

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

March 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/84804828290>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 848 0482 8290
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*: 848 0482 8290

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

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

3. CONSENT AGENDA ITEMS

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

B. Find that the acquisition of 85 Kirkwood Street in Bridgeport conforms with the Mono County General Plan. *Staff: Aaron M. Washco* (pg. 3)

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

- C. Find that the proposed Mono County Capital Improvement Program (CIP) is consistent with the General Plan, provided projects receive appropriate permit approvals. (pg. 6)

4. PUBLIC HEARING

- A. **No earlier than 9:00 a.m. Consider denial of Use Permit 25-001/Sales Short-Term Rental.** The applicant requests a short-term rental from April 15 to November 15 in a single-family dwelling located at 92 Leonard Avenue in June Lake (APN # 015-270-008-000). The project proposes a maximum of six persons and two vehicles per stay. The 0.62-acre property has a Land Use Designation of Single-Family Residential (SFR). If denied, the applicant may not rent the residential unit for less than 30 consecutive days. Denied projects are exempt from the California Environmental Quality Act (CEQA). *Staff: Olya Egorov (pg. 89)*

5. WORKSHOP

No items

6. REPORTS

- A. Director (pg. 112)
- B. Commissioners

7. ADJOURN to scheduled Special Meeting on April 17, 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 / 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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Draft Minutes

February 20, 2025, 9:00 a.m.
Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517

Zoom: <https://monocounty.zoom.us/j/88951174507>

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: Robert Lehman

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:01 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. ANNUAL APPOINTMENT OF A NEW CHAIR AND VICE CHAIR

Motion: Appoint Commissioner Lizza as Chair.

Bush motion; Fogg second.

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

Motion Passes 5-0.

Motion: Appoint Commissioner Fogg as Vice Chair.

Robertson motion; Bush second.

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

Motion Passes 5-0.

4. MEETING MINUTES

A. Review and adopt minutes of December 19, 2024

Motion: Approve minutes as presented.

Bush motion; Robertson second.

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

Motion Passes 5-0.

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

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.*

- Bauer gave a presentation and answered questions from the Commission.
- Public Hearing opened at 9:26 am.
- Applicant provided a statement and answered questions from the Commission.
- Public Hearing Closed at 9:32 am.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.
- Public Hearing reopened at 9:41 am.
- Applicant answered questions that come up during the deliberation.
- Public Hearing closed at 9:42 am.

Motion: 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. Make the required findings as contained in the project staff report; and determine the use is similar to and not more obnoxious than the business, professional and retail uses permissible on parcels designated for Mixed Use. Approve Use Permit 24-010, subject to attached conditions.

Bush motion; Lagomarsini second.

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

Motion Passes 4-1.

6. WORKSHOP

No items

7. REPORTS

- A. **Director** – Director Sugimura provided a report and answered questions from the Commission.
- B. **Commissioners-** Lizza provided an acknowledgement that the Board of Supervisors awarded Debbie Bush the citizen’s award.
Robertson provided an update on the Grand opening for a housing development in Mammoth on March 19th.

8. ADJOURN at 9:56 am to scheduled Special Meeting on March 20, 2025, at 9:00 am.

Mono County Community Development Department

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Planning Division

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March 20, 2025

To: Mono County Planning Commission

From: Aaron M. Washco, Planning Analyst

Re: General Plan conformance – 85 Kirkwood Street, Bridgeport, CA 93517 (APN: 008-092-006-000)

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Find that the project qualifies as a Categorical Exemption under CEQA Guidelines §15301 and instruct staff to file a Notice of Exemption;
2. Find the purchase of 85 Kirkwood Street, Bridgeport, CA 93517, APN: 008-092-006-000, is in conformity with the Mono County General Plan.

BACKGROUND

Over the past year, the County has committed itself to looking for opportunities to expand the supply of workforce and affordable housing while developing an overall housing program. In this regard, the County is considering the acquisition of 85 Kirkwood Street in Bridgeport (APN: 008-092-006-000; the “Property”; see Figure 1) as part of Mono County’s Pilot Bridge program. The Pilot Bridge program purchases homes and deed restricts them to ensure they remain owned by the families of local workers, and not wealthy second homeowners (<https://monocounty.ca.gov/cao/page/mono-county-housing-program>).

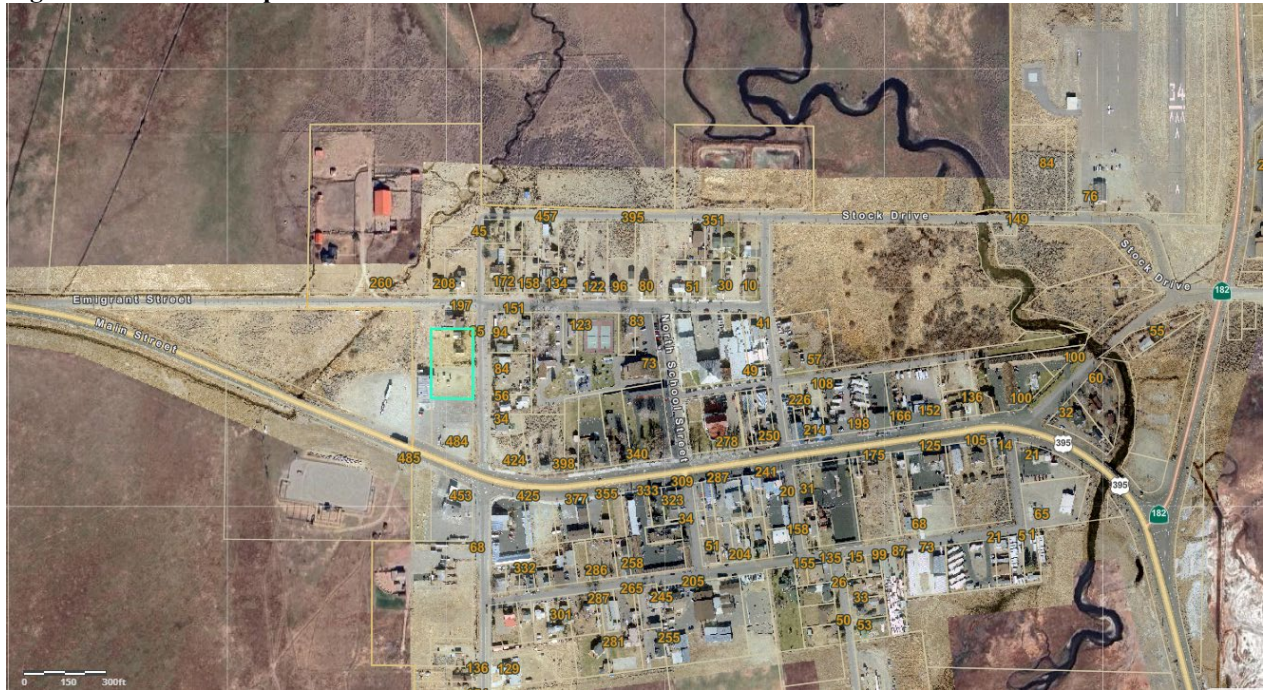
Pursuant to Government Code §65402, the Planning Commission is required to report on whether the acquisition is in “conformity with” the County’s General Plan. This requires the County’s planning agency to review and report on whether the location, purpose, and extent of the subject property acquisition is “in conformity with” the County’s General Plan. In this context, General Plan conformity is limited to a review of whether the proposed use of the subject site is consistent with the General Plan land use designation and is otherwise consistent with the General Plan’s goals and policies.

GENERAL PLAN CONFORMITY

The Property contains a 1,063-square-foot, three-bedroom, two-bathroom single-family residence and a detached garage on a 0.86-acre parcel (see Figure 2) with a Multi-Family Residential-Low (MFR-L) land use designation. The MFR-L designation “is intended to provide for low-density multifamily residential development, such as duplexes and triplexes,” and a single-family dwelling is an outright permitted use under the MFR-L land use designation. As a result, the proposed use of the property as a primary residence for Mono County residents in the Pilot Bridge program is

an appropriate use in the MFR-L land use designation and would be in conformance with the General Plan if properly permitted.

Figure 1: Location Map



In relation to permitting, nothing outside of a building permit would have been required as a single-family home is an outright permitted use under the MFR-L land use designation. A building permit from 1989 which permitted the garage and allowed for five-foot side setbacks has been located. The original building permit could not be located. The Property appears to meet all other requirements of the Mono County General Plan Land Use Element, including setbacks, lot coverage, parking, etc. The single-family residential use of the subject property appears to be in conformity with the Mono County General Plan.

Figure 2: Parcel Detail



CEQA COMPLIANCE

The Planning Commission's action to find the property in conformance with the General Plan is Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities. This section provides an exemption for activities where there is no expansion of use beyond that previously existing.

For questions about the Pilot Bridge program, please contact Mono County CAO Sandra Moberly at smoberly@mono.ca.gov. For questions about land use and permitting history, please contact Aaron Washco at 760-924-1810 or awashco@mono.ca.gov.

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



MONO COUNTY

DEPARTMENT OF PUBLIC WORKS

POST OFFICE BOX 457 • 74 NORTH SCHOOL STREET • BRIDGEPORT, CALIFORNIA 93517
760.932.5440 • Fax 760.932.5441 • monopw@mono.ca.gov • www.monocounty.ca.gov

Date: March 20, 2025
To: Planning Commission
From: Paul Roten, Director of Public Works
Re: Capital Improvement Plan

Recommended Action:

Find that the draft 2025 Mono County Capital Improvement Plan is consistent with the General Plan, pursuant to Government Code Section 65403(c).

History:

CIP stands for Capital Improvement Plan, which lays out the financing, location, and timing for capital improvement projects over several years. A Capital Improvement Plan typically consists of one or more capital improvement projects, which are financed through a capital budget. The capital budget is funded through numerous grant programs and the Mono County general fund.

Discussion:

The Mono County CIP is before you today to ensure consistency with the Mono County General Plan. As per Gov't Code Section 65403(c): *At least 60 days prior to CIP adoption or annual revision, the capital improvement program shall be referred to the planning agency of each affected city and county within which the district or agency operates, for review as to its consistency with the applicable general plan, any applicable specific plans, and all elements and parts of the plan. Failure of the planning agency to report its findings within 40 days after receipt of a capital improvement program or revision of the program shall be conclusively deemed to constitute a finding that the capital improvement program is consistent with the general plan.* Mono County Planning Division staff initially reviewed the CIP (Attachment 1) and the plan is now before the Planning Commission for any additional comments and confirmation.

The goal of the CIP is to allow the Mono County Board and members of the public a transparent look at ongoing needs and how Mono County intends to provide needed infrastructure and maintenance to county facilities. The prioritization of CIP projects is based on Mono County Strategic Plan with direction from the Mono County Board.

The CIP does not include recurring costs for maintenance and operations, or other planned or unplanned repairs normally covered in the County's budget on an annual basis. Ongoing costs for routine maintenance and budgeted maintenance reserves, depreciation, etc. are included in various Department's operating budgets.

The next step of this process is for the Planning Commission to confirm that the CIP conforms to the Mono County General Plan. Once the CIP is found to conform with the Mono County General Plan it will be returned to the Mono County Board of Supervisors for adoption. The adopted CIP is used to help develop budgets. Funded projects will be budgeted for the years the funding is available. Unfunded projects will be identified and targeted for some funding mechanism, such as grant submittals, earmark requests and possible general fund requests.

If you have questions regarding this item, please contact Paul Roten at 760-709-0427, or proten@mono.ca.gov

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

Parks • Community Centers • Roads & Bridges • Land Development • Solid Waste
Building Maintenance • Campgrounds • Airports • Cemeteries • Fleet Maintenance

Attachments:

1. CDD memo RE: Determination of Consistency of the Capital Improvement Plan with the General Plan
2. Draft 2025 CIP and appendices

Mono County Community Development Department

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March 6, 2025

To: Paul Roten, Mono County Public Works Director

From: Wendy Sugimura, Mono County Community Development Director

RE: DETERMINATION OF CONSISTENCY OF THE CAPITAL IMPROVEMENT PLAN WITH THE GENERAL PLAN

Pursuant to Government Code Section 65403(c), the Mono County Community Development Department has reviewed the 2025 Mono County Capital Improvement Plan (CIP) and determined the projects are consistent with the Mono County General Plan provided projects receive building permits, when applicable, and the following projects receive use permits, if applicable, or any other applicable land use permit that may be determined:

- Probation transitional housing
- CSA 1 – Crowley tennis court
- Improvements to Bridgeport ball park
- Prop 68 projects in/at Bridgeport, Mono Lake, Walker, Lee Vining
- Bridgeport restrooms
- Marina restrooms
- Bridgeport marina ramp and gate
- Benton parks play equipment

Further the Generator Project must comply with the Mono County noise standards (Mono County Code Chapter 10.16).

Provided the above is true, the 2025 Mono County CIP is deemed consistent with the Mono County General Plan.



Draft
Mono County
Capital Improvement Plan
2025

**Mono County
Capital Improvement Plan
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Attachments

Appendix A

Appendix A1.....	Department Abbreviations
Appendix A2.....	Department CIP Table (non Public Works)
Appendix A3.....	Public Works CIP Table

Appendix B **New Projects / Narratives**

Appendix B1	Department Projects (non Public Works)
Appendix B2.....	Public Works Facilities
Appendix B3.....	Public Works Roads

Appendix C **Completed Projects**

Appendix D..... **Project Worksheet Form and Instructions**

Appendix E **Capital Improvement Plan Policy (draft, not yet adopted)**

1. Introduction

This Capital Improvement Plan has been developed to provide direction for Mono County Staff, such that their work is guided by the Board and their constituents, in conformance with the General Plan.

The 5-year Capital Improvement Plan (CIP) for Mono County is the community's plan for short and mid-range development, maintenance, improvement and acquisition of infrastructure assets to benefit the County's residents, businesses, property owners and visitors. The CIP provides a linkage between the County's General Plan, various master planning documents and the annual budget to more effectively plan, prioritize, schedule and implement capital and projects over the next 5-year period.

The Capital Improvement Plan is vital to our County. It is a plan for physical improvements to public facilities and infrastructure, throughout Mono County. The underlying motive behind these programs is to improve safety, mobility, and lifestyles of residents and visitors. Such projects will have a positive effect on the local economy and include short-range and long-range capital acquisition and development plans and projects. Projects included in the CIP are major non-recurring projects, have a long service life, and will be underway (or are planned, but are unfunded) during the 5-year cycle beginning with this fiscal year. CIP expenditures are considered beyond the scope of normal annual operating or maintenance expenses.

This CIP is proposed to be reviewed annually and revised as necessary based on current circumstances and opportunities in consideration of historic requirements and expenditures for capital projects. While the 5-Year Plan does not appropriate funds, it serves as a planning and budget tool to identify needed capital projects, estimate capital requirements, and coordinate financing and timing. It identifies

projects for annual funding, focuses resources in program areas, and supports planning recommendations. It also identifies project impacts on future operating budgets, including additional staffing, maintenance, and other recurring operational expenditures that require ongoing funding and must be considered in the planning and approval of projects.

The plan is dynamic in nature and changes year to year as priorities, needs and funding change. The CIP is a guide for the consideration, selection and development of; roads, sewers, water systems, bike lanes, sidewalks, MUP's, parking, parks, airports, offices and other types of facilities necessary to provide communities with services. The projects include significant maintenance and replacement of existing infrastructure and facilities and construction of new facilities and infrastructure.

Ultimately, the CIP is focused on achieving the following goals:

- Develop a consistent annual process to coordinate the planning and development of infrastructure and facilities.
- Enhance coordination and communication among County departments and other entities involved in the development of capital projects.
- Increase the alignment between infrastructure and facilities projects and adopted land use plans and policies.
- Provide an opportunity for the Board of Supervisors to align the CIP with Strategic Priorities
- Increase opportunities to identify and align funding sources necessary for the development of improvements.
- Increase awareness of planned capital projects to the public and community partners.

2. Project Categories

The CIP and associated documents have been divided into the following categories to help organize and prioritize projects.

