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Start Date	01/01/25			
End Date	12/23/25			
Filed Date	Doc #	Type	Title	Description
01/02/2025	CQ-2025-0001	NOE	ELLIOT - DOMESTIC WELL CONSTRUCTION	ISSUANCE OF A PRIVATE, DOMESTIC WELL WHICH WILL SERVE A SINGLE FAMILY RESIDENCE.
02/10/2025	CQ-2025-0002	NOE	VALENTINE PRESERVE MANUAL THINNING	THIS PROJECT INVOLVES MANUAL THINNING AND PILING ON APPROXIMATELY 11 ACRES. THE PROJECT IS LOCATED ON THE US SANTA BARBARA VALENTINE PRESERVE, LOCATED IN MAMMOTH LAKES CALIFORNIA. THE PROJECT OCCURS ON THE SOUTHEAST PORTION OF THE PROPERTY, ON SLOPES BELOW LAKE MARY AND LAKE MARY ROAD. THE PROJECT AREA HAS RECENTLY EXPERIENCED HIGH LEVELS OF MORTALITY FROM SCOLYTUS VENTRALIS. THE PROJECT AREA CURRENTLY HAS EXCESSIVE AMOUNTS OF STANDING DEAD AND DOWNED TREES. THE PROJECT OBJECTIVES ARE TO REDUCE FIRE INTENSITY IN THE EVENT OF A WILDFIRE AND TO REDUCE THE AMOUNT OF MORTALITY IN THE TREATED AREAS. THE PROJECT WILL INVOLVE THINNING OF GREEN TREES LESS THAN 12 INCHES IN DIAMETER MEASURED AT 4.5 FEET ABOVE THE GROUND, FELLING OF DEAD TREES, THINNING OF BRUSH, AND PILING AND BURNING THINNED MATERIAL ALONG WITH DEAD DOWNED WOODY MATERIAL.
02/12/2025	CQ-2025-0003	NOE	MAMMOTH ROOTS COMMERCIAL CANNABIS PERMIT	THE PROJECT IS A COMMERCIAL CANNABIS PERMIT BEING ISSUED TO NEW BUSINESS, MAMMOTH ROOTS, WHO IS PURCHASING AN EXISTING CANNABIS RETAIL BUSINESS. THE BUSINESS WILL BE UTILIZING AN EXISTING USE PERMIT TO OPERATE A CANNABIS RETAIL BUSINESS. THE USE PERMIT WAS APPROVED BY THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ON AUGUST 8, 2018, AND REMAINS VALID THROUGH THE CHANGE OF OWNERSHIP. CANNABIS RETAIL BUSINESSES ARE A PERMITTED USE IN THE DOWNTOWN (D) ZONING DISTRICT WITH APPROVAL OF A USE



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				DISTRICT WITH APPROVAL OF A USE PERMIT AND ARE REQUIRED TO OPERATE IN FULL COMPLIANCE WITH THE TOWN AND STATE CANNABIS REGULATIONS FOR CANNABIS RETAIL BUSINESSES.
02/12/2025	CQ-2025-0004	NOE	BENTON CROSSING LANDFILL FINAL COVER PROJECT	FINAL CLOSURE PLAN FOR BENTON CROSSING LANDFILL
02/21/2025	CQ-2025-0005	NOE	UP 24-010 LEHMAN	CONSTRUCTION OF SEVERAL STRUCTURES TO ENABLE APPLICANT TO CONDUCT BUSINESS AS A GENERAL AND ELECTRICAL CONTRACTOR AT 002-353-021-000.
02/24/2025	CQ-2025-0006	NOE	ADJUSTMENT 24-006	ADJUSTMENT 24-006 PERMITS A 20% REDUCTION OF THE 10-FOOT NORTH SIDE YARD SETBACK REQUIREMENT (REDUCED TO 8 FEET) AND THE 10-FOOT REAR YARD SETBACK REQUIREMENT (REDUCED TO 8 FEET) TO ALLOW FOR THE CONSTRUCTION OF A NEW, PAVED DRIVEWAY ON A VACANT, COMER LOT LOCATED AT 396 HILLSIDE COURT TO PROVIDE IMPROVED ACCESS FOR THE EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 382 HILLSIDE DRIVE. THE ADJUSTMENT WAS FILED BY THE TRUSTEE, KEVIN J. COZEN, OF THE RECORD PROPERTY OWNER, COZEN TRUST 3-14-18. THE PROJECT MEETS APPLICABLE MAMMOTH LAKES MUNICIPAL CODE STANDARDS AND REQUIREMENTS.
03/06/2025	CQ-2025-0007	NOE	EMERGENCY PORTABLE GENERATOR-ELECTRIC TRANSFER STATIONS	THE PROJECT ENTAILS THE PURCHASE OF A PORTABLE TRAILERED GENERATOR TO BE USED FOR EMERGENCY BACKUP PURPOSES AT THE ABOVE-REFERENCED UTILITY STATIONS IN THE EVENT OF A POWER OUTAGE. THE PROJECT FURTHER ENTAILS UPGRADES TO THE DISTRICT'S EXISTING ELECTRICAL PANELS AT THE ABOVE-REFERENCED UTILITY STATIONS TO ACCEPT THE POWER FROM THE GENERATOR AND TO INCLUDE TRANSFER STATIONS/SWITCHES.
03/10/2025	CQ-2025-0008	NOE	EMERGENCY TEMPORARY ACCEPTANCE OF OUT OF DISTRICT SEWAGE HAULING	MAMMOTH COMMUNITY WATER DISTRICT WILL TEMPORARILY ACCEPT HAULED SEWAGE FROM PREFERRED SEPTIC AND DISPOSAL INC WHILE THE PRIMARY LOCATION OF DISPOSAL (BISHOP, CA) WORKS TO REDUCE ITS VOLUME OF LIQUID WASTE. THE



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03/20/2025	CQ-2025-0009	NOE	85 KIRKWOOD STREET-GENERAL PLAN CONFORMANCE FINDING	PROJECT WILL PREVENT SEWAGE FROM BEING DISPOSED OF ILLEGALLY IN THE SURROUNDING LANDSCAPE AND/OR WATERWAYS. MONO COUNTY IS INTENDING TO ACQUIRE A RESIDENTIAL PROPERTY FOR USE IN THE COUNTY'S PILOT BRIDGE PROGRAM. THE PLANNING COMMISSION MUST MAKE A DETERMINATION AS TO WHETHER THE PROPERTY CONFORMS WITH THE GENERAL PLAN BEFORE ACQUISITION. THIS NOE RELATES TO THAT GENERAL PLAN CONFORMANCE DETERMINATION MADE BY THE PLANNING COMMISSION ON 3/20/2025.
03/26/2025	CQ-2025-0010	NOE	OUTBOUND HOTEL VILLAS PROJECT	DISTRICT ZONING AMENDMENT 24-001, USE PERMIT 24-004, AND TENTATIVE TRACT MAP 24-003 FOR A SUBSEQUENT AMENDMENT TO THE AMENDED PHASE ONE CLEARWATER SPECIFIC PLAN (CSP) LOCATED AT 164 OLD MAMMOTH ROAD TO MODIFY THE PERMITTED USES FOR THE AMENDED PHASE ONE CSP BY ADDING CONDOMINIUM HOTEL USES SUBJECT TO A USE PERMIT AND SUBDIVISION MAP APPROVAL. THE APPLICATION INCLUDES A TENTATIVE TRACT MAP FOR THE SUBDIVISION OF THE TWENTY (20) UNITS WITHIN THE FIVE FOUR-PLEX STRUCTURES ("VILLAS") INTO CONDOMINIUM HOTEL UNITS THAT MAY BE SOLD INDIVIDUALLY. THE PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION §15162, NO SUBSEQUENT ENVIRONMENTAL REVIEW IS REQUIRED BECAUSE THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROPOSED OUTBOUND HOTEL "VILLAS" PROJECT WOULD RESULT IN ANY NEW SIGNIFICANT EFFECTS OR A SUBSTANTIAL INCREASE IN THE SEVERITY OF PREVIOUSLY IDENTIFIED SIGNIFICANT EFFECTS. THE OUTBOUND HOTEL "VILLAS" PROJECT IS CONSISTENT WITH THE SCOPE OF DEVELOPMENT ANALYZED IN THE OCTOBER 2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN EIR (SCH# 2006062154) WHICH CONCLUDED THAT NO NEW OR INCREASED SIGNIFICANT ENVIRONMENTAL IMPACTS WOULD RESULT FROM THE PROJECT.



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03/26/2025	CQ-2025-0011	NOE	CROWLEY LAKE MUTUAL WATER DISTRICT VALVE AND HYDRANT REPLACEMENT PROJECT	RESULT FROM THE PROJECT. REPLACE WATER DISTRIBUTION VALVES AND FIRE HYDRANTS.
04/15/2025	CQ-2025-0012	NOE	MONO BASIN TEMPORARY UGENCY CHANGE PETITION JUNE-JULY 2025	A TEMPORARY URGENCY CHANGE PETITION IS REQUESTED TO CHANGE OPERATIONS IN THE MONO BASIN FROM JUNE 2, 2025 THROUGH JULY 3, 2025 (32 DAYS). LADWP OPERATIONS WILL DEVIATE FROM THE FLOW REQUIREMENTS OF AMENDED LICENSES 10191 AND 10192, DUE TO AN OPERATIONAL LIMITATION ON FLOWS WHICH CAN BE RELEASED SAFELY. SPECIFICALLY, MALFUNCTION OF THE GRANT LAKE OUTLET VALVE IS LEADING TO CAVITATION IN AN UNSAFE MANNER ABOVE 175 CUBIC FEET PER SECOND (CFS), WHICH CANNOT BE REMEDIATED PRIOR TO THE REQUESTED CHANGE DATE. CAVITATION, THE RAPID COLLAPSE OF A BUBBLE OR VOID, PITTS METAL AND CAUSES HEAVY VIBRATION LEADING TO SUBSTANTIAL WEAR AND TEAR ON VALVES AND PIPES WHICH CAN LEAD TO EQUIPMENT FAILURE OVER AN EXTENDED PERIOD OF TIME. THEREFORE, SAFE RELEASE OF FLOWS UNDER 175 CFS IS BEING REQUESTED. THE TOTAL VOLUME OF FLOW OVER THE SNOWMELT PERIOD WILL NOT BE MODIFIED WITH THIS REQUEST. THE MONO BASIN STREAM MONITORING TEAM DETERMINED THAT THIS PETITION FOR CHANGE, IF APPROVED, WILL NOT RESULT AN IMPACT ON FISH, WILDLIFE OR INSTREAM USES.
04/16/2025	CQ-2025-0013	NOE	MAJOR DESIGN REVIEW (DR) 24-008-MAMMOTH HOSPITAL NORTH WING REPLACEMENT PROJECT	MAJOR DESIGN REVIEW (DR) 24-008 FOR THE MAMMOTH HOSPITAL NORTH WING REPLACEMENT PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 60,788 SQUARE FOOT ACUTE CARE MEDICAL SERVICES BUILDING AND ASSOCIATED SITE IMPROVEMENTS FOR PARKING, SIDEWALK, LANDSCAPE, SOLID WASTE DISPOSAL, AND UTILITY AREAS. THE BUILDING IS DESIGNED AS A STEEL BRACE & CONCRETE STRUCTURE, WHICH IS REVIEWED AND PERMITTED BY THE STATE DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION (HCAI). THE PROJECT



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04/16/2025	CQ-2025-0014	NOE	MAMMOTH YOSEMITE AIRPORT MULTIPURPOSE BUILDING- MAJOR DESIGN REVIEW (DR) 25-001	<p>PURPOSE IS TO MODERNIZE THE HOSPITAL CAMPUS TO COMPLY WITH CURRENT STATE CLINICAL AND SEISMIC SAFETY REQUIREMENTS.</p> <p>MAJOR DESIGN REVIEW (DR 25-001) FOR CONSTRUCTION OF A 10,461 SQUARE FOOT MULTIPURPOSE BUILDING THAT WILL HOUSE THE TOWN'S AIRCRAFT RESCUE AND FIREFIGHTING (ARFF) VEHICLE AND SNOW REMOVAL OPERATIONS EQUIPMENT. THE PROPOSAL ALSO INCLUDES CONSTRUCTION OF SUPPORTING INFRASTRUCTURE SUCH AS ACCESS ROAD, PARKING LOT, AND ASPHALT APRON.</p> <p>PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION §15162, NO SUBSEQUENT ENVIRONMENTAL REVIEW IS REQUIRED BECAUSE THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROPOSED MAMMOTH YOSEMITE AIRPORT ARFF / MULTIPURPOSE BUILDING WILL RESULT IN ANY NEW SIGNIFICANT EFFECTS OR A SUBSTANTIAL INCREASE IN THE SEVERITY OF PREVIOUSLY IDENTIFIED SIGNIFICANT EFFECTS. THE PROJECT IS CONSISTENT WITH THE SCOPE OF DEVELOPMENT ANALYZED IN THE APRIL 2022 ADDENDUM TO THE 2021 MAMMOTH YOSEMITE AIRPORT TERMINAL AREA DEVELOPMENT PROJECT EIR (SCH# 2019100384) WHICH CONCLUDED THAT NO NEW OR INCREASED SIGNIFICANT ENVIRONMENTAL IMPACTS WOULD RESULT FROM THE PROJECT.</p>
04/17/2025	CQ-2025-0015	NOE	LOT LINE ADJUSTMENT 25-001	<p>LOT LINE ADJUSTMENT (LLA) 25-001 APPROVES THE ADJUSTMENT OF THE SHARED LOT LINE BETWEEN TWO CONTIGUOUS PARCELS LOCATED AT 134 SHERWIN STREET AND 57 MADERA STREET. PARCEL 1 (134 SHERWIN STREET) WILL INCREASE IN SIZE TO 21,951 SQUARE FEET AND PARCEL 2 (57 MADERA STREET) WILL DECREASE IN SIZE TO 17,217 SQUARE FEET. THE PARCELS ARE LOCATED IN THE RURAL RESIDENTIAL DISTRICT. THE PROJECT APPLICANTS ARE JON AND MELINDA MULLER, AND THE PROPERTY OWNER IS THE MULLER FAMILY INCOME TRUST NO. 1.</p>



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04/18/2025	CQ-2025-0016	NOE	AMENDED AND RESTATED SNOWCREEK DEVELOPMENT AGREEMENT (DA 23-001)	NO. 1. THE PROJECT IS AN AMENDMENT TO THE 2010 SNOWCREEK DEVELOPMENT AGREEMENT (SDA) TO EXTEND THE TERM OF THE SDA FOR 20 YEARS AND MAKE OTHER SUBSTANTIVE CHANGES TO THE SDA. THE SDA COVERS AN APPROXIMATELY 260-ACRE AREA CONSISTING OF THE SNOWCREEK VII AND VIII PROJECT SITES. THE 2010 SDA WILL EXPIRE ON JULY 23, 2025, AND THE AMENDED AND RESTATED SDA WILL EXTEND THE TERM FOR AN ADDITIONAL 20 YEARS TO JULY 23, 2045. OTHER CHANGES INCLUDED IN THE AMENDED AND RESTATED SDA INCLUDE: (1) THE REMOVAL OF THE LANGUAGE THAT SHORTENS THE TERM OF THE DA IF THE GOLF COURSE AND HOTEL ARE NOT CONSTRUCTED DURING A SPECIFIED TERM; (2) A COMMITMENT TO OPERATE THE EXISTING 9-HOLE GOLF COURSE FOR THE LIFE OF THE EXTENDED SDA; (3) THE PERMANENT PROTECTION OF THE EXISTING 9-HOLE GOLF COURSE AREA FOR OPEN SPACE AND RECREATION PURPOSES; (4) THE POTENTIAL FOR INTERIM RECREATION USES ON THE GOLF COURSE EXPANSION AREA; (5) A COMMITMENT TO WORK WITH THE FIRE DISTRICT ON THE CONSTRUCTION OF FIRE BREAKS THROUGH THE SNOWCREEK VIII SITE; (6) THE PROVISION OF ALL OF THE 'GREATER COMMUNITY BENEFITS' IDENTIFIED IN THE SDA TO REMAIN IN PLACE; (7) CLARIFICATION OF WHAT IS REQUIRED UNDER THE SDA WITH REGARDS TO AFFORDABLE HOUSING AND FEES; AND (8) MINOR REVISIONS THROUGHOUT THE SDA TO IMPROVE THE CLARITY OF THE AGREEMENT.
04/18/2025	CQ-2025-0017	NOE	DEFENSIBLE SPACE CLEARING AROUND MCWD FACILITIES	THE PURPOSE OF THE PROJECT IS TO MANAGE FLAMMABLE VEGETATION AROUND MCWD FACILITIES IN THE WILD LAND URBAN INTERFACE AND ON INYO NATIONAL FOREST LANDS. THE PROJECT IS BEING DONE IN COORDINATION WITH THE FOREST SERVICE AND MAMMOTH LAKES FIRE PROTECTION DISTRICT.
04/18/2025	CQ-2025-0018	NOE	STRUCTURAL ROOD REPLACEMENTS (3 WATER PUMP STATIONS AND THE	THE PURPOSE OF THE PROJECT IS TO REPLACE STRUCTURAL AND



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			WASTEWATER TREATMENT PLANT FILTER BUILDING)	WATERPROOFING COMPONENTS OF 4 EXISTING WATER AND WASTEWATER UTILITY BUILDINGS. THIS PROJECT WAS IDENTIFIED BY A SEISMIC AND SNOW LOAD STRUCTURAL RISK ASSESSMENT CONDUCTED BY MCWD IN 2024.
04/18/2025	CQ-2025-0019	NOE	2025 WATER AND WASTEWATER SYSTEM IMPROVEMENTS	THE PROJECT INCLUDES REPAIR, MAINTENANCE, OR MINOR ALTERATION OF WATER TANKS, WATER DISTRIBUTION SYSTEM INFRASTRUCTURE (FIRE HYDRANTS, MAINS, LATERALS, AIR RELIEF VALVES, ETC.) AND WASTEWATER COLLECTION INFRASTRUCTURE (SEWER LINING, MANHOLE REHABILITATION, ETC.).
04/22/2025	CQ-2025-0020	NOE	OUTBOUND HOTEL VILLAS PROJECT- DISTRICT ZONING AMENDMENT 24-001- SECOND READING	DISTRICT ZONING AMENDMENT (DZA) 24-001, FOR A SUBSEQUENT AMENDMENT TO THE AMENDED PHASE ONE CLEARWATER SPECIFIC PLAN (CSP) LOCATED AT 164 OLD MAMMOTH ROAD. THE PROJECT WOULD MODIFY THE PERMITTED USES FOR THE AMENDED PHASE ONE CSP BY ADDING CONDOMINIUM HOTEL USES SUBJECT TO A USE PERMIT AND SUBDIVISION MAP APPROVAL. THE PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION §15162, NO SUBSEQUENT ENVIRONMENTAL REVIEW IS REQUIRED BECAUSE THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROPOSED OUTBOUND HOTEL "VILLAS" PROJECT WOULD RESULT IN ANY NEW SIGNIFICANT EFFECTS OR A SUBSTANTIAL INCREASE IN THE SEVERITY OF PREVIOUSLY IDENTIFIED SIGNIFICANT EFFECTS. THE OUTBOUND HOTEL "VILLAS" PROJECT IS CONSISTENT WITH THE SCOPE OF DEVELOPMENT ANALYZED IN THE OCTOBER 2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN EIR (SCH# 2006062154) WHICH CONCLUDED THAT NO NEW OR INCREASED SIGNIFICANT ENVIRONMENTAL IMPACTS WOULD RESULT FROM THE PROJECT.
04/25/2025	CQ-2025-0021	NOE	ADMINISTRATIVE PERMIT 25-003	ADMINISTRATIVE PERMIT (AP) 25-003 APPROVES INPRINT SCREEN PRINTING, AN INDUSTRY, GENERAL USE, TO OPERATE AT 141 COMMERCE DRIVE, UNIT E8 IN THE INDUSTRIAL (I) ZONING DISTRICT. THE PROJECT



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				APPLICANT IS KYLE DUFORT, AND THE PROPERTY OWNER IS VOGEL ENGINEERS INC.
04/29/2025	CQ-2025-0022	NOE	ADJUSTMENT 24-010	ADJUSTMENT 24-010 PERMITS A 20% REDUCTION OF THE 10-FOOT EAST SIDE YARD SETBACK REQUIREMENT (REDUCED TO 8 FEET) AND THE 20-FOOT WEST STREET SIDE YARD SETBACK REQUIREMENT (REDUCED TO 16 FEET) TO ALLOW FOR THE CONSTRUCTION OF AN ATTACHED SINGLE-CAR GARAGE AND ADDITIONAL HABITABLE SPACE FOR THE EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 4 ST. ANTON CIRCLE. THE ADJUSTMENT WAS FILED BY CRAIG TAPLEY OF DESIGN DIMENSION ASSOCIATES, INC. ON BEHALF OF THE RECORD PROPERTY OWNER, GLACKIN REVOCABLE TRUST 5-25-23. THE PROJECT MEETS APPLICABLE MAMMOTH LAKES MