision appealed should not be upheld and shall be accompanied by the appropriate filing fee.

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

**DATE OF DECISION/USE PERMIT APPROVAL:** February 20, 2025

**EFFECTIVE DATE USE PERMIT:** **DATE**

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

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

#### MONO COUNTY PLANNING COMMISSION

█ **DATED:** **DATE** \_\_\_\_\_

# MONO COUNTY

## COMMUNITY DEVELOPMENT DEPARTMENT

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cc:

- Applicant
- Public Works
- Building
- Compliance

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### CONDITIONS OF APPROVAL

#### Use Permit 24-010/Lehman

1. Future development shall meet all requirements of Mono County including, but not limited to, the General Plan, Mono County Code, and project conditions and site plan.
2. Project is required to comply with any requirements of the Antelope Valley Fire Protection District.
3. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
4. The project shall be in substantial compliance with the project description and the site plan of the staff report.
5. Camping and residential use, including occupying non-residential structures for overnight use is prohibited.
6. To manage human waste generated onsite, potable water and sewage disposal facilities shall be installed as approved by the Environmental Health Department.
7. The southern half of the property is to remain vacant until the Use Permit is modified or a building permit for a residence is permitted.
8. All utilities shall be installed underground.
9. Both cargo containers and the engineered roof between will be painted a non-reflective dark gray.
10. The 1200-sf structure will be gray with white trim, with a matching, non-reflective dark gray roof.
11. A redwood-colored, transparent oil stain shall be applied to the redwood fence.
12. The site shall be kept neat and orderly at all times. All improvements shall be maintained in a condition of good repair and appearance.
13. The fence shall be maintained in a good condition and appearance, free from damage and disrepair with no broken or missing slats.
14. The design, color, and materials for all buildings, fences, and accessory structures shall be compatible with the natural setting.
15. All construction will be designed and constructed to meet WUI standards for fire resistive construction.
16. Cargo containers will be permanently installed and meet the provisions of the California Building Code.
17. Contents to be stored shall be limited to building material supplies, tools, and equipment for a General Contractor's business use, as well as General Contractor's business vehicles and trailers.
18. No storage of equipment or materials shall be allowed outside of the fenced area.
19. Land used for parking shall be developed with paving, draining and painting according to the specifications of the county Planning Division and Public Works Department.

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20. Project shall comply with all provisions of MCGP LUE Section 20.050 General Provisions for Permanent Cargo Container Installation
21. No vehicles shall be stored outside of the garage or roofed container structure.
22. The driveway shall be paved with asphalt or similar impervious or semi-pervious surface.
23. The parcel has no access to Highway 395, and none shall be granted.
24. Construction for the project shall be contained within the boundaries of the parcel.
25. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
26. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur: (a) There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit. (b) There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted. (c) No extension is granted as provided in Section 32.070.
27. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.
28. Revocation: The Planning Commission may revoke the rights granted by a use permit, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least ten days in advance of such



# MONO COUNTY

## COMMUNITY DEVELOPMENT DEPARTMENT

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hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

Mono County  
Community Development Department  
Planning Division

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### NOTICE OF PUBLIC HEARING

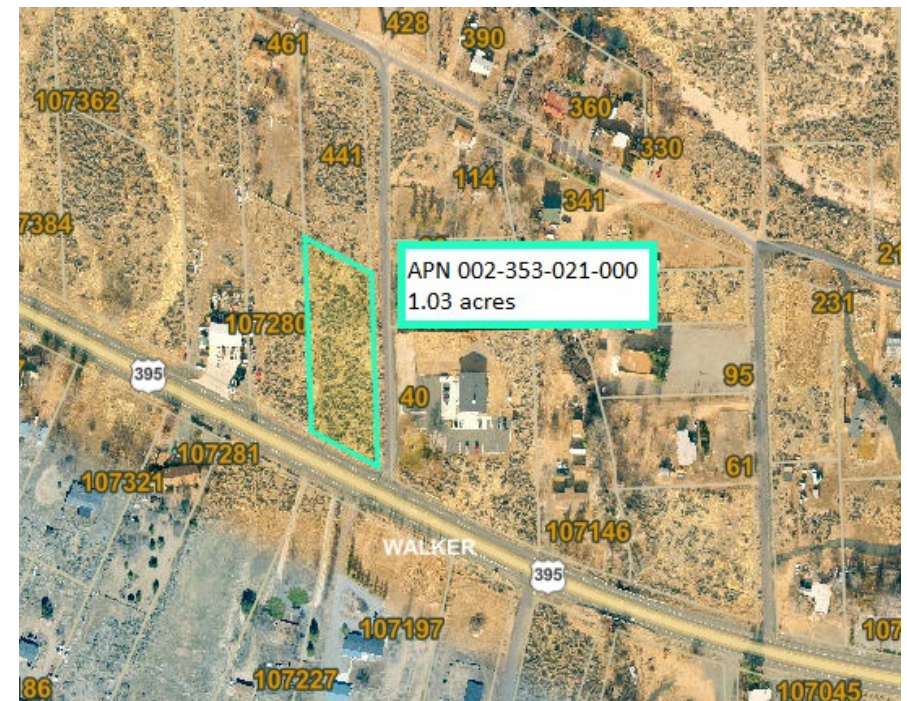
NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **February 20, 2025** in the Board Chambers on the 2<sup>nd</sup> floor of the County Courthouse at 278 Main Street in Bridgeport, 93517. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/88951174507>, or via teleconference at the Dana Room on the 2<sup>nd</sup> floor of the Mono County Civic Center, 1290 Tavern Road in Mammoth Lakes, 93546, 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 a.m. Use Permit 24-010/Lehman.** The applicant proposes to build several structures necessary to conduct business as a general contractor on 1.03 acres of undeveloped property with no assigned address at the corner of Highway 395 and West Mill Creek Lane in Walker (APN: 002-353-021-000). The property is designated for Mixed Use. The project qualifies for an exemption under CEQA §15303, New Construction or Conversion of Small Structures. 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; or to submit comments by mail or at the office to the Secretary of the Planning Commission, PO Box 347, 1290 Tavern Road STE 138, Mammoth Lakes, CA 93546 or by email at [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov), **by 5 p.m. on Wednesday, February 19, 2025.** If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in