PUBLIC WORKS DIVISIONS

PW-AP - Public Works / Airport. Mono County owns and operates two airports. “Bryant Field Airport” is located in Bridgeport and “Lee Vining Airport”

PW-FE – Public Works / Fleet and Equipment– Mono County owns about 250 vehicles. Approximately half of them are used by Public Works

PW-FAC – Public Works / General Facilities. The category includes the 99 County owned vertical structures. This includes 5 municipal corporation yards, the Civic Center, the Courthouse in Bridgeport, the Bridgeport Jail, 5 community centers, etc.

PW-PR – Public Works / Parks, Recreation and Land. Mono County also has numerous parks around the county with facilities like tennis courts, horseshoe pits, picnic tables, etc. The category includes the campground located at Lundy Lake, undeveloped Mono County Land and Conway and xx. Cemetery work is also included in this category.

PW-SD – Public Works / Storm Drain Projects (SD). This category includes all drainage related facilities within the Mono County, including storm drains, culverts, inlets, and basins. It also includes any flood related projects.

PW-SOAR – Public Works / Sustainable Outdoors and Recreation. Mono County Sustainable Outdoors and Recreation – This category supports activities in the eastern Sierra to maintain sustainability of our environment. This category will also work toward shared uses and facilities.

PW-SS – Public Works / Streetscape. Includes streets, street side landscaping, furniture, banners and decorations, and wayfinding signage.

PW-ST – Public Works / Streets County Right of Way ROW, Streets and Signage (SS). This category includes capital improvements within the 632 miles of public right-of-way in the County. The improvements may include reconstruction of roadways, bridges, new traffic signals or streetlights, and new curb and gutter. This category also includes any ancillary work that may occur in state owned ROW.

PW-SW – Public Works / Solid Waste. Mono County owns and operates the Pumice Valley Landfill and Transfer station, the Walker Landfill and transfer station along with 4 transfer stations located at Bridgeport, Benton, Chalfant, and Paradise.

GENERAL MONO COUNTY DEPARTMENTS

AC – Auditor Controller – includes operational software for mono county financial management.

AS – Animal Services – includes buildings and operations to manage shelter animals.

BH – Behavioral Health

CH - Community Housing. Includes capital projects that advance the County’s housing goals, including Affordable Housing and Other Community Housing Opportunities

EO - Elections Office. Includes elections equipment and operations.

EMS – Emergency Medical Services. – Includes equipment and facilities for EMS to provide services, such as ambulances and

IT - Information technologies and Systems. – This category all operations equipment required by the IT department.

PB - PROBATION. Mono County Probation. This includes necessary purchases and large projects required by the Probation department.

SO – Sheriff’s Office. Mono County owns the Sheriff’s Office and the Bridgeport Jail. Regular maintenance and improvements are the responsibility Mono County. This category includes the New Adult Detention Facility being built in Bridgeport with management by the Public Works Department. The maintenance of the SO fleet is managed under Fleet and Equipment.

SS – Social Services. Includes child services and First Five.

3. Development of the Capital Improvement Plan

The CIP process will be regularly refined to ensure realistic project planning that support the priorities of the County. Consistent with prior years, projects were reviewed as the previous cycle ended. The Public Works Department worked with County Departments to develop a list of new and current projects, obtain estimates, and determine potential impacts to the operating budget for the next five years. The list of projects is based on approved planning documents such as the General Plan and direction from the Board of Supervisors and input from Staff. The procedures for developing the 5-year CIP aim to enhance the County's forecasting, project evaluation and community engagement processes by creating a resource "toolbox" to be used throughout the decision-making process. It is not intended to limit the County's ability to adjust its programs, services and planned projects as unexpected needs, funding opportunities, or impacts arise. Upon approval of the CIP by the Board of Supervisors the document should be aligned with the budget as CIP priorities should be reflected in budget decisions.

General CIP Acceptance Process

- New project identification / Update current/future CIP project details.
- Draft CIP – Align recommendations with strategic planning, Mono County needs, the General Plan and available resources.
- Provided staff recommended CIP to the Board of Supervisors, solicit input and make edits.
- Take CIP to the Planning Commission to review for conformance to the General Plan.
- The Mono County Board of Supervisors accepts CIP, Staff makes budget adjustments as directed.
- Review CIP as needed, to allow for allocation of funds to support projects for the following year, adjust project scopes and budgets as required.

4. Project Completion Highlights (from Prior Years)

Eastside Lane (2024)

Road rehabilitation and improvement of paved bike lanes Eastside Lane.

Mono County Public Works Standards (2024)

Adopted Mono County Public Works Standards - Update and Development of standards for Public Works, to replace the previous standards dated 1982.

Right Edgeline Striping (2024)

Highway Safety Improvement Project to add right edgeline striping to roads throughout Mono County, 51 lane miles

Systemic Safety Curve Signage (2024)

Highway Safety Improvement Project to add and improve the curve signage throughout Mono County.

Mono County Jail Site Preparation (2024)

Highway Safety Improvement Project to add and improve the curve signage throughout Mono County.

Annex I and Annex II (2024)

Restoration and painting of the exterior to a new White Color with Red trim to match the Courthouse colors

Annex II HVAC (2024)

Repairs and installation of new air conditioning system with 9 zones to improve working conditions.

Bryant Field Weather Station (2024)

Installed new weather station at Bridgeport, which allows Search and Rescue and Life Flight to land.

Water Bottle Fillers (2024)

Installed Water Bottle Fillers at all county wide parks. Freeze proof installations.

Benton Shop Fueling station (2024)

Installation of new fueling station at Benton Shop

Civic Center Drainage Upgrade (2023-2024)

Installation of gutter along north side of building to collect and direct drainage.

Bridgeport Banner (2023)

Banner across Highway 395 to inform visitors and travelers of what is happening in Bridgeport.

Bridgeport Courthouse (2023)

Restoration and painting of the Courthouse exterior to its original White color with Black and Red trim, along with the two onsite buildings.

Benton Crossing and Northshore Drive Emergency Repair (2023)

An Exigency project to patch up Benton Crossing to be able to handle the 23/24 winter storms.

Long Valley Streets (2022)

Road rehabilitation of Substation Road and select roads in Crowley Lake, Sunny Slopes, and Swall Meadows. The project rehabilitated 5 miles of county-maintained roads and the Lakeridge Ranch Zone of Benefit roads in Crowley Lake

Rock Creek Road Pavement Preservation (2022)

Slurry project, including restriping, and signage.

June Lake Traffic Calming (2022)

Installation of Visual traffic calming devices, Speed Limit Signs and Feedback signs in the community of the June Lake Village.

Convict Lake Road Pavement Preservation (2022)

Slurry project including restriping and signage

Closing of the Benton Crossing Landfill (2022)

This process includes expansion of services at the Pumice Valley Landfill and Transfer Station

Rock Creek Road Drainage Repair (2021)

Repair of a pavement deformity on Rock Creek Road caused by spring runoff.

Airport Road Rehab (2021)

Road rehabilitation and addition of paved bike lanes on Airport Road (1.3 miles) and Hot Creek Hatchery Road (0.3 miles) providing direct access to Mammoth-Yosemite Airport from Highway 395.

5. Funding Sources

It is the intent of this document to show the priority of projects. To help guide projects, we have also identified potential funding sources. Not all identified funding sources are presently available. Any General Funded sources must go through further review processes to be applied to specific projects. Some project priority and timing may vary due to funding availability.

The following are abbreviations used through the tables to indicate potential funding sources.

Active Transportation Program	ATP
California Disaster Assistance Act	CDA
Certificates of Participation	COPs
County Fine Fund	CF
Community Corrections Partnership	CCP
Federal Earmark	FE
Federal Lands Access Program	FLAP
General Fund	GF
Highway Bridge Program	HBP
Highway Infrastructure Program	HIP
Highway Safety Improvement Program	HSIP
Jail Revenue Bonds	JRB

Mono County Local Transportation Commission Overall Work Program	LTC OWP
Motor Pool	MP
Not Funded	NF
Regional Surface Transportation Program	RSTP
Researching for Funding Sources	RFFS
Road Maintenance and Rehabilitation Account (part of SB 1)	RMRA
State Revenue Bonds for Jail Construction	SB 844
State Transportation Improvement Program	STIP
Systemic Safety Analysis Report Program	SSARP
The Road Repair and Accountability Act (see RMRA)	SB 1
Zone of Benefit	ZOB

6. 5 Year CIP

The CIP outlook is intended to be a planning tool to assist in budget projections and decisions and to aid in the allocation of resources needed to meet Mono County's strategic goals. Assessment of the CIP Outlook allows the Mono County to annually monitor and evaluate funding availability while taking into account new needs that are of priority. The CIP outlook provides the Board of Supervisors, key stakeholders, and the public with information prior to the budget meetings to facilitate an informed discussion during the development of the FY CIP Budget. One of the goals of the CIP outlook is to take a closer look at the funding gaps and identify any opportunities to appropriate discretionary funds. The budget outlook takes a closer look at the funding sources of each project, identifying the known source of funding for each project along with any deficiencies. This will be valuable when evaluating any budget surplus identified during the third quarter budget adjustment and appropriating funds to projects



**Mono County
CIP
APPENDIX A**



**Mono County
CIP Abbreviations
APPENDIX A1**

Mono County - Capital Improvement Plan Departments

MONO COUNTY CIP (NON PUBLIC WORKS)

AUDITOR CONTROLLER	AC
BEHAVIOURAL HEALTH.....	BH
COMMUNITY HOUSING.....	CH
EMERGENCY MEDICAL SERVICES	EMS
ELECTIONS OFFICE.....	EO
INFORMATION TECHNOLOGIES	IT
PROBATION	PB
SHERIFF'S OFFICE	SO
SOCIAL SERVICES.....	SS

PUBLIC WORKS CIP PROJECTS

AIRPORTS	PW-AP
FLEET.....	PW-FL
GENERAL FACILITIES	PW-FAC
PARKS, RECREATION AND LANDS.....	PW-PR
ROADS	PW-RD
STREETS.....	PW-ST
SUSTAINABLE OUTDOORS AND RECREATION	PW-SOAR
SOLID WASTE	PW-SW



**Mono County
CIP
APPENDIX A2**

Table A - Mono County - CIP - (non Public Works) (in thousands)											
	CIP Number	Description	Funding source <i>(identified or anticipated, subject to availability)</i>	TOTAL Investment	Current FY2024-25 <i>(STRIKE THRU COMPLETED, or in finalization process)</i>	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FUTURE plans
BH - Behavioral Health	BH total			\$ 2,162	\$ 2,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	BH 24 01	Walker Wellness Center, Upgrade HVAC, and paint exterior	MHSA	\$ 50	\$ 50						
	BH 24 02	Additional Furnishings needed for Sawyer Clinic	MHSA	\$ 35	\$ 35						
	BH 24 03	Building purchase BP for Wellness center and office Space	MHSA	\$ 500	\$ 500						
	BH 24 04	The Sawyer	MHSA	\$ 1,577	\$ 1,577						
CH - Community Housing (SM)	AH total:			\$ 3,955	\$ 3,955	\$ -	\$ -	\$ -			\$ -
	CH 22- 08	Support Funding for Mammoth Shady Rest	RMRA	\$ 860	\$ 860	\$ -					
	CH 24 01	BP Purchase (affordable housing)	GF	\$ 1,250	\$ 1,250	\$ -					
	CH 24 02	Purchase (affordable housing)		\$ 1,189	\$ 1,189	\$ -					
	CH 24 03	BP Purchase (affordable housing)		\$ 656	\$ 656	\$ -					
CF - Child Care Facilities	AP total:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EMS	EMS total			\$ 1,045	\$ 150	\$ 895	\$ -	\$ -	\$ -	\$ -	\$ -
	EMS 23 1	Medic 7	GF	\$ 700	\$ 150	\$ 550					
	EMS 25 01	Ambulance	Grant	\$ 215		\$ 215					
		Ambulance Upfitting	NF	\$ 130		\$ 130					
FI-FINANCE	FI total			\$ 2,100	\$ 200	\$ 550	\$ 1,000	\$ 350	\$ -	\$ -	
	FI 22 01	ERP System Implementation	GF c/o, ARPA or	\$ 400	\$ 200	\$ 200					
	FI 22 01	ERP System Implementation	LATCF	\$ 1,700		\$ 350	\$ 1,000	\$ 350			

Table A - Mono County - CIP - (non Public Works) (in thousands)											
	CIP Number	Description	Funding source <i>(identified or anticipated, subject to availability)</i>	TOTAL Investment	Current FY2024-25 <i>(STRIKE THRU COMPLETED, or in finalization process)</i>	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FUTURE plans
IT - Information Technology	MS Total:			\$ 482	\$ 482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	IT 24 01	Sweetwater Radio Repeater Site Rebuild	FEMA	\$ 350	\$ 350						
	IT 24 02	Mountain Top Repeater Batteries		\$ 30	\$ 30						
	IT 24 03	Tech Refresh Capital Purchases		\$ 102	\$ 102						
SO - Sheriff's Office (MH, IB)	MS Total:			\$ 28	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	
	SO 24 01	Camera / DVR for Crowley Sub and Bridgeport		\$ 18	\$ 18						
	SO 24 02	Refrigerated Property / Evidence Lockers		\$ 10	\$ 10						
PB - (Probation)	PB total:			\$ 775	\$ 125	\$ 650	\$ -	\$ -	\$ -	\$ -	
	PB 24 01	Probation transitional Housing, land clearing and preparation for building site		\$ 100	\$ 100						
	PB 24 02	Probation transitional Housing, survey		\$ 25	\$ 25						
	PB 24 03	Probation transitional Housing		\$ 650		\$ 650					
Other	SO total:			\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -		\$ -
	0 24 3	Copiers/Plotter/Mail Machine		\$ 50	\$ 50						



**Mono County
CIP
APPENDIX A3**

Table A - Mono County - PUBLIC WORKS - CIP - (in thousands)

	CIP Number	Description	Funding source <i>(identified or anticipated, subject to availability)</i>	TOTAL Investment	Current FY2024-25 <i>(STRIKE THRU COMPLETED, or in finalization process)</i>	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FUTURE plans
PW- AP - Airport	PW/AP Total:			\$ 1,500	\$ -	\$ 110	\$ 1,250	\$ -			
	PW-AP	22 06a	LV Pavement preservation (depending upon funding)	NF	\$ 500	\$ 30	\$ 500				
	PW-AP	22 06b	BP Pavement Preservation (depending upon funding)	NF	\$ 500	\$ 30	\$ 500				
	PW-AP	25 01	Lee Vining revitalization	NF	\$ 350		\$ 250				\$ 100
	PW-AP	25 02	Bryant revitalization	NF	\$ 150	\$ 50					\$ 100
PW-FE - Fleet and Equipment	PW/FE Total:			\$ 17,026	\$ 4,311	\$ 1,995	\$ 1,430	\$ 2,025	\$ 2,030	\$ 1,970	\$ 3,265
	PW-FE	23 03	Dump Plow x 6 (450k)(first one is insurance)	GF	\$ 3,540	\$ 1,290	\$ 900		\$ 450	\$ 450	\$ 450
	PW-FE	23 04	Graders	ENT	\$ 900		\$ 450				\$ 450
	PW-FE	23 05	Loaders	GF	\$ 800			\$ 800			
	PW-FE	23 06	Service Truck	ENT	\$ 175		\$ 175				
	PW-FE	23 07	Skid Steers	ENT	\$ 100						\$ 100
	PW-FE	23 08	Snow Blowers	GF	\$ 2,712	\$ 1,462					\$ 1,250
	PW-FE	24 01	Sheriff Vehicles (5)	ENT	\$ 4,235	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605
	PW-FE	24 02	Sheriff SAR Vehicles (2)	ENT	\$ 199	\$ 199					
	PW-FE	24 03	Subaru Class under 40k each 6	ENT	\$ 1,680	\$ 240	\$ 240	\$ 240	\$ 240	\$ 240	\$ 240
	PW-FE	24 04	Truck for Road Dept	ENT	\$ 525	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75
	PW-FE	24 05	Recreation truck	ENT	\$ 50	\$ 50					
	PW-FE	24 06	Tahoe for BH	ENT	\$ 95	\$ 95					
	PW-FE	24 07	van and vehicles for BH	ENT	\$ 200	\$ 200					
	PW-FE	24 08	Health and Human Services new vehicle	ENT	\$ 240	\$ 60	\$ 60		\$ 60		\$ 60
	PW-FE	24 09	Health and Human Services early replacement	ENT	\$ 105	\$ 35		\$ 35			\$ 35
	PW-FE	25 01	Dozer	ENT	\$ 1,200				\$ 600	\$ 600	
	PW-FE	25 02	Water Truck	GF	\$ 270			\$ 270			

Table A - Mono County - PUBLIC WORKS - CIP - (in thousands)

	CIP Number	Description	Funding source <i>(identified or anticipated, subject to availability)</i>	TOTAL Investment	Current FY2024-25 <i>(STRIKE THRU COMPLETED, or in finalization process)</i>	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FUTURE plans
PW-FAC - General Facilities	PW/FAC Total:			\$ 44,950	\$ 3,125	\$ 23,505	\$ 16,705	\$ 1,205	\$ 205	\$ 205	
	PW-FAC	17 01	Bridgeport Jail	BSCC Loan	\$ 25,000 \$ 7,000		\$ 14,000 \$ 4,000	\$ 10,000 \$ 3,000	\$ 1,000		
	PW-FAC	22 01	ANNEX I and II carpet	GF	\$ 8,500	\$ 1,500	\$ 3,500	\$ 3,500			
	PW-FAC	22 02	ANNEX II HVAC replacement (completed)	GF	\$ 200	\$ 200					
	PW-FAC	22 12	Deferred facility maintenance	GF	\$ 180	\$ 180					
	PW-FAC	22 13	Deferred facility maintenance	GF	\$ 600	\$ 400	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
	PW-FAC	22 17	EV Charging Stations (public private partnerships)	Partner	\$ 125		\$ 25	\$ 25	\$ 25	\$ 25	\$ 25
	PW-FAC	22 17	Paint Schedule County Facilities by priority	GF	\$ 480	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80
	PW-FAC	24 01	Bridgeport Campus Master Plan	GF	\$ 200		\$ 200				
	PW-FAC	24 02	Annex 1 Roof	GF	\$ 200	\$ 200					
	PW-FAC	24 03	Memorial Hall HVAC	CSA 5	\$ 250	\$ 250					
	PW-FAC	24 04	Zoom/Video/Sound Equip Memorial Hall	CSA 5	\$ 50	\$ 50					
	PW-FAC	24 05	Memorial Hall Railings/Balance bar & Dressing Room	CSA 5	\$ 50	\$ 50					
	PW-FAC	24 06	Veterans Memorial / Flag Poles	CSA 5	\$ 25	\$ 25					
	PW-FAC	24 07	ANX I and II paint (completed)	GF	\$ 150	\$ 150					
	PW-FAC	25 01	Banner Structure (Banner Structure completed)	CSA 5	\$ 100	\$ 100					
PW-FAC	25 02	North County Office Design and Furniture	GF	\$ 240	\$ 240						
PW-FAC	25 03	Generator Project	NF/FE	\$ 1,600		\$ 1,600					
PW-PR - Parks, Recreation, Cemeteries and Lands	PW/PA Total:			\$ 2,752	\$ 1,532	\$ 1,170	\$ 50	\$ -	\$ -	\$ -	
	PW-PR	22 01	CSA 1 - Crowley tennis court initial	CSA 1	\$ 400	\$ 250	\$ 150				
	PW-PR	22 02	CSA 1 - Crowley tennis court, drainage, and disabled access (formerly PW-GF-22-04),	CSA 1	\$ 650	\$ 300	\$ 350				
	PW-PR	24 01	Pathways walkways and sidewalk	ARPA & LATCF	\$ 250	\$ 250					
	PW-PR	24 02	Improvements to Bridgeport Ball Park/Additions to the Prop 68	CSA 5	\$ 20	\$ 20					
	PW-PR	24 03	Conway Ranch Grant Improvements for Recreation uses	Grant	\$ 82	\$ 82					
	PW-PR	25 01	Prop 68 - Bridgeport (includes 20% County GF match)	Prop 68	\$ 240	\$ 240					
	PW-PR	25 02	Prop 68 - Mono Lake (includes 20% County GF match)	Prop 68	\$ 94	\$ 94					
	PW-PR	25 03	Prop 68 - Walker (includes 20% County GF match)	Prop 68	\$ 90	\$ 90					
	PW-PR	25 04	Prop 68 - Lee Vining (includes 20% County GF match)	Prop 68	\$ 56	\$ 56					
	PW-PR	25 05	Bridgeport Park Restrooms	CSA 5	\$ 150	\$ 150					
	PW-PR	25 06	Marina Restroom	NF	\$ 300		\$ 300				
	PW-PR	25 07	Bridgeport Marina Ramp and Gate	NF	\$ 250		\$ 250				
	PW-PR	25 08	Cemetery	CSA 5	\$ 20		\$ 20				
	PW-PR	25 09	Benton Parks Play Equipment	NF	\$ 50			\$ 50			
PW-PR	25 10	Skate Park Shade, Community Center	CSA 1	\$ 100		\$ 100					

Table A - Mono County - PUBLIC WORKS - CIP - (in thousands)

CIP Number	Description	Funding source <i>(identified or anticipated, subject to availability)</i>	TOTAL Investment	Current FY2024-25 <i>(STRIKE THRU COMPLETED, or in finalization process)</i>	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FUTURE plans
PW/ST Total:			\$ 77,100	\$ 7,253	\$ 4,495	\$ 9,659	\$ 11,999	\$ 7,934	\$ 5,560	
PW-ST - STREETS	22 03	Benton Crossing Rehab Phase 1 (120 -7 miles east)	STIP	\$ 5,079		\$ 5,079				
			GF	\$ -						
			RMRA	\$ 65	\$ 65					
	22 04	Benton Crossing Rehab Phase 2 (Waterson -7.5 miles east) Not programmed, planned for 2026 stip cycle	STIP	\$ 5,500					\$ 5,500	
			GF	\$ 60		\$ 30	\$ 30			
			RMRA	\$ 110		\$ 50	\$ 60			
	22 05	Benton Crossing Phase 2 &3 Maint (Pit to Waterson)	RMRA	\$ 4,289		\$ 100	\$ 4,189			
			GF	\$ 50		\$ 50				
	22 08	Bridges (bundle) Replacement - Cunningham, Larson, Crowley Lake Dr (depending upon funding)	NF	\$ 16,000						\$ 16,000
	22 11	Systemic Safety Curve Signage (completed)	HSIP	\$ 198	\$ 198					
	22 12	Right Edgeline Striping (completed)	HSIP	\$ 250	\$ 250					
	22 13	Guardrails Replacement	HSIP	\$ 1,000	\$ 975	\$ 25				
			GF	\$ 35	\$ 35					
	22 16	East Side Lane Phase II (completed)	STIP	\$ 3,780	\$ 3,780					
			RMRA	\$ -						
	23 02	Aspen Springs Ranch Road Rehabilitation	RMRA	\$ 785	\$ 630	\$ 155				
			GF	\$ 20	\$ 20					
	23 15	Annual ZOB Projects	ZOB	\$ 300		\$ 100	\$ 100	\$ 100		
			RMRA	\$ 790	\$ 620	\$ 170				
	23 22	Pinenut Road	GF	\$ 30	\$ 30					
23 28	Lower Rock Creek Road (upper part A) (north of Swall Meadows Road) Future funding to be determined	NF	\$ 5,200						\$ 5,200	
22 29	Saddlebag Lake Road FLAP	FLAP	\$ 12,500	\$ 500	\$ 1,500	\$ 2,500	\$ 5,500	\$ 2,500		
		NF	\$ 40		\$ 20	\$ 20				
23 30	Secondary/Fire access Mono City Improvements	NF	\$ 250			\$ 250				
23 31	Secondary/Fire access to Swall Meadows	NF	\$ 500						\$ 500	
		LTC	\$ -							

Table A - Mono County - PUBLIC WORKS - CIP - (in thousands)

	CIP Number	Description	Funding source <i>(identified or anticipated, subject to availability)</i>	TOTAL Investment	Current FY2024-25 <i>(STRIKE THRU COMPLETED, or in finalization process)</i>	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FUTURE plans
PW-ST - STREETS (cont)	PW-ST: 23 32	Additional 2023 Storm damage repairs (as funded)	NF	\$ 700		\$ 700					
	PW-ST: 23 33	Northshore Drive Rehabilitation	STIP	\$ 4,554					\$ 4,554		
			GF	\$ 50				\$ 50			
	PW-ST: 25 01	Secondary/Emergency access Lee Vining Avalanche area, Mattley	NF/FE	\$ 1,500							\$ 1,500
	PW-ST: 25 02	Annual Pavement Preservation projects, Bridgeport and Lee Vining (was PW-ST-23-21)	RMRA	\$ 1,500		\$ 1,500					
			GF	\$ -							
	PW-ST: 25 03	Annual Pavement Preservation projects, June, Crowley, Sunny Slopes, Owens Gorge Road (was PW-ST-23-21)	RMRA	\$ 1,545		\$ 45	\$ 1,500				
			GF	\$ 30		\$ 30					
	PW-ST: 25 04	Annual Pavement Preservation projects, Paradise, Lower Rock Creek, Chalfant Osage Circle (was PW-ST-23-21)	RMRA	\$ 1,540			\$ 40	\$ 1,500			
			ZOB	\$ 100				\$ 100			
		GF	\$ 20			\$ 20					
PW-ST: 25 05	Antelope Valley Streets Maintenance - Camp Antelope, Patricia Lane, Offal Road, Hackney (was PW ST 22 01)	SB1	\$ 700						\$ 700		
		GF	\$ 30				\$ 30				
PW-ST: 25 06	Antelope Valley Streets - Rehab - Topaz, Cunningham, Larson Lane (was PW ST 22 01)	NF	\$ 7,000							\$ 7,000	
PW/SW Total:				\$ 10,015	\$ 8,750	\$ 890	\$ 375	\$ -	\$ -	\$ -	\$ -
PW-SW - Solid Waste	PW-SW: 22 01	Benton Crossing Landfill Cover Project	Restricted ENT	\$ 7,300	\$ 7,300						\$ -
	PW-SW: 22 02	Compactor x 1 (700,000)	CIP	\$ 750	\$ 750						
	PW-SW: 22 04	Hazardous Material Canopy	ENT	\$ 80	\$ 40	\$ 40					
	PW-SW: 22 06	Scale House	ENT	\$ 350	\$ 100	\$ 250					
	PW-SW: 22 07	Stormwater Diversion	ENT	\$ 375			\$ 375				
	PW-SW: 25 01	Shredder (which will also do wood chipping)	CIP	\$ 560	\$ 560						
	PW-SW: 25 02	Excavator with bucket with thumb	CIP	\$ 300		\$ 300					
	PW-SW: 25 03	Excavator attachments - Concrete pulverizer and Magnet	CIP	\$ 300		\$ 300					



**Mono County
2025 CIP
Project Sheets**

Appendix B



DRAFT

Meno County
2025 CIP
All Departments
except PW

Appendix B1



Mono County - Capital Improvement Plan - 2022/2023

FI-22-01

Project No	Department	Map / Picture
Project Name		
Description		

(Dollars in thousands)

	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



DRAFT

**Mono County
2025 CIP
Public Works -
Airports /
Facilities / Parks
/ Solid Waste
Appendix B2**



Mono County - Capital Improvement Plan - 2022/2023

PW/AP-22-06b

Project No	Department / Division
------------	-----------------------

Project Name

Description



(Dollars in thousands)

	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/AP-22-06a

Project No	Department / Division
------------	-----------------------

Project Name

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/AP-25-01

Project No	Department / Division
------------	-----------------------

Project Name

Description



(Dollars in thousands)									
	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/AP-25-02

Project No	Department / Division
------------	-----------------------

Project Name

Description



(Dollars in thousands)									
s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department - Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

Project No

Department / Division

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan

CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

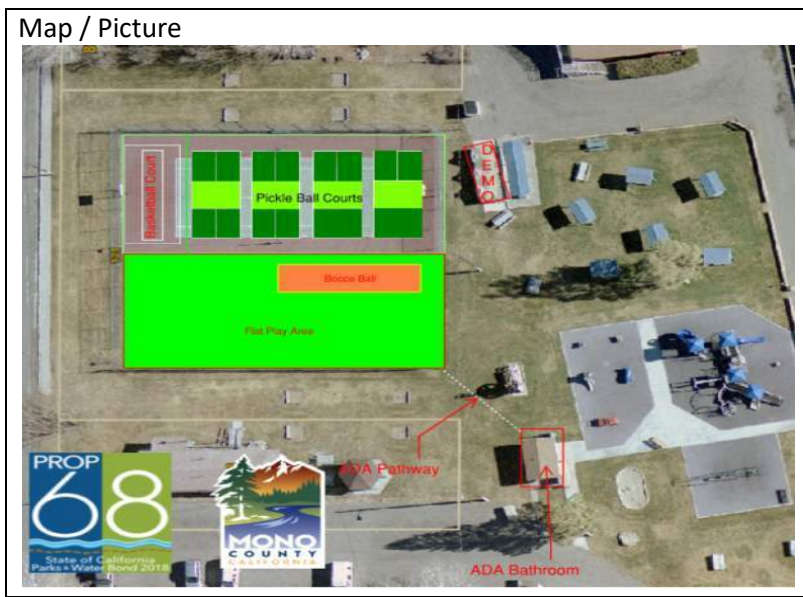
CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/SW 22 01

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/SW 25 01

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/SW 22 04

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/SW 22 06

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/SW 22 07

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/SW 22 02

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



DRAFT

**Mono County
2025 CIP
Public Works -
Streets**

Appendix B3



Mono County - Capital Improvement Plan - 2022/2023

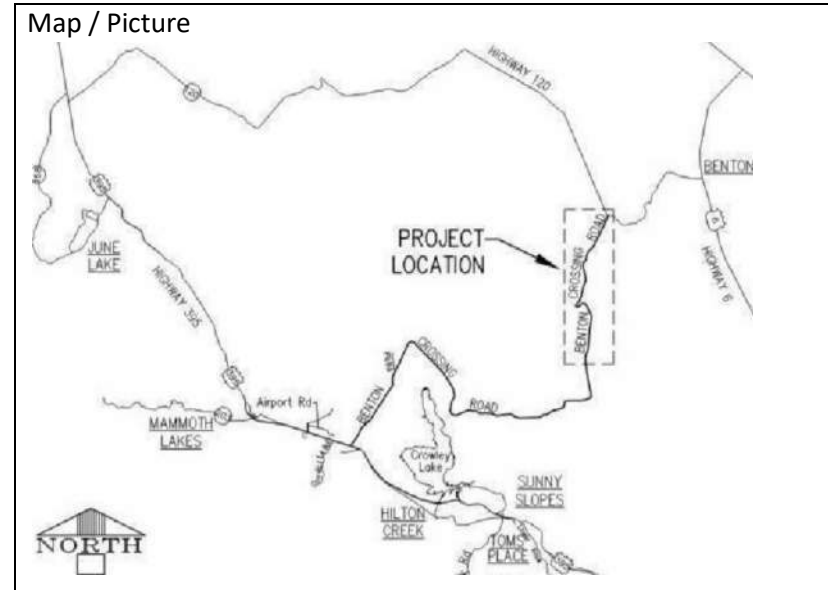
PW-ST-22-03

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
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<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

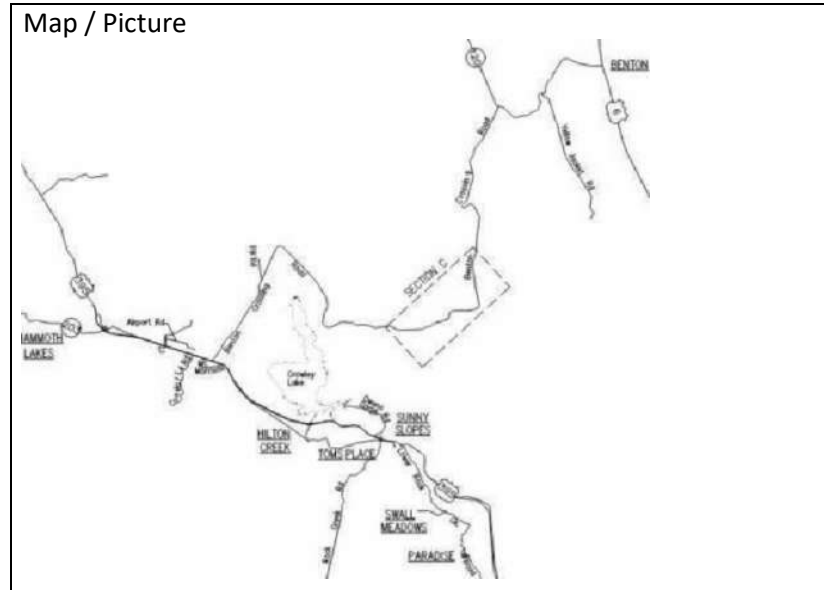
PW-ST-22-04

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future	

Notes

(see Notes for checked items)	
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<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

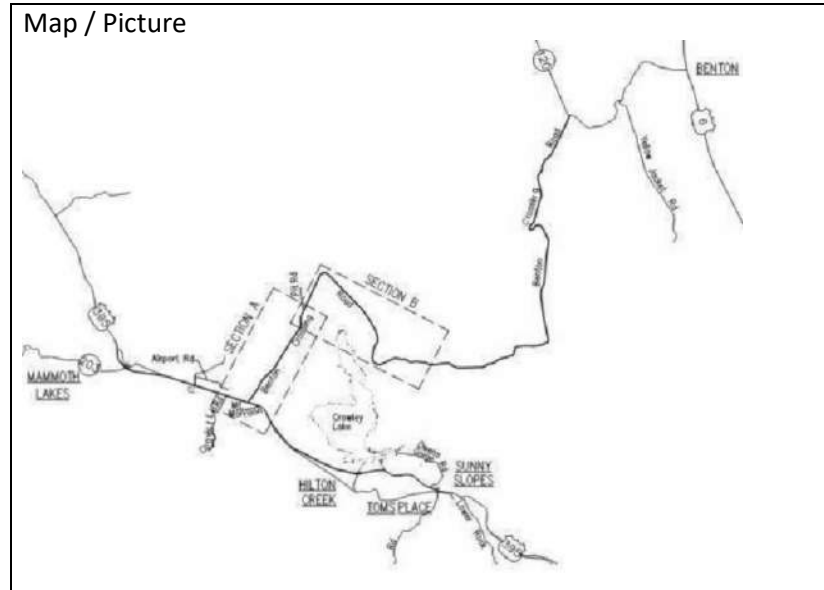
PW-ST-22-05

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	Future	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-08

Project No	Department / Division
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Project Name

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-13

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

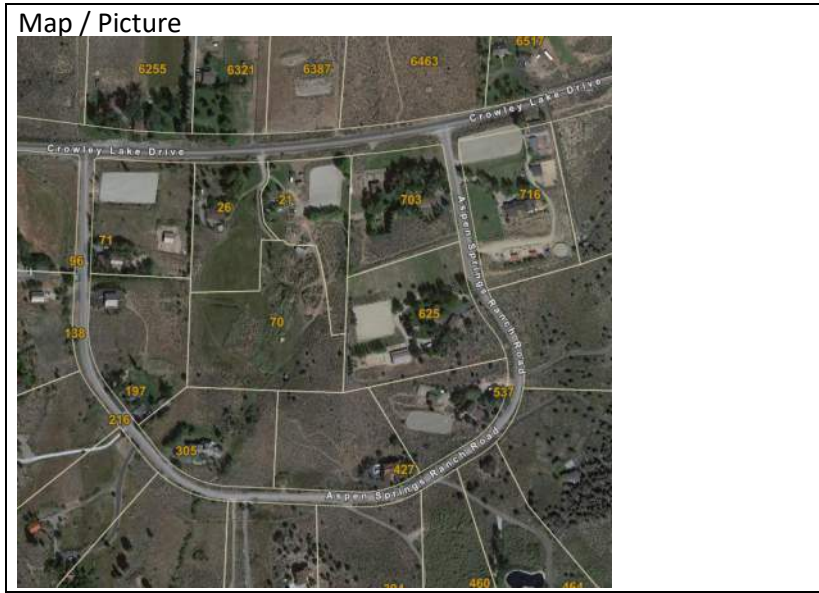
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<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-23-02

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

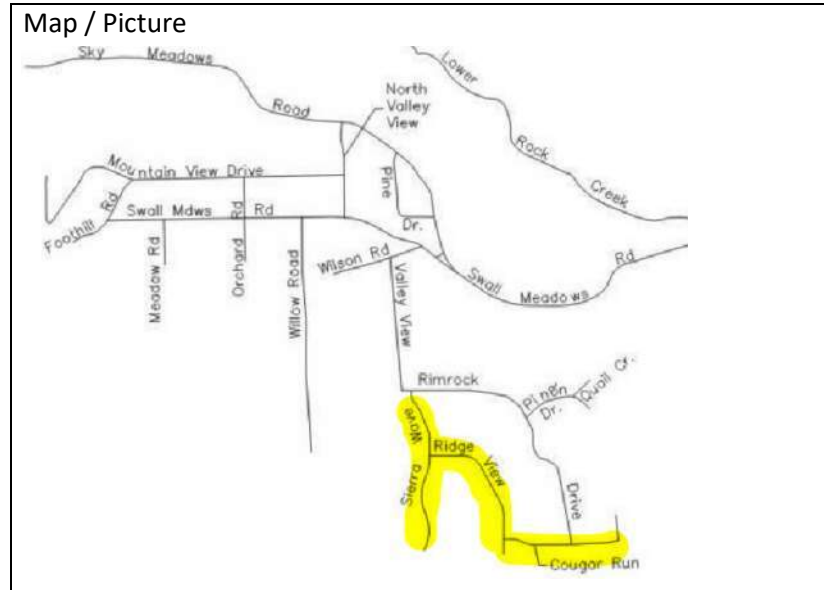
PW-ST-23-15

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

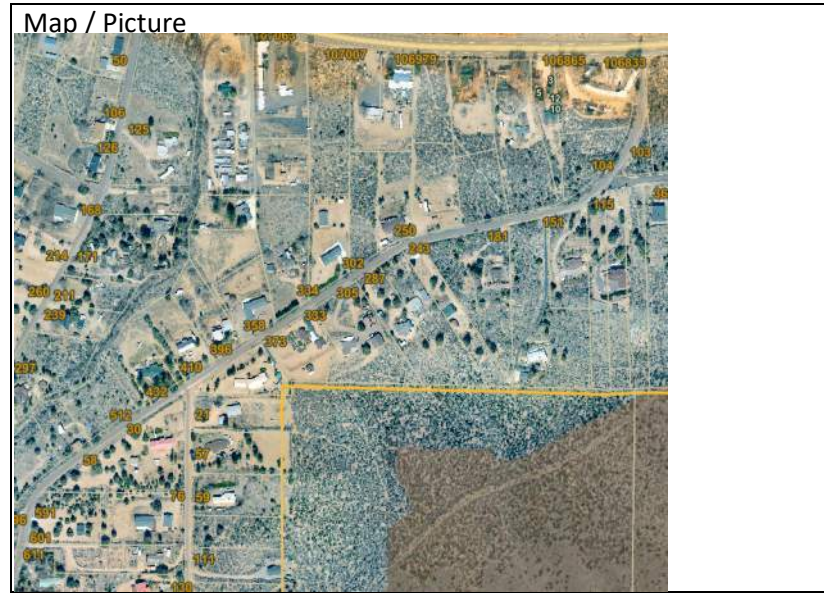
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<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-23-22

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

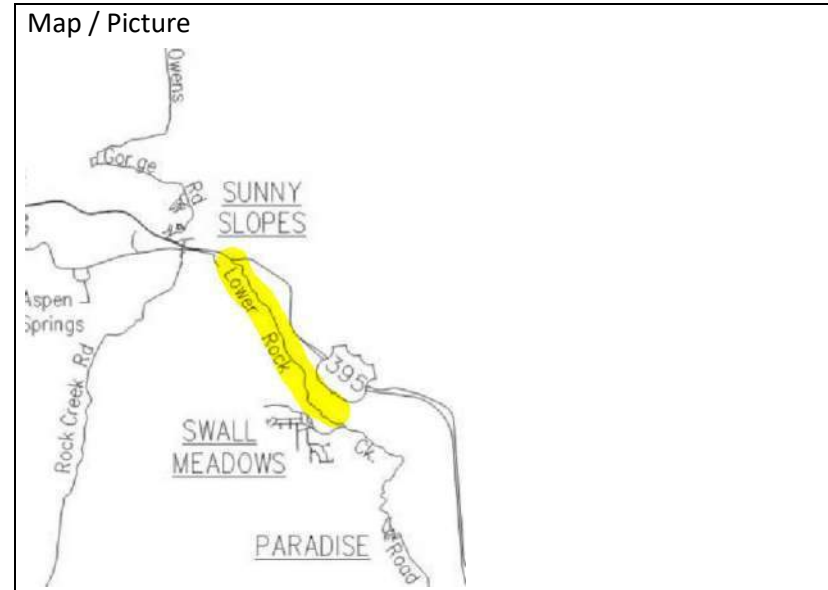
PW-ST-23-28

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



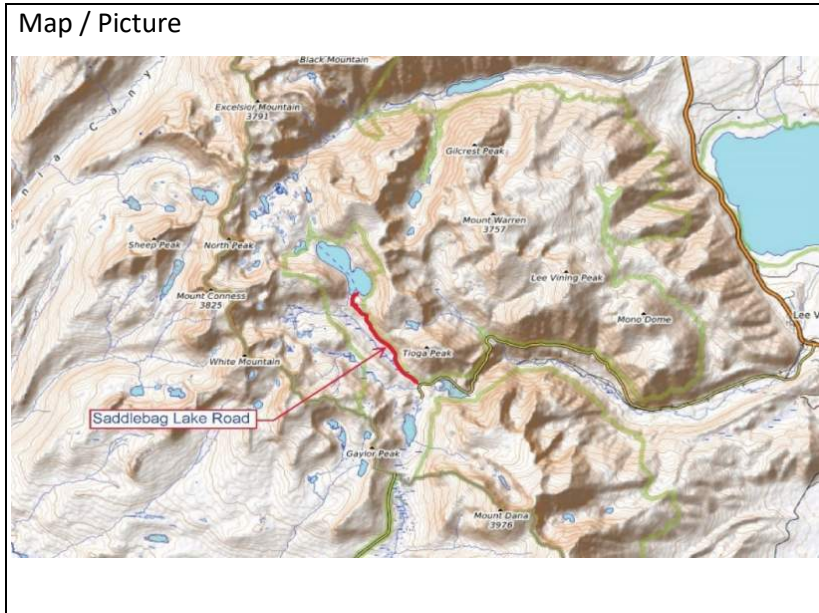
Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-29

Project No	Department / Division
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Project Name

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

Board Direction required	Is Project funded
CSA/JPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

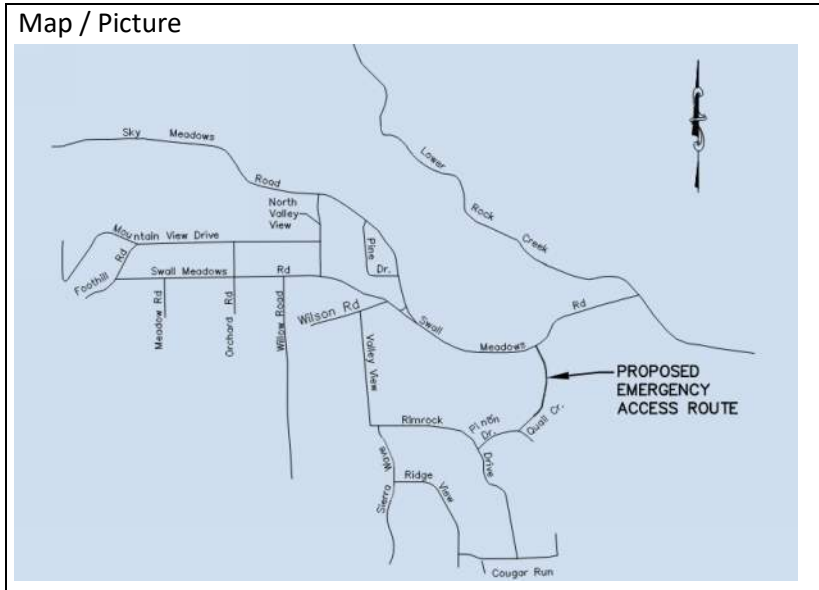
PW-ST-23-31

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future	

Notes

(see Notes for checked items)

<input type="checkbox"/>	Board Direction required	<input type="checkbox"/>	Is Project funded
<input type="checkbox"/>	CSA/RPAC/Planning support	<input type="checkbox"/>	CEQA/Environmental triggered
<input type="checkbox"/>	Are there project risks	<input type="checkbox"/>	Will project add continued costs
<input type="checkbox"/>	Contracts required	<input type="checkbox"/>	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-25-01

Project No	Department
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Project Name

Justification

Description

Map / Picture

(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/JPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-25-02

Project No	Department
Project Name	
Justification	
Description	

Map / Picture



(Dollars in thousands)

	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-25-03

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)

<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

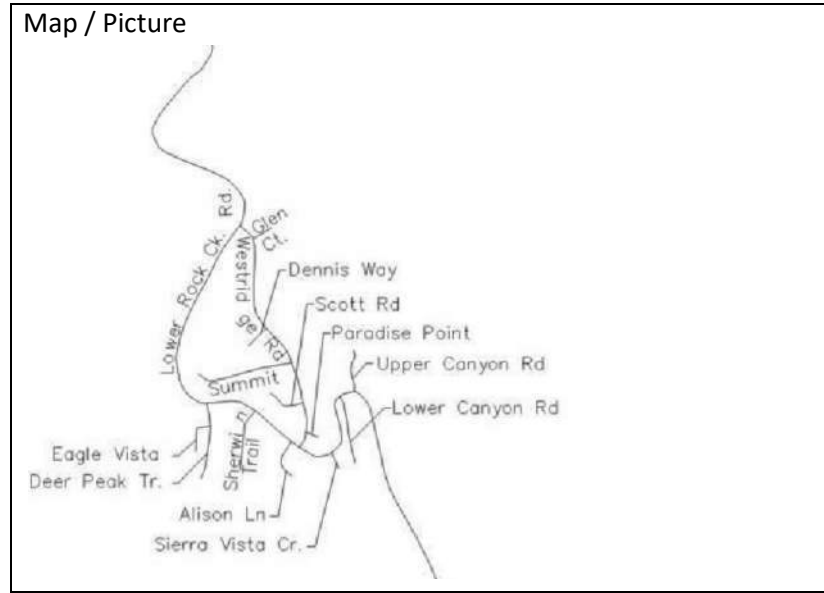
PW-ST-25-04

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

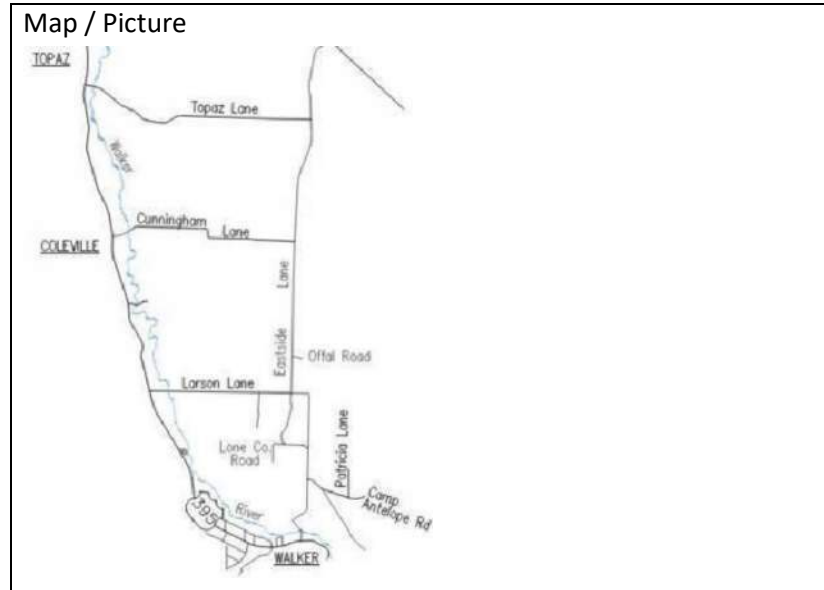
PW-ST-25-05

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future	

Notes

(see Notes for checked items)	
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Mono County - Capital Improvement Plan - 2022/2023

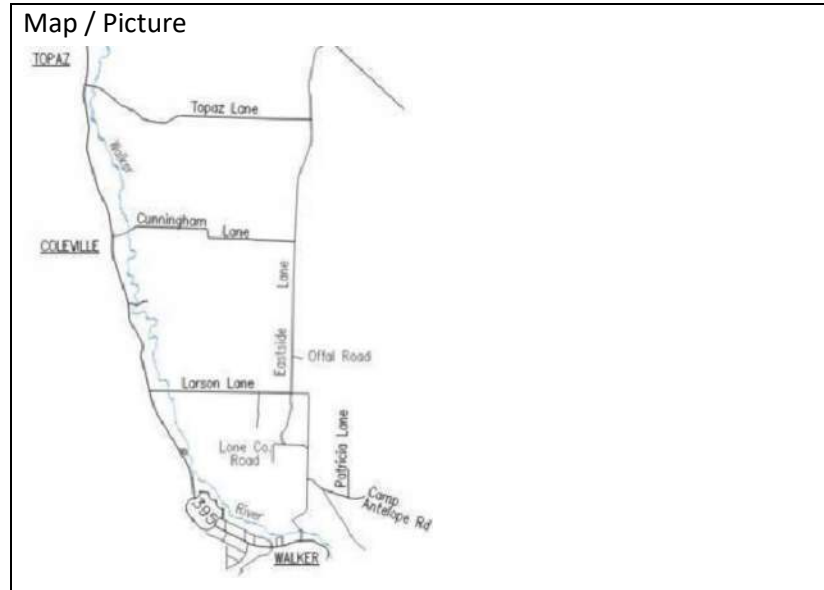
PW-ST-25-06

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



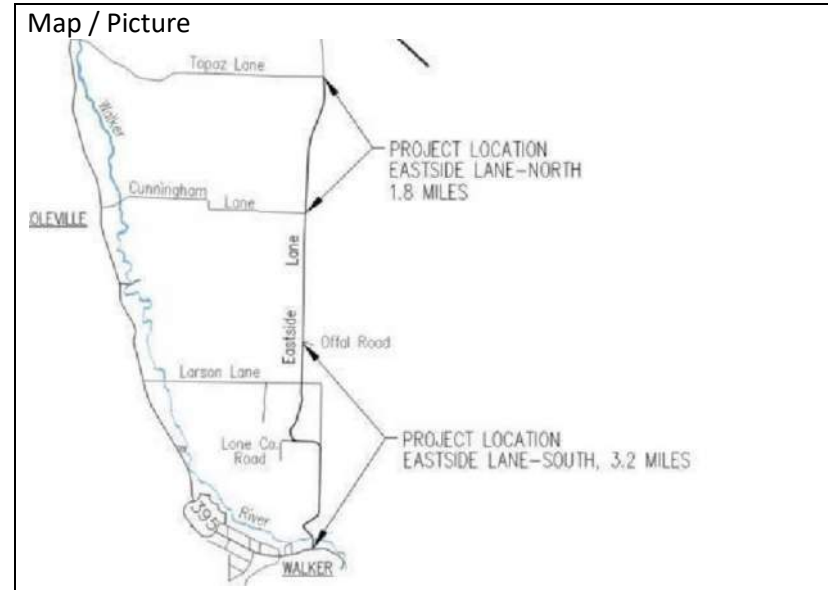
CIP Project Sheets
Mono County
Completed projects
APPENDIX C



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-16

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
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<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-11

Project No	Department
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Project Name

Justification

Description



(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

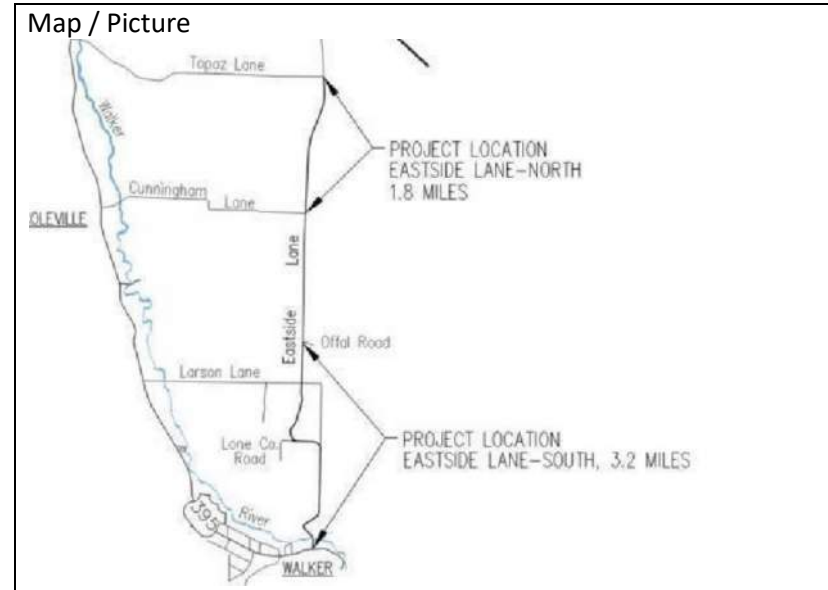
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<input type="checkbox"/> CSA/JPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-16

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/JPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

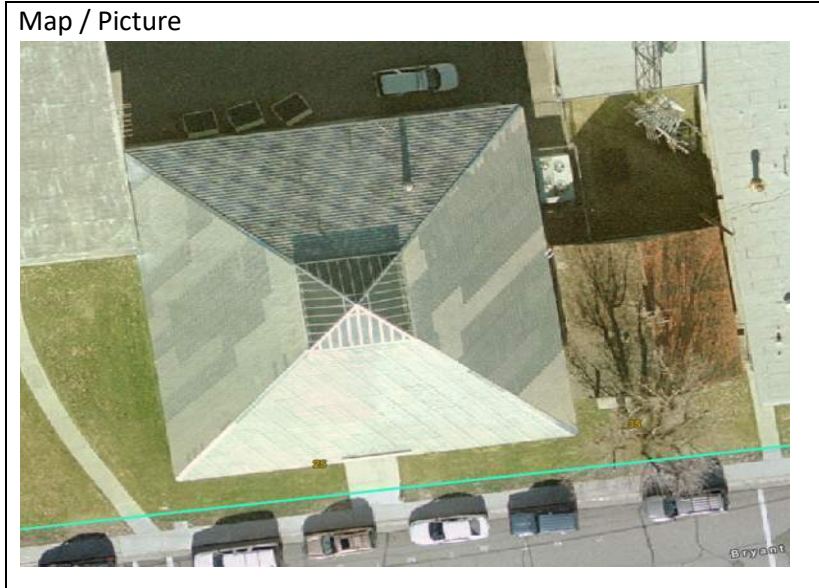
CIP Number

Project No	Department / Division
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Project Name

Justification

Description



(Dollars in thousands)

	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future
Schedule									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
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Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



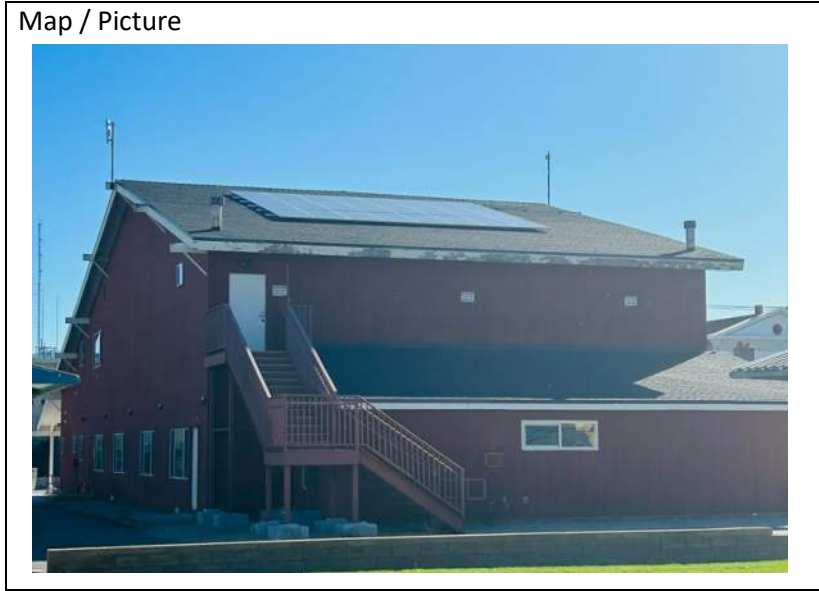
Mono County - Capital Improvement Plan

Project No	Department / Division
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)

<input type="checkbox"/>	Board Direction required	<input type="checkbox"/>	Is Project funded
<input type="checkbox"/>	CSA/RPAC/Planning support	<input type="checkbox"/>	CEQA/Environmental triggered
<input type="checkbox"/>	Are there project risks	<input type="checkbox"/>	Will project add continued costs
<input type="checkbox"/>	Contracts required	<input type="checkbox"/>	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
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Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
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Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)

<input type="checkbox"/>	Board Direction required	<input type="checkbox"/>	Is Project funded
<input type="checkbox"/>	CSA/RPAC/Planning support	<input type="checkbox"/>	CEQA/Environmental triggered
<input type="checkbox"/>	Are there project risks	<input type="checkbox"/>	Will project add continued costs
<input type="checkbox"/>	Contracts required	<input type="checkbox"/>	Are permits required



CIP Project Sheets
Mono County
Instructions
APPENDIX D



Mono County - Capital Improvement Plan

Project No	Department / Division	Map / Picture
Project Name		
Justification		
Description		

(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2024/25	FY 2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	Future

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/JPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

Instructions

Project No
to be filled in by
PW, leave blank

Departn enter your department and
any division information,
and/or main contact here

Map / Picture

Provide a map, maps, or
pictures here. This is not
intended to be a complete
map, and to support inclusion
in the CIP, please limit to this
space.

If no maps or picture
available, please just note
that, with where the project
is located

Project Name Provide a suggested Project
Name here

Justification Provide a brief justification
here

Description Provide a brief description
here, include enough details
to describe project but limit
to this space

(Dollars in thousands)

	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28
s c h e d u l e	Provide as much information as you have about funding and estimated work years here, if no funding yet available, please note approximate amounts in "after FY 2026/27, or in Notes. in that case, please also note what funding sources may become available under Notes.								

Notes

If you have any further notes,
this is the right place for
them

(see Notes for checked items)

<input type="checkbox"/> Board Directic	unded
<input type="checkbox"/> CSA/RPAC/Pla	ironmental triggered
<input type="checkbox"/> Are there proj	:t add continued costs
<input type="checkbox"/> Contracts required	Are permits required

Check appropriate boxes, and provide notes about them to the left



**Mono County
Policy
APPENDIX E**

Draft Capital Improvement Plan (CIP) Policy

In accordance with the Budget & Financial Policy there will be an annual CIP workshop with the Mono County Board to consider and prioritize projects for the following year. After the Board workshop the CIP will be taken to the Planning Agency to ensure compliance with the Mono County General Plan and then returned to the Mono County Board of Supervisors for approval. This CIP will prioritize projects and contributions from the General Fund, as well as grants and state/federal allocations for the improvement of county infrastructure and facilities.

This policy provides the framework for development of a 5-year plan and includes the following elements:

1. Project identification/location – What are the project details and location
2. Timing - When over the course of the next five years could the project be implemented
3. Funding - What funding is available and strategies to close funding gap
4. Scope - What should be included
5. Participants - Who is involved and the timing of involvement.
6. Prioritization - Guidelines for scoring projects for integration in budget cycle

A capital improvement plan (CIP) is a multi -year plan that describes the capital and /or significant maintenance projects Mono County is in need of and intends to undertake in the next five years. These projects include: acquisition or construction of facilities, infrastructure, information technology and major capital assets. The Capital Improvement Plan forecasts spending and identifies the associated funding sources essential to paying for these projects, both of which are essential to the Mono County budget. The five key elements of the Capital Improvement Plan are described below:

Project Identification

- Annually there will be a call out from Public Works to County Departments for the submission of any new CIP project worksheets to be included in the annual CIP workshop in November and an update to previously submitted project already including in the CIP.
- A CIP project worksheet needs to be filled out completely and include as much information as possible. The Project description should include a reference to the project scope and clearly identify the major tasks involved in the project.
- Project costs should be as accurate as possible at the time of the estimate and the information available. This portion will be updated annually as target dates become closer.

- Estimates should incorporate the following: Architect, engineering fees, permitting, any other development fees, legal fees, site acquisition, site development, construction, and site improvements such as grading, draining or landscaping.
- The project narrative should include a statement about why the project is necessary and a statement describing the impact to the annual operating budget and any increase or decrease in the recurring costs to operate the project once it is completed and placed in service.

TIMING

- The annual CIP covers at a minimum the next five years.
- The CIP is updated annually with a Board Workshop in November. The annual update is made to reflect the completion of projects, changing priorities and funding availability.
- The CIP should be adopted three months prior to the County' s next annual operating budget cycle.

FUNDING

- Analysis of project cost and funding sources should be conducted for all proposed projects on the CIP. This analysis will be updated annually, and funding gaps identified in both the short and long term.
- Strategies can be identified to close the funding gap and may include altering a project' s scope, adjusting the timing or breaking a larger project into smaller phases.
- Availability of funding for a specific project can impact its priority.

SCOPE

- Only projects meeting a public purpose and strategic plan objective should be proposed.
- In General, the Capital Improvement Plan is limited to projects which the County owns or intends to own and the County has an obligation to maintain, but exceptions are made for collaborative community projects.

PARTICIPANTS

- Projects proposed for inclusion in the CIP should be initiated by departments, Board Members or as directed by the County Board of Supervisors.
- Project requests are submitted and updated annually to Public Works for inclusion in the annual Mono County Board workshop.
- Public Works will compile the CIP into a table for 5-year planning.

- The County Planning Commission shall annually review the capital improvement program for consistency with the general plan before adoption by the Board of Supervisors.
- The County should provide meaningful opportunities for public comments concerning the final CIP schedule prior to adoption by the Board of Supervisors.
- The Board of Supervisors will adopt by affirmative vote the CIP Schedule in advance of the County' s next annual operating budget cycle.

PRIORITIZATION

- Projects will be prioritized on a scale ranging from 1 to 5 with 1 being the highest priority and 5 being the lowest priority by the Board of Supervisors annually.
- The prioritization of the CIP projects will inform the budgeting process and will take place at the annual Board of Supervisors workshop in advance of the normal operating budgeting cycle.
- Prioritization may be based upon the following criteria:
 1. Departmental justification rationale
 2. Overall amount of funding available and the time frame that funding is available for the project
 3. Operational impacts of the proposed project
 4. Projects identified in the County' s General Plan Importance of public safety, health and welfare and the relative risks mitigated by completion of the project
 5. Significant benefit to the public good and economic welfare of the community
 6. Client service or capacity enhancements
 7. Level of risk of obsolescent should the County not proceed with implementation of the project

Mono County Community Development Department

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

Planning Division

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

March 20, 2025

TO: Mono County Planning Commission

FROM: Olya Egorov, Planning Analyst

RE: Use Permit 25-001 (Sales Short-Term Rental)

PROJECT RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes;
2. Determine that the required findings cannot be made as contained in the staff report;
3. Deny Use Permit 25-001; and
4. Find that the project qualifies as an exemption under the California Environmental Quality Act §15270.

OR

Alternative Recommendation: Find that the project qualifies as a Categorical Exemption under the California Environmental Quality Act §15301 and instruct staff to file a Notice of Exemption; determine that the required findings can be made as provided in the staff report; and approve Use Permit 25-001 subject to the Conditions of Approval.

PROJECT PROPOSAL

The project requests a seasonal short-term rental in an existing single-family residence at 92 Leonard Avenue (APN 015-270-008-000) in June Lake, which would allow the residence to be rented for less than 30 consecutive days from April 15 to October 15 (Figure 1). The rental will not be owner-occupied, which is permitted under the Mono County

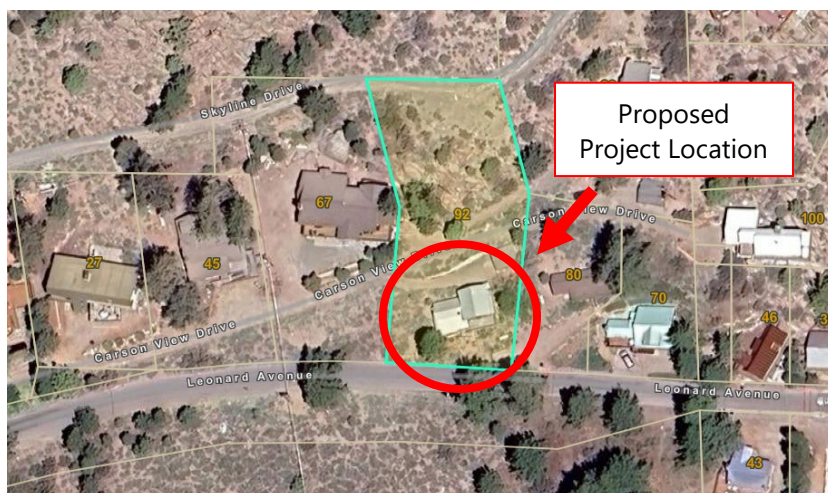


Figure 1: Project Site (92 Leonard Avenue in June Lake)

General Plan (MCGP) Land Use Element (LUE) Planning Area Land Use Policies for the Leonard Avenue neighborhood under Action 13.M.1.h. The project proposes a maximum occupancy of six persons and two vehicles per stay. The applicant intends to use a local property management company, Rainbow Realty, to manage the short-term rental from April 15 to October 15. During the remainder of the year, the residence will not be operated as a short-term rental. If the Use Permit is approved by the Planning Commission, the applicant is responsible for obtaining a discretionary Short-Term Rental (STR) Activity Permit from the Mono County Board of Supervisors pursuant to Mono County Code (MCC) Chapter 5.65 and Chapter 25 of the MCGP LUE.

PROJECT SETTING

Situated in the Leonard Avenue neighborhood, the three-bedroom and two-bathroom home has a footprint of 1,079 square feet (sf) and a detached garage with a footprint of 380 sf. The dwelling sits adjacent to public land owned by the U.S. Forest Service and other developed parcels, which have Land Use Designations (LUDs) of Resource Management (RM) and Single-Family Residential (SFR), respectively. Currently, there are five neighboring properties used as short-term rentals (Figure 2).

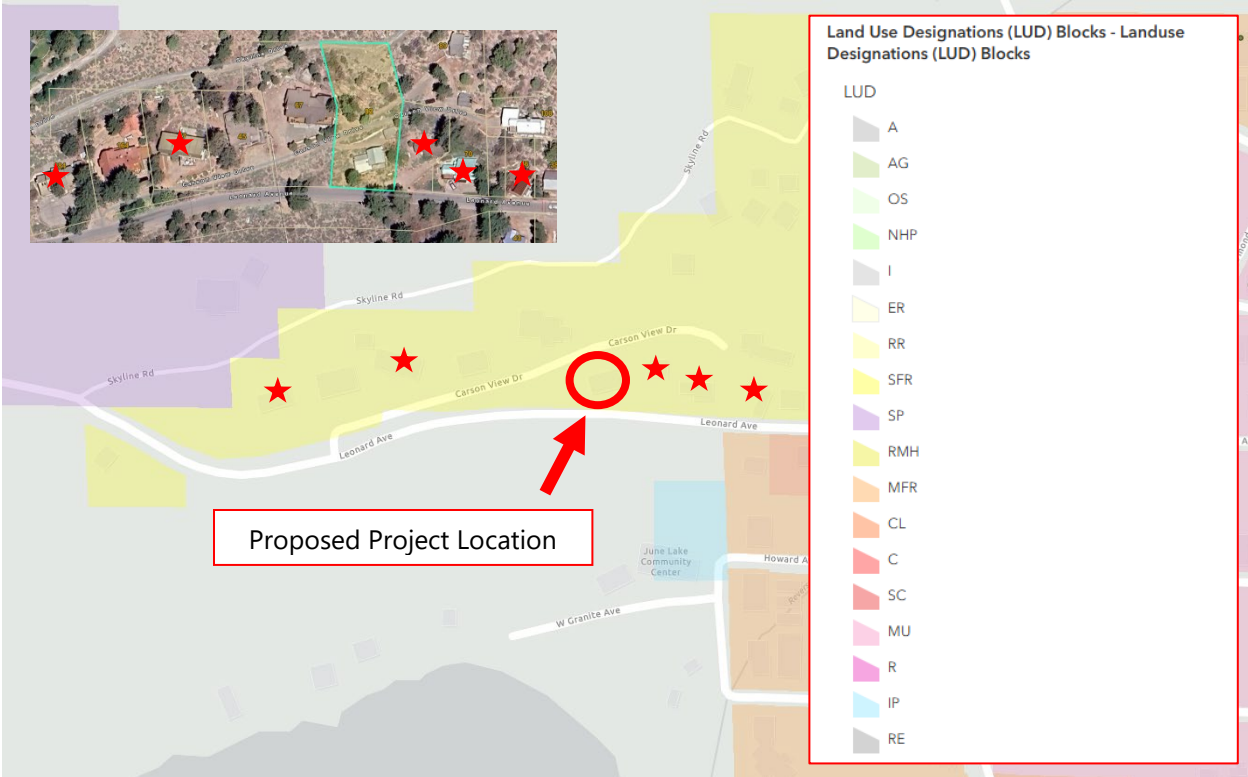


Figure 2: Adjacent Land Use Designations and existing short-term rentals to project site

The property is a double-frontage parcel, which means it has access on two sides of the lot from Leonard Avenue and Carson View Drive (see Attachments 1 & 2). During the proposed rental timeframe of April 15 to October 15, the property offers four on-site parking spaces: one uncovered parking space accessed from Leonard Avenue, one covered parking space in the

garage accessed from Carson View Drive, and side-by-side uncovered parking spaces in the driveway accessed from Carson View Drive (see Attachment 2 and Figures 3 & 4).



Figure 3: Parking space off Leonard Avenue



Figure 4: Driveway parking off Carson View Drive

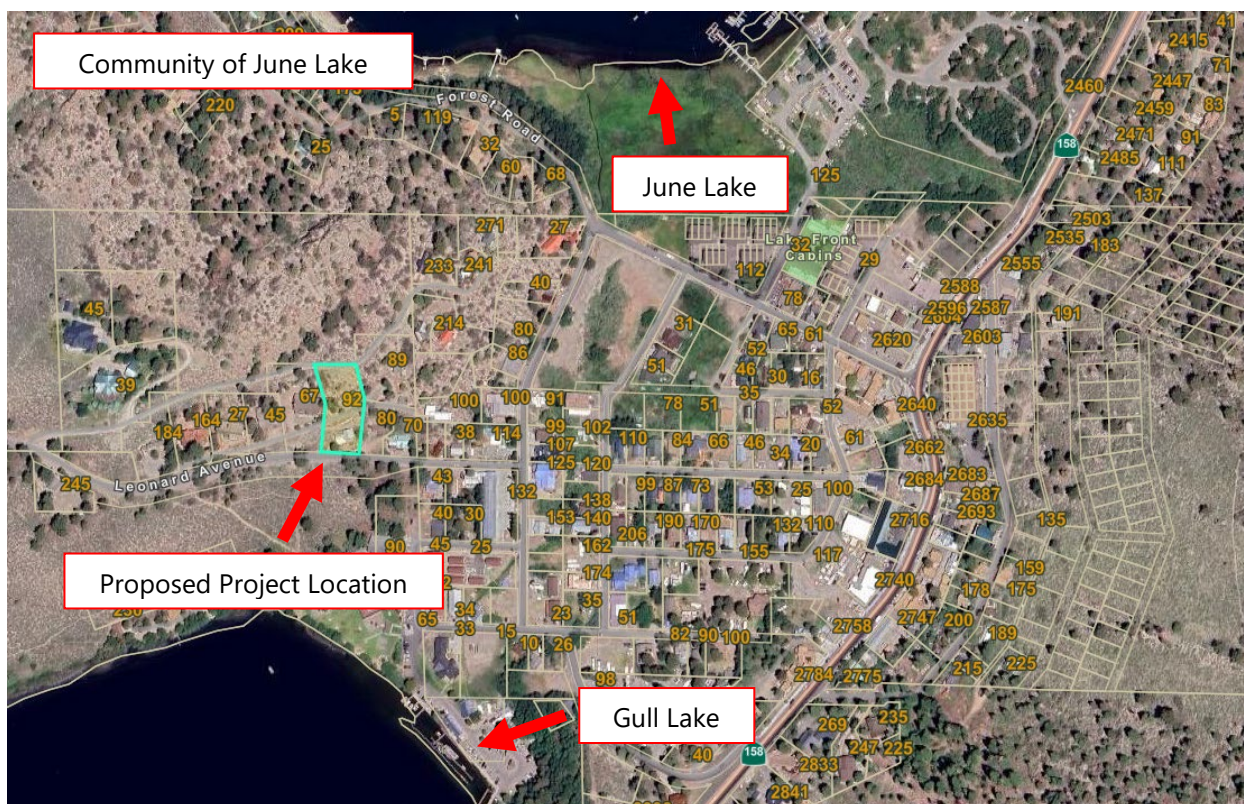


Figure 5: Project Location in June Lake

CALIFORNIA ENVIRONMENTAL QUALITY ACT

If approved, the proposed project is consistent with a Class 1 Categorical Exemption under §15301 of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or

private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples include but are not limited to:

- Conversion of a single-family residence to office use.

The shift from long-term to short-term use of the residence does not change or expand the residential activities of the property, which includes sleeping and eating. Thus, the continued residential use on a short-term basis is not more intensive than the conversion of a single-family residence to office use. Additionally, because the project does not propose any new structures or amenities that would alter current residential activities, it is unlikely that the project will result in significant impacts to the Leonard Avenue neighborhood.

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

Note: In accordance with §15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The applicant submitted a Use Permit application to the Land Development Technical Advisory Committee (LDTAC), which was accepted on January 6, 2025. The Conditions of Approval for the Alternative Recommendation were reviewed and accepted by the LDTAC on March 17, 2025.

MONO COUNTY GENERAL PLAN CONSISTENCY

Between 2016-2017, Mono County hosted more than 50 community workshops to engage residents in conversations about neighborhood character and short-term rentals. The input was used to inform policies and regulations surrounding the short-term rentals in Mono County and individual communities. Generally, the community of June Lake expressed support for short-term rentals in the Leonard Avenue neighborhood. It is now one of the few neighborhoods in June Lake where not owner-occupied rentals are permitted. The MCGP LUE provides additional countywide and community area policies related to short-term rentals, such as economic development, housing, community character, and tourism (see Attachment 3).

Land Use Designations & Development Standards

Intent and Permitted Uses: The Land Use Designation (LUD) of the property is Single-Family Residential (SFR), which is intended "to provide for the development of single-family dwelling units in community areas." Short-term rentals are permitted subject to a Use Permit. The required findings for a Use Permit are specified under Chapter 32 of the MCGP LUE.

Maximum Lot Coverage and Snow Storage: The residence, garage, covered deck, covered porch, and uncovered deck comprise 1,927 square feet. The total lot area is 27,007 square feet. Thus, the

property has a seven percent lot coverage, which is below the maximum lot coverage of 40 percent for the SFR LUD. The project is not required to provide a snow storage area because it is not a new commercial, industrial, or multifamily (three or more units) development.

Minimum Setbacks: The residence has a front setback of 21 feet, side setbacks of 29 and 24 feet, and a rear setback of 175 feet. The SFR LUD requires minimum setbacks of 20 feet, 10 feet, and 10 feet for the front, side, and rear, respectively. The State Minimum Fire Safe Regulations (SMFSR) requires a minimum of 30-foot setbacks for all buildings from all property lines and/or center of a road. The site plan indicates that the project complies with setback requirements under the SFR LUD but is existing nonconforming under the SMFSR (Attachment 2).

Land Development Regulations

Chapter 06 (Parking): Section 06.100 of the MCGP LUE specifies that residential units must have two spaces per unit. During the summer months, the property has four parking spaces, including two side-by-side parking spaces in the driveway, one covered parking space in the garage, and one space off Leonard Avenue in the snow storage easement. All four parking spaces meet the minimum parking stall size requirements.

The June Lake Fire District stated that, in the event of a fire, the front area of the property off Leonard Avenue would more than likely be used to attack a structure fire on the property. If approved, the project will include a provision under the Conditions of Approval that requires the front area to be kept clear for emergency vehicles (see Attachment 7).

Chapter 22 (Fire Safe Regulations): Use Permits within the State Responsibility Areas (SRAs) require an analysis of the current SMFSR (effective April 1, 2023), which supersedes Chapter 22 of the MCGP LUE. Consistent with §1270.03(a) of the SMFSR, this project is exempt because the parcel map was approved in 1985.

Use Permits require notification to the local fire district. The June Lake Fire District responded and requested unobstructed access to the fire hydrant on Leonard Avenue in the case of an emergency. Additionally, the agency stated that in the event of a fire, the fire district would more than likely use the front area to attack a structure fire on the property. The June Lake Fire District did not provide any further commentary on vehicular access on Leonard Avenue or Carson View Drive. The project will include a provision under the Conditions of Approval that requires unobstructed access to the fire hydrant on Leonard Avenue (see Attachment 7).

During summer months, the home is accessible from Leonard Avenue and Carson View Drive. Leonard Avenue is a 20-foot wide, paved public road that connects the residential neighborhood to the June Lake Village and its commercial core. The two-lane road is maintained by Mono County Public Works. Carson View Drive is a 10-foot wide, unpaved private road that provides access to residential homes from Leonard Avenue.



Figure 6: Proposed Turnaround

Pursuant to §1273.01(b) of the SMFSR, one-way roads should be constructed to provide a minimum of one 12-foot traffic lane, not including shoulders, and should, at both ends, connect to a road with two traffic lanes providing for travel in different directions. Carson View Drive does not meet the standards under §1273.01(b) of the SMFSR because it measures only 10 feet across and does not provide a connection to a road with two traffic lanes at both ends. Carson View Drive is therefore an existing nonconforming road.

Under §1273.01(b), the SMFSR also requires the construction of a turnaround at approximately the midpoint of each one-way road. While the project proposes a turnaround area on Carson View Drive, it does not meet the minimum dimension requirements under the SMFSR (see Attachment 1).

Policy 1.M.3. states, “in addition to reasonable opposition by the neighborhood, short-term rental applications may be denied in neighborhoods with certain safety and/or infrastructure characteristics that are not compatible with visitor use, or where conflicts with other regulations exist.” Specifically, Action 1.M.3.a. details that denial is warranted if there are emergency access issues due to a single access point to/from the neighborhood, and if access to the parcel, in whole or part, includes an unimproved dirt road (e.g., surface is not paved or hardened with a treatment) and/or roads are not served by emergency vehicles.

Carson View Drive is an unimproved dirt roadway, which serves as grounds for denial under Action 1.M.3.a. (Figure 7).



Figure 7: Carson View Drive, facing southwest

Chapter 23 (Dark Sky Regulations):

As of February 12, 2025, the project did not meet the dark sky regulations under Chapter 23 of the MCGP LUE due to the absence of shielding on some of the outdoor lighting fixtures. Prior requests for short-term rentals established that overnight rentals must meet dark sky regulations in order to operate. The applicant intends to comply with dark sky regulations and an update will be shared at the public hearing on March 20, 2025, if new fixtures are installed.

If the alternative recommendation is selected and the project is approved, the Conditions of Approval will require compliance with Chapter 23 of the MCGP LUE prior to seeking a Short-Term Rental Activity Permit from the Mono County Board of Supervisors.

Chapter 25 (Short-Term Rentals): Short-term rentals addressed by Chapter 25 are subject to a Use Permit and a Short-Term Rental Activity Permit under MCC Chapter 5.65. The project must comply with Chapter 25, MCC Chapter 5.65, and must exhibit no reasonable opposition from neighbors within 500 feet of the subject parcel.

In addition to the public process, Section 25.040 specifies notice requirements, which includes (1) publishing notice of a short-term rental application in a newspaper of general circulation 30 days in advance of a public hearing and (2) distributing a notice to surrounding properties within a 500-foot radius of the project parcel.

The project was noticed in the February 15 edition of The Sheet (Attachment 4). Individual notices were mailed to property owners on February 14, 2025, who resided within 500 feet of the project site. Three properties were missed in the original mailing and notices were subsequently mailed on March 13, 2025.

Public Comments

As of March 13, 2025, the Secretary of the Planning Commission received two public comments from property owners within 500 feet of the project site. Both public comments are in opposition to the proposed project and express concern about noise, occupancy, parking, safety of non-motorized users, and the shortage of housing. Noise, occupancy, and parking are addressed by Chapter 5.65 of the MCC. Relative to pedestrian and cyclist safety, the use of an existing residence as a short-term rental is a continued residential use and is not expected to generate new or additional safety issues in the neighborhood. The shortage of housing is an identified concern in the MCGP LUE, and further analysis can be found in the "Use Permit Findings" section of this staff report.

Staff will provide an update at the public hearing on March 20, 2025, if any additional public comments are received after the release of this staff report.

USE PERMIT FINDINGS

Chapter 32 (Use Permit): Use permits may be granted by the Planning Commission when four findings are made in the affirmative under Section 32.010. of the MCGP LUE.

- 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.*

The property meets all development standards under the SFR LUD and complies with the intent of the LUD, which seeks to provide the development of single-family dwelling units in

community areas. The use of an existing dwelling as a short-term rental does not contribute to an increase in land use intensity because the primary use will continue to be residential where households sleep and eat. This finding can be made.

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

Pursuant to Policy 1.M.3. of the MCGP LUE, the project may be denied if the neighborhood has certain safety or infrastructure characteristics that are not compatible with visitor use, or where conflicts with other regulations exist. Action 1.M.3.a. identifies the following safety or infrastructure condition as grounds for denial: "access to the parcel, in whole or part, includes an unimproved dirt road (e.g., surface is not paved or hardened with a treatment) and/or roads are not served by emergency vehicles." The property, in part, is accessed by Carson View Drive, an unpaved, single-lane roadway. This finding cannot be made.

OR

The use of an existing residence as a short-term rental will not generate more traffic beyond its present use as a home. The SMFSR does not apply to the project because the parcel map for the project was approved prior to 1985*, and Action 1.M.3.a. of the MCGP LUE does not require denial of a project if certain safety or infrastructure conditions are not met. The June Lake Fire District did not express concerns over vehicular access to the property, and Carson View Drive was not regarded as a safety issue. The project will include two provisions under the Conditions of Approval that require the front area to be kept clear for emergency vehicles and unobstructed access to the fire hydrant on Leonard Avenue. This finding can be made.

*According to §1270.03(a) of the SMFSR, the policies found in the subsection apply to "all tentative and parcel maps or other Developments approved after January 1, 1991," which excludes the subject parcel.

- 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.*

The use of single-family residential units as short-term rentals is detrimental to the public welfare because it reduces the number of available housing units for residents and the workforce of Mono County. Countywide Issues/Opportunities/Constraints of the MCGP LUE recognizes that the increase in short-term rentals in single-family residential areas has the potential to further reduce the already limited housing stock available for workforce housing. The shortage of residential and workforce housing units contributes to the use of non-compliant facilities, such as recreational vehicles and trailers, as substandard alternatives to safe, quality housing units. The Issues/Opportunities/Constraints for Community Areas of the MCGP LUE further states that the majority of the June Lake Loop's rental and affordable units exists in the Village, where the property is located. Until long-term housing options become attainable to full-time residents, the short-term use of existing housing stock is detrimental to

the public welfare. Additionally, the existing one-lane road does not comply with the current SMFSR. Although the parcel is exempt pursuant to §1270.03(a), the lack of the secondary access to the property is a potential safety issue for the neighborhood. This finding cannot be made.

OR

The existing dwelling used as a short-term rental is no more intensive than a residential use consistent with the SFR LUD and is unlikely to cause any environmental impacts that may be injurious to property or improvements in the Leonard Avenue neighborhood. The project is subject to Section 5.65.110. of the MCC, which specifies health and safety standards; sign, notification, and advertising requirements; occupancy limits; parking requirements; trash, solid waste, and snow removal; and other requirements such as quiet hours and property manager response time. Countywide Issues/Opportunities/Constraints of the MCGP LUE notes that Mono County has received very few complaints against regulated and properly permitted short-term rentals. This finding can be made.

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

The proposed use is inconsistent with Policy 1.D.5. because the project would not contribute to the protection of current workforce/affordable housing stock located within the unincorporated areas of the County. This finding cannot be made.

OR

The proposed use is consistent with Action 13.M.1.h., which allows for owner-occupied and not owner-occupied rentals in the Leonard Avenue neighborhood. The project is also consistent with Policy 1.M.4. because the proposed use is seasonal, which may be regarded as a short-term rental used in a limited form to support the tourist economy.

Countywide Issues/Opportunities/Constraints of the MCGP LUE acknowledges that short-term rentals in single-family residential areas meet a tourism market and have the potential to utilize existing units for additional visitor accommodations. Thus, the project is also consistent with Policy 11.B.3. because it contributes to a sufficient bed base and visitor accommodations to support the tourism industry. This finding can be made.

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

ATTACHMENTS

1. Simple Site Plan
2. Detailed Site Plan
3. Goals, Objectives, and Policies (Mono County General Plan Land Use Element)
4. Public Notice
5. Comments Received Prior to March 13, 2025
6. Notice of Decision
7. Conditions of Approval for the Alternative Recommendation

Emergency Dial 911. Fire Dept: (760) 648-7390 Mono Sheriff: (760) 932-7549 x7

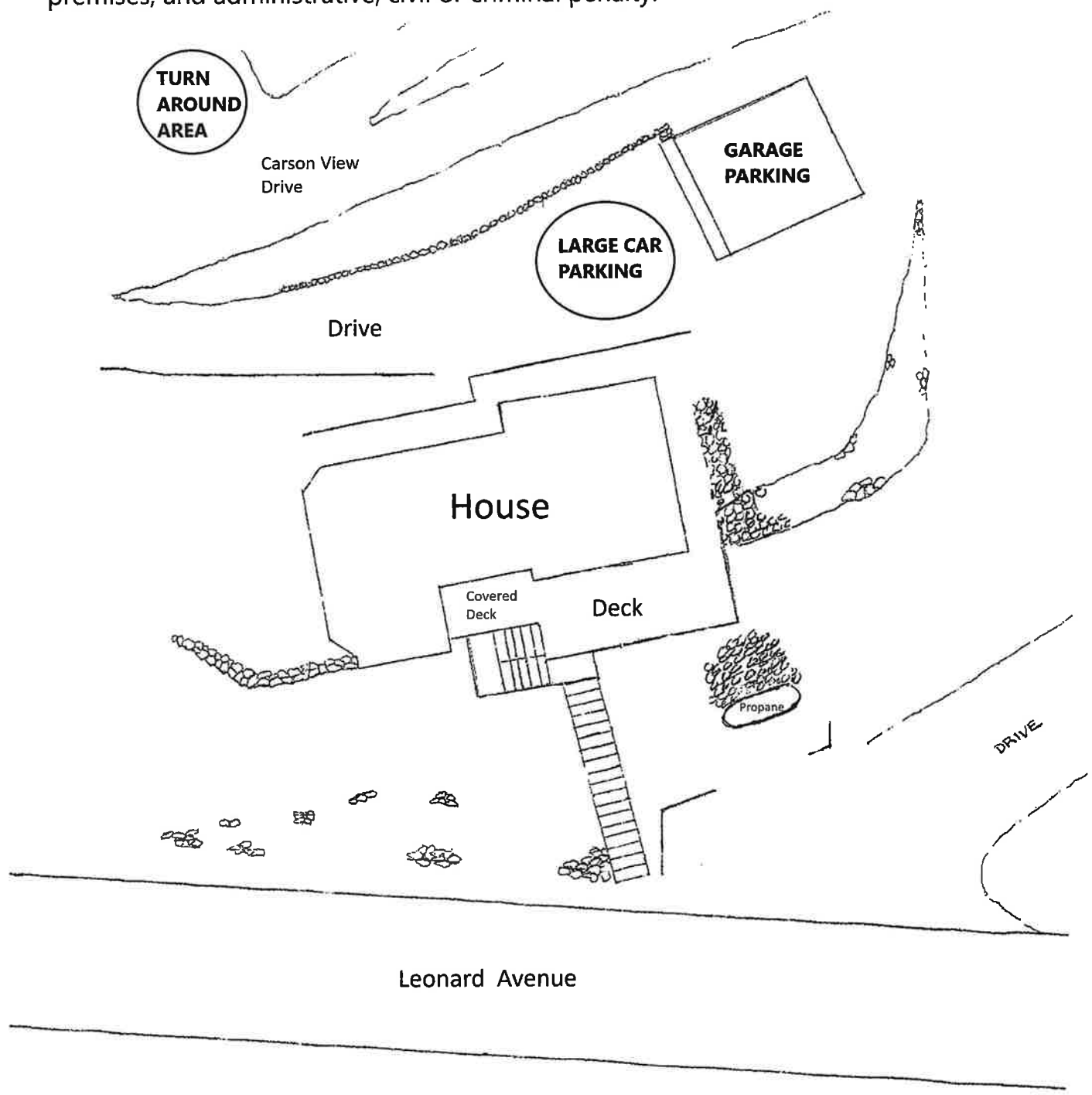
Address: 92 Leonard Ave. June Lake CA 93529

Managed by Rainbow Ridge Realty and Reservations. Phone: (760) 648-7811


Maximum Occupancy 6 Maximum Number of Vehicles 2

Please deposit trash into the bin in front, securing the lid with the provided straps.

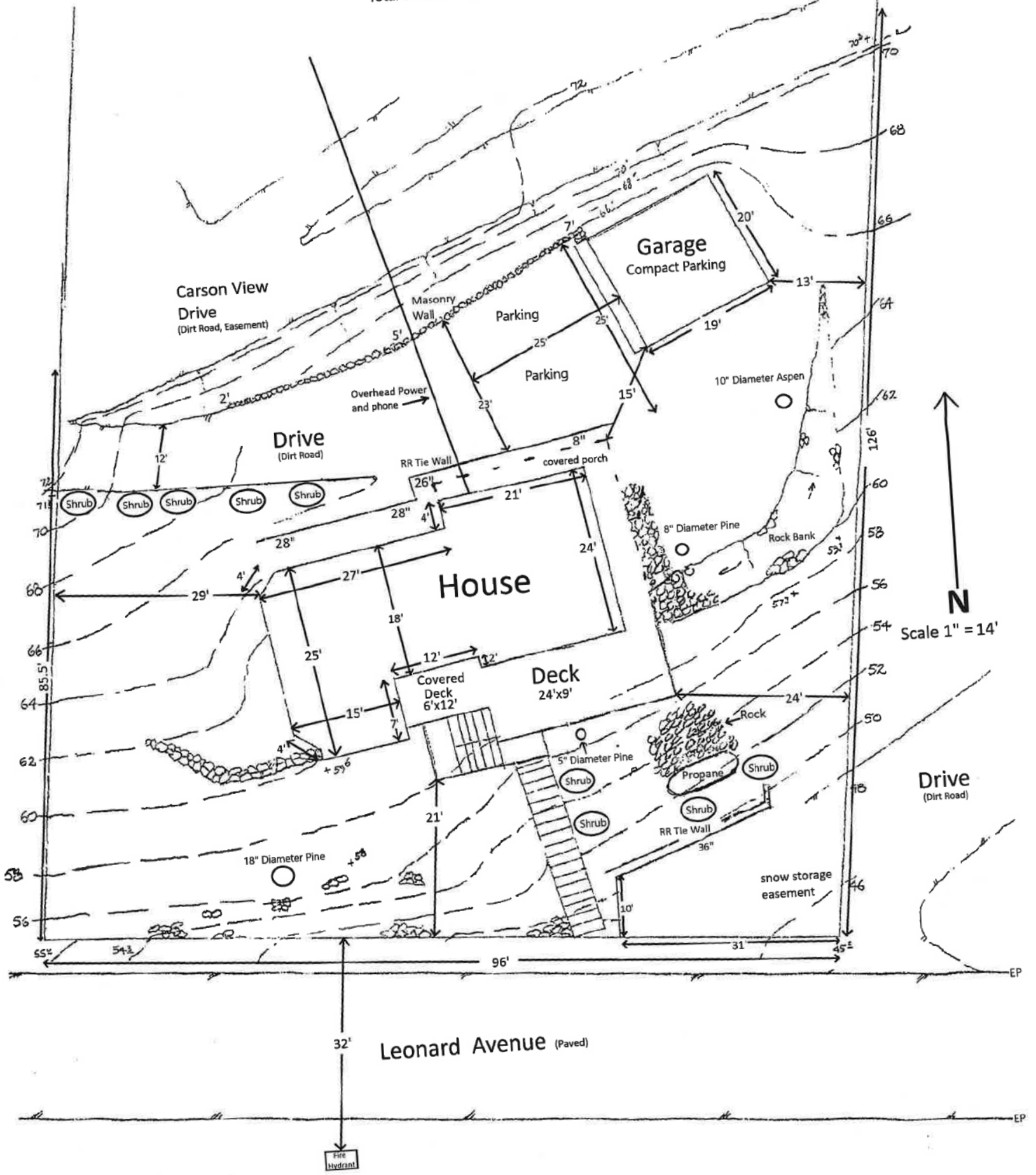
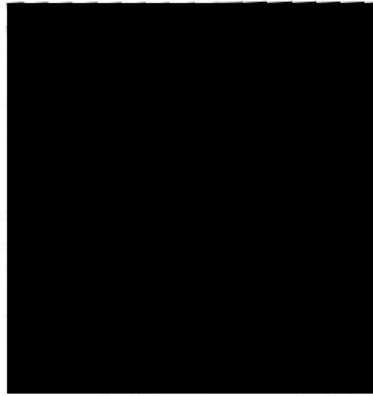
Failure to conform to parking, trash disposal, and occupancy requirements is a violation of county law, and may result in immediate removal from the premises, and administrative, civil or criminal penalty.



Plot Plan - 92 Leonard Avenue, June Lake, CA 93529
 Assessor's Parcel Number: 015-270-008-000

- 52 ——— ELEVATION & CONTOUR, 2' INTERVAL
-  STONE WALL
- EP ——— EDGE OF PAVED ROAD
- EDGE OF DIRT ROAD

Lot Area = 27,007 sf
 House = 1079 sf
 Garage = 380 sf
 Covered Deck = 72 sf
 Covered Porch = 180 sf
 Deck = 216 sf
 Total Lot Coverage = 1927 sf, or 7%



ATTACHMENT 3 – MONO COUNTY GENERAL PLAN

LAND USE ELEMENT

Issues, Opportunities & Constraints

Countywide Issues/Opportunities/Constraints:

16. The short-term rental market (i.e., rentals for fewer than 30 days) in residential neighborhoods has exploded worldwide, exhibiting a 15x growth rate from 2008 to 2016. The market is dynamic and seasonal, and rentals have become mainstream. No “silver bullet” exists; a variety of creative solutions and mechanisms is needed to address the complexity of the issue.
17. The short-term rental phenomenon in residential neighborhoods has some basis in the idea that excess assets can be rented to or shared with others, potentially for a fee that benefits the owner. Given the growth in the short-term rental market, the market has evolved from a small-scale supplemental sharing model to a full investment or business model.
19. Differentiating between residential neighborhood impacts of illegal rentals vs. legal rentals is difficult, and the court of public opinion often does not recognize a difference. The County has received very few complaints against regulated and properly permitted short-term rentals.
21. Industry data indicate short-term rentals will not stop if they are banned or prohibited. They will continue to be an issue that potentially impacts neighborhoods and requires a County response.
22. The increase in short-term rentals in single-family residential areas has the potential to further reduce the already limited housing stock available for workforce housing.
23. Short-term rentals in single-family residential areas meet a tourism market need and have the potential to utilize existing units for additional visitor accommodations, rather than units remaining vacant and not contributing to the local economy. According to census data, Mono County has the second-highest vacation home ownership percentage of counties in the state.

Issues/Opportunities/Constraints for Community Areas (June Lake):

16. In recognition of the complexity, controversy, and sometimes personal nature of the impacts of short-term rentals in residential neighborhoods, effort is being made to avoid the trap of “yes” vs. “no” in policy and regulatory solutions, which often result in a polarized discussion that does not delve into nuances of how to best tailor policies and regulations to solve problems and take advantage of opportunities.
17. To provide opportunity for public input, develop and identify any consensus/common ground in the best interests of the community, engage residents in conversations about the character of their neighborhoods, and seek certainty and finality regarding short-term rentals, over 50 hours of community workshops were held supported by over 300 hours of staff time from December 2016 to December 2017. Workshops included education on the existing industry/market, County regulations and identification of community character; technical considerations and issues of individual neighborhoods; concerns and negative impacts; opportunities and benefits; and potential solutions; and the input was used as the basis for the development of policies and regulations.
18. Concerns expressed about short-term rentals include disruption of the sense of neighborhood, impacts to quality of life, inappropriate behavior and lack of respect for the neighborhood by renters, lack of enforcement, poor management, reduction in workforce

housing units and property values, reduction in safety, inequitable competition for traditional hotels/motels, private road ownership and liability, road conditions, inadequate ingress and egress, small lot sizes, and environmental and wildlife issues.

19. Opportunities expressed about short-term rentals include meeting a tourism market need, economic development for June Lake, tax revenue for the County, assisting homeowners in keeping and upgrading their properties, the potential for reduced impact compared to long-term rentals, accountability and enforcement through regulation, protecting property rights, and educating, socializing with, and serving as ambassadors to visitors.
20. The majority of the June Lake Loop's rental and affordable units exists in the Village.

Land Use Policies

Countywide Land Use Policies:

Goal 1. Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.

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

Policy 1.D.5. Mono County shall enact measures to protect the current workforce/affordable housing stock located within the unincorporated areas of the County.

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

Policy 1.I.1. Land use designations shall provide sufficient land for the economic development of community areas.

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

Policy 1.M.2. Short-term rentals in single-family residential neighborhoods should support a model for the supplemental sharing of excess assets, rather than a full business or investment model.

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

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

Objective 11.B. Enhance and support the existing tourism-related economy.

Policy 11.B.3. Support a sufficient bed base and visitor accommodations to support the tourism industry.

Planning Area Land Use Policies (June Lake):

Goal 13. That June Lake ultimately develop into a moderately sized, self-contained, year-round community.

Objective 13.M. To balance the character of single-family residential neighborhoods and the tourist economy, utilize a mix of best practices, creative solutions, and regulatory

mechanisms, as guided by public input and engagement, to address the complexity of short-term rentals.

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

Action 13.M.1.h. Owner-Occupied and Not Owner-Occupied rentals may be permitted in the Leonard Avenue neighborhood, except Skyline Drive, subject to discretionary permit(s) for short-term rentals and June Lake Area Plan policies.

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

Objective 14.A. Ensure future development projects mitigate impacts to the local housing stock.

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

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

February 11, 2025

To: The Sheet
From: Olya Egorov, Planning Analyst
Re: Legal Notice for **February 15** edition
Invoice: Heidi Willson, P.O. 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 **March 20, 2025**, in the Bridgeport Board Chambers, County Courthouse (2nd floor), 278 Main Street, Bridgeport, and the meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/84804828290> or in-person at the Mono County Civic Center, Dana Room (2nd 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 9:00 AM. Use Permit 25-001** proposes a short-term rental at 92 Leonard Avenue in June Lake (APN # 015-270-008-000) in an existing single-family dwelling, which would allow the home to be rented for 30 consecutive days or less. The 0.62-acre parcel has a Land Use Designation of Single-Family Residential (SFR) and proposes a maximum occupancy of six (6) persons. If approved, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) §15301, Existing Facilities. 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 online to comment. Comments may also be submitted in-person or by mail to the Secretary of the Planning Commission, 1290 Tavern Road, Suite 137, P.O. Box 347, Mammoth Lakes, CA 93546, or by email at cddcomments@mono.ca.gov by 8:00 AM on Thursday, March 20, 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 at or prior to the public hearing.

PUBLIC NOTICES

Notice of Public Hearing

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TS #2025-0013

Notice of FERC filing

Notice of Filing with the Federal Energy Regulatory Commission
Lee Vining Hydroelectric Project
(FERC Project No. 1388)

Please take notice that Southern California Edison Company (SCE or Licensee), of 2244 Walnut Grove Ave., Rosemead, CA 91770, (626) 302-4411, filed with the Federal Energy Regulatory Commission (FERC) an Application for License for Major Project - Existing Dam (License Application or FLA) for the Lee Vining Hydroelectric Project, FERC Project No. 1388. The License Application provides details of the Licensee's proposal to seek a new license from FERC for the continued operation of the Lee Vining Hydroelectric Project located on Lee Vining and Glacier Creeks near the town of Lee Vining in Mono County, California.

The License Application was filed with FERC on January 29, 2025 and the public portions of the document will be available on SCE's public relicensing website at www.sce.com/levining or on the FERC's eLibrary system, <https://www.ferc.gov/elibrary>, under FERC Docket No. P-1388. In addition, the public volumes of the FLA can be viewed electronically during regular business hours at both the Lee Vining Library located at 51710 Hwy. 395 Library Bldg., Lee Vining, California 93541 and the June Lake Library located at 90 West Granite Avenue, June Lake, California 93529. FERC will publish subsequent notices soliciting public participation if the application is found acceptable for filing. Please direct any questions concerning the Project or process to Matthew Woodhall at matthew.woodhall@sce.com.

TS #2025-0015

Notice of Ordinance

FISHER continued from page 12

County Board of Supervisors approved the MOU unanimously.

A housing study of this size hasn't been conducted since 2017, Tyrone Grandstrand, Housing Opportunities Manager, said in his presentation at the meeting. The price tag on such an effort is approximately \$32,000 shared between the four entities.

"We were able to get a really good deal," Tyrone Grandstrand said of the cost-sharing. "We'll spend less than we would have for a Unincorporated Mono County study and we'll get more information because all of those communities really affect us and we affect them."

Mono County's share of the cost is 16% of each invoice, the smallest portion of all four entities; the other three will pay 28% of each invoice.

This reduction is because Mono County has an existing contract with the firm enlisted to provide guidance and extra capacity to support the effort.

Mammoth Lakes Town Council and Bishop City Council approved the document in January, and Inyo County Supervisors have the item listed on the agenda for their meeting next Tuesday.

Data collection for the study is slated to start this month and continue through

In the meantime, Mono County Behavioral Health Department secured approximately \$1.2 million in grant funds aimed at providing housing for individuals with mental health and substance use disorders.

Amanda Greenberg, Program Manager for the Department, presented information on the grant to the Mono County Board of Supervisors on Tuesday morning.

Of the funds, \$300,000 is earmarked for capital improvement projects (CIP). This is the maximum percentage that can be used for CIP within the grant policy, Greenburg said.

The County does not have an explicit CIP proposal in mind, though Greenberg said the money could potentially be used to acquire a property.

The remaining funds in the grant are budgeted out to fund a position, provide rental assistance, pay for hotel and motel vouchers and supplement possible operating costs for the capital improvement project.

"The housing position that I'm imagining is someone who would be able to do the things that I dream about and don't have time to do," Greenberg said.

She listed tasks such as building rela-

Olya Egorov

From: Kevin Larsen <kevintlarsen@gmail.com>
Sent: Sunday, February 23, 2025 3:25 PM
To: CDD Comments
Subject: Not in favor of Permit 25-0001

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

[EXTERNAL EMAIL]

Hello Planning Commission,

We are not in favor of additional short term rentals on Leonard Street. We find often people visiting are not at all respectful of people walking or biking along Bruce or Leonard Streets. The visitors crowd the pedestrians and bicyclists on their way to Leonard and the Highlands area. They seem more focused on their GPS directions and than the people and wildlife on the road. They travel at excessive speeds, they pull into our driveway to turn around, or to let others by when the snow has limited the driveable areas, often traveling so fast that they miss Leonard and have to hit the brakes and back up. Just last week during the snow a visitor pulled into our drive abruptly to get out of the plow's way nearly hitting my 7 year old who was clearing snow off our vehicles in front of the house with my wife. Generally these visitors are not interested in others well being on their way to their rentals and destinations. An additional issue is visitors bringing pets and then leaving them out on the decks or yards to bark endlessly. We don't need more short term visitors in the residential neighborhoods.

Most importantly, our local rental housing shortage is exacerbated by the short term rentals. There are adequate hotels and seasonal rentals already. We don't need more. The County is meant to be lowering the number of short term rentals not increasing them. We are opposed to this short term rental project at 92 Leonard.

Regards,
Kevin & Missy Larsen
100 Bruce St, June Lake, CA 93529

Olya Egorov

From: Mark Fogg <mfogg.nps@gmail.com>
Sent: Sunday, February 23, 2025 4:43 PM
To: CDD Comments; Kevin Larsen
Subject: 92 Leonard

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

[EXTERNAL EMAIL]

Dear Planning commission,

I am opposed to future nightly rentals on Bruce, Leonard and the village overall. In fact, I thought we were at a strong halt with this.

92 Leonard is a huge house and as a nightly rental would be a party house nightmare. There is parking for many many cars there. The Bruce Leonard intersection and Bruce street has seen traffic explode in the last few years. We take any more cars. There's very little signage and everyone drives dangerously fast. Again, the street is the sidewalk!! Pedestrians share these streets.

If these property owners really need income they can sell there home or rent it long term to one of the many family's in mono county that desperately need a long term rental.

Please don't approve this. It is counterproductive to the well being of our community.

Mark D Fogg
760/914-3308 (cell)
107 Bruce Street
PO Box 151
June Lake, CA 93529
mfogg.nps@gmail.com

MONO COUNTY

Planning Division

NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 25-001 **APPLICANT:** Ivan Sales

ACCESSOR PARCEL NUMBER: 015-270-008-000

PROEJCT TITLE: Sales Short-Term Rental

PROJECT LOCATION: 92 Leonard Avenue in June Lake

On March 20, 2025, a duly advertised and noticed public hearing was held and the required findings under Section 32.010 of the Mono County General Plan Land Use Element could not be made by the Mono County Planning Commission. The use permit application is therefore disapproved. In accordance with this decision, a Notice of Decision is hereby rendered for Use Permit 25-001, at the conclusion of the appeal period.

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

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

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

DATE OF DECISION: March 20, 2025

EFFECTIVE DATE OF USE PERMIT: N/A

MONO COUNTY PLANNING COMMISSION

DATED: March 20, 2025

cc: X Applicant
 X Public Works
 X Building
 X Code Compliance

CONDITIONS OF APPROVAL FOR THE ALTERNATIVE RECOMMENDATION
Conditional Use Permit 25-001 Sales STR

1. Short-term rental shall operate only between April 15 and October 15.
2. Occupancy shall not exceed six renters and two vehicles during short-term rentals.
3. Two parking spaces in the driveway shall be available to guests during short-term rentals.
4. Parking shall occur only on the property in the designated parking areas. Off-site parking, including street parking, is prohibited during short-term rentals. Guests and their vehicles shall not obstruct the flow of traffic on Leonard Avenue or Carson View Drive.
5. Guests and their vehicles shall not obstruct access to the fire hydrant on Leonard Avenue.
6. The snow storage easement area shall be kept clear at all times for emergency access.
7. Guests shall sleep only within the primary dwelling unit. Guests are prohibited to sleep in an RV, travel-trailer, or similar mobile-living unit on the property, neighboring properties, or public right-of-way. The garage may not be used as an additional sleeping unit.
8. The June Lake Fire District shall be notified prior to the start of operations. The short-term rental shall comply with any requirements of the June Lake Fire District.
9. The project shall comply with Chapter 23 of the Mono County General Plan Land Use Element prior to the issuance of a Short-Term Rental Activity Permit. All exterior lighting shall be fully shielded and directed downward to comply with dark sky regulations.
10. The project shall comply with the Mono County General Plan Land Use Element, including Chapter 25 and Single-Family Residential Land Use Designation, and the Mono County Code, including Chapters 3.28, 5.65, and 15.40. The applicant shall obtain or complete a Short-Term Rental Activity Permit, Transient Occupancy Tax Certificate, and Business License. Additionally, the applicant shall pay Housing Mitigation Ordinances fees prior to the start of operations.
11. The project shall comply with any and all applicable requirements from other Mono County Departments or Divisions, including but not limited to, Code Compliance, Public Works,

Building, and Environmental Health. The project shall follow any public health and safety orders issued by the State of California.

12. Appeal. The Use Permit shall become effective 10 days following the issuance of the Planning Commission's decision. During the 10-day period, an appeal may be filed in accordance with Chapter 47. If an appeal is filed, the permit will not be issued until the appeal is considered and a decision is rendered by the Planning Commission. (Section 31.060).
13. 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 or as specified in the conditions. If applicable, time shall be tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit;
 - b. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted; and
 - c. No extension is granted as provided in Section 32.070.
14. 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.
15. Revocation: The 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 the Commission shall consider revocation of any permit, 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 Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

Mono County Planning Division*: Current Projects

March 13, 2025

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

Completed Planning Work		
UP	Walker	contractor business - at last PC meeting
LLA	Coleville	withdrawn
Overall Work Program	Countywide	submitted to Caltrans
Recruiting for open positions		
Participating in electronic records program process		To identify and acquire a new system for the County
Active Planning Permit Applications		
Permit Type	Community	Description
UP	June Lake	STR
UP	June Lake	VHR - anticipated at 4/17 meeting
GPA/SP	Mono Basin	STRs & campground, awaiting applicant approval of CEQA costs
GPA/SP	Sonora Junction	Permit existing nonconforming campground, change LUD from RM to SP
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
UP	June Lake	new STR - on hold pending applicant response
UP	June Lake	4 new units - on hold pending applicant response
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels
Active Policy/Planning Projects		
Name	Community	Description
Overall Work Program Draft	Countywide	under review by Caltrans
Short-Term Rental Housing Study	Countywide	Revising General Plan policies for RPAC review
Multi-Jurisdictional Hazard Mitigation Plan Update	Countywide	Workshops underway
RVs as residences	Countywide	Analyzing 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 party to operate Center
Housing Policy	Countywide	HCD APR, review of 2024 housing legislation, supporting Housing Manager initiatives, Housing Authority meeting 4/15
Transportation projects of note	Countywide	Collaborating with Caltrans on Lee Vining and Bridgeport street rehabilitation projects, and traffic calming for Walker Main Street.
Drought Management Plan	Countywide	Per state executive order
Grant application	June Lake	To Implement the June Lake Active Transportation Plan; dovetails with a housing project/need
Workshop on Hemp regulations	Countywide	April 15 Board meeting
Annual Clean-up GPA	Countywide	in development

Active Policy/Planning Projects		
HMO Update	Countywide	Preparing budget request for FY 25-26
US 395 Wildlife Crossings	Long Valley	Caltrans staff left, CDFW staff taking lead
Sage grouse conservation	countywide	Bi-State Action Plan being finalized, presentation to BOS on 3/18, lek counting starting
Biomass Facility	Countywide	Assist with land use planning issues as necessary; Whitebark has been expanding project area to June and Mono Basin
Review State Minimum Fire Safe Standards and update General Plan regulations	Countywide	Will be a separate GPA, received determination that new regulations do not apply to existing roads
Revision to Chapter 11	Countywide; Antelope Valley	on hold pending staffing resources
Cannabis Odor Standards	Countywide	Low priority

Acronyms:

AG	Agriculture
APR	Annual Progress Report
BOS	Board of Supervisors
CDBG	California Development Block Grant
CEQA	California Environmental Quality Act
DR	Director Review
ESCOG	Eastern Sierra Council of Governments
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCD	Housing and Community Development (State Department of)
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