

12-12-2022

Dear Supervisor Duggan,

We took a complaint form to the Mono County Community Development Department, Dec. 6, 2022, we have yet to receive an update. We are sending you the reason we had to take these steps along with a photograph. Keep in mind this structure could now be built in any ER zoned lot in Mono County, including Crowley, etc. The county tells us it is in compliance, they say it's 30 feet tall, from all appearance it is at least that, but where was it measured from? How does this fit into the general plan use element for Wheeler Crest of "character and quality of life presently enjoyed", what is to be done in this large shop structure? Does this fit with everything from deer migration to the residents that are currently here? Keep in mind there were various pieces of heavy equipment parked at this site for quite a while, one day the equipment vanished. It was almost Swall Meadows again. We left for vacation a few weeks back, came home to this being built, being told it is a detached garage. Too bad it wasn't to the rear of this lot, maybe not as in your face as this, the potential noise and use may be tolerable then. Years ago neighbors were alerted by the county when things were going down, not so now, no thought now of ideas, thoughts or negotiation. It has turned into a situation of do it first, ask permission later.

We shouldn't have to question this, there seems to be a disconnect with the county, informing the residents of an area as to what's being applied for so things can be agreeable and welcome.

Common sense tells you this is not just a garage. What's to be done now? If this isn't addressed everyone in Swall and beyond should then be aware this can now be built next to you, there is now a precedent.

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Swall Meadows



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Antelope Valley

Sonora Pass

Swauger Creek

Bridgeport Valley

Mono Basin

June Lake

Mammoth Vicinity

Upper Owens

Long Valley

Wheeler Crest

[Open as a separate page](#)

1. The main concern in the Wheeler Crest area is preserving the aesthetic beauty and tranquility of the area while still allowing for development of the many privately owned parcels. The focus of development is to be single-family residential development.
2. The Wheeler Crest area contains vital deer wintering and migration habitat.
3. There is a need to minimize the effects of additional single-family and Accessory Dwelling Unit development on deer and wildlife corridors while facilitating the maintenance of a structure's defensible space for wildland fire protection purposes.
4. There is concern about a secondary access route to the Wheeler Crest area for emergency purposes.

Paradise

Tri-Valley (Benton/ Hammil/ Chalfant)

Benton Hot Springs Valley

Oasis

Bridgeport & Lee Vining Airport Land Use Planning Areas

Figure 01: Runway Protection Zone & Profiles, Bryant Field

Figure 02: Runway Protection Zone & Profiles, Lee Vining

Figure 03: Bryant Field Airport Primary Traffic Pattern