written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing.

#### Project Contact Information:

Erin Bauer  
PO Box 347 • Mammoth Lakes, CA 93546  
(760) 924-4602 • [ebauer@mono.ca.gov](mailto:ebauer@mono.ca.gov)



# Mono County

## Planning Commission

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Date: February 4, 2025  
To: The Sheet  
From: Heidi Willson  
Re: Legal Notice for the February 8, 2024 issue.  
Invoice: Deanna Tuetken, PO Box 347, Mammoth Lakes, CA 93546

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### NOTICE OF PUBLIC HEARING

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# PUBLIC NOTICES

## Notice of Public Hearing

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Use Permit 24-010/Lehman. The applicant proposes to build several structures necessary to conduct business as a general contractor on 1.03 acres of undeveloped property with no assigned address at the corner of Highway 395 and West Mill Creek Lane in Walker (APN: 002-353-021-000).

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If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing.

TS #2025-0011

## Notice of Public Hearing

NOTICE IS HEREBY GIVEN THAT THE MAMMOTH LAKES TOWN COUNCIL will hold a PUBLIC HEARING on Wednesday, February 19, 2025, beginning at 4:00 p.m. and continuing until finished, at the Mammoth Lakes Town Council Chamber, Suite Z within the Minaret Village Shopping Center, 437 Old Mammoth Road, to consider the following:

Adopt the resolution regarding amendments to the 2025/26 Parks and Recreation Department fee schedule.

All persons having an interest in the proposed resolution may appear before the Town Council either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Town Clerk written correspondence pertaining thereto.

Pursuant to Government Code Section 65009(b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Town of Mammoth Lakes at, or prior to, the public hearing.

For additional information, please contact Stuart Brown, Parks and Recreation Director, by telephone at (760) 965-3696 or email at [stbrown@townofmammothlakes.ca.gov](mailto:stbrown@townofmammothlakes.ca.gov). The proposed resolution will be available for review at the Town Offices, located at 437 Old Mammoth Road, Suite 230, and on the Town of Mammoth Lakes web site at [www.townofmammothlakes.ca.gov](http://www.townofmammothlakes.ca.gov).

BY ORDER OF MAMMOTH LAKES TOWN COUNCIL  
Dated: January 31, 2025  
Jamie Gray, Town Clerk  
TS #2025-0012

### Fictitious Business Name Statement The Following Entity Is Doing Business As:

#### The Stove

**Black Glass Hospitality, Inc.  
644 Old Mammoth Rd.  
Mammoth Lakes, Calif. 93546**

This business is conducted by a corporation. The registrant has not yet begun to transact business under the fictitious

## NOTICE OF PUBLIC HEARING Outbound Hotel "Villas" Project DZA 24-001, TTM 24-003, UPA 24-004

NOTICE IS HEREBY GIVEN that on Wednesday, February 12, 2025, beginning at 9:00 a.m. and continuing until finished, at the Town Council Chambers, Suite Z, within the Minaret Village Shopping Center, 437 Old Mammoth Road, the Mammoth Lakes Planning and Economic Development Commission will hear an application request for the following (a teleconference option via Zoom is available for remote participation by the public):

### Application Request:

District Zoning Amendment (DZA) 24-001, Tentative Tract Map (TTM) 24-003, and Use Permit (UPA) 24-004, for the Outbound Hotel "Villas" Project. The application request is for a subsequent amendment to the Amended Phase 1 Clearwater Specific Plan document to allow the subdivision of five (5) existing four-plex structures "Villas" into twenty (20) condominium hotel units that may be sold individually.

A public hearing for this application was held on December 11, 2024, and concluded with a 2-1 vote of the Commission which was not sufficient to move the item forward to Town Council for consideration. Therefore, a new public hearing on the application is required to be conducted with the PEDC.

CEQA Determination: The proposed action is within the scope of the project analyzed in the previously adopted 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report (SCH# 2006062154). No additional CEQA review is required.

**Location:** 164 Old Mammoth Road

**Zoning:** Clearwater Specific Plan (CSP)

**Applicant:** Matthew Mering / WH SN Mammoth, L.L.C.

All persons having an interest in the proposed application request may appear before the Planning & Economic Development Commission either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Executive Secretary written correspondence pertaining thereto. Pursuant to Government Code Section 65009(b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Town of Mammoth Lakes

## Mono County Planning Division\*: Current Projects

Feb. 12, 2025

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

Completed Planning Applications		
UP	June Lake	new VHR - withdrawn
LLA	Crowley	LLA
LM	SBP	merge two SBP parcels
LM	Paradise	LM
LLA	Lee Vining	lot adjustment within Tioga Inn SP
LLA	Antelope Valley	LLA
LLA	Antelope Valley	LLA
UP	June Lake	VHR - appealed to Board 2/18/25
UP	Walker	RV Storage facility - expired
Active Planning Permit Applications		
Permit Type	Community	Description
UP	Walker	contractor business
UP	June Lake	STR - anticipated at 3/20/25 meeting
GPA/SP	Mono Basin	STRs & campground, awaiting applicant approval of CEQA costs - on hold pending applicant response
GPA/SP	Sonora Junction	Permit existing nonconforming campground, change LUD from RM to SP - on hold pending applicant response
GPA/SP	Mono Basin	Convert D&S Waste UP into a SP to limit permitted uses to those approved in the UP
UP	Benton	OH lines - on hold pending applicant response
UP	June Lake	New RV Park (Bear Paw) - on hold pending applicant response
UP	Sunny Slopes	New Long Valley Fire Dept station - on hold pending applicant response
UP	June Lake	new STR - on hold pending applicant response
UP	June Lake	4 new units - on hold pending applicant response
UP	June Lake	VHR - new
LLA	Coleville	
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels
Active Policy/Planning Projects		
Name	Community	Description
Overall Work Program Draft	Countywide	completed, final draft in progress for submittal
On-Call Request for Proposals	Countywide	Contracts mostly complete
Short-Term Rental Housing Study	Countywide	Revising General Plan policies for RPAC review
Multi-Jurisdictional Hazard Mitigation Plan Update	Countywide	Kick-off meeting and workshops held, RPAC tour underway
RVs as residences	Countywide	Survey closed, compiling results for workshop with Planning Commission and Board to determine policy direction
Tri-Valley Groundwater Model	Tri-Valley	project underway by consultant
Rush Creek Dam Decommissioning	June Lake	Continuing to follow and comment as needed
Environmental Justice Element	Countywide	Required by state law, drafting for public review, notified tribes of opportunity for input
Revising Environmental Handbook	Countywide	Provide updated guidance to applicants on the County's implementation of CEQA
Safe Park Facility	Mammoth Vicinity	"Low Barrier Navigation Facility" at old Sheriff Substation, on hold pending response from TOML and MMSA
Housing Policy	Countywide	HCD APR, review of 2024 housing legislation, supporting Housing Manager initiatives

<b>Active Policy/Planning Projects</b>		
<i>Transportation projects of note</i>	<i>Countywide</i>	<i>Collaborating with Caltrans on Lee Vining and Bridgeport street rehabilitation projects, and traffic calming for Walker Main Street.</i>
<i>Drought Management Plan</i>	<i>Countywide</i>	<i>Per state executive order</i>
<i>Grant application</i>	<i>June Lake</i>	<i>To Implement the June Lake Active Transportation Plan; dovetails with a housing project/need</i>
<i>HMO Update</i>	<i>Countywide</i>	<i>Preparing budget request for FY 25-26</i>
<i>US 395 Wildlife Crossings</i>	<i>Long Valley</i>	<i>Caltrans lead; grant application not awarded</i>
<i>Sage grouse conservation</i>	<i>countywide</i>	<i>Bi-State Action Plan being finalized</i>
<i>Biomass Facility</i>	<i>Countywide</i>	<i>Assist with land use planning issues as necessary; Whitebark has been expanding project area to June and Mono Basin</i>
<i>Review State Minimum Fire Safe Standards and update General Plan regulations</i>	<i>Countywide</i>	<i>Will be a separate GPA, received determination that new regulations do not apply to existing roads</i>
<i>Revision to Chapter 11</i>	<i>Countywide; Antelope Valley</i>	<i>on hold pending staffing resources</i>
<i>Cannabis Odor Standards</i>	<i>Countywide</i>	<i>Low priority</i>

**Acronyms:**

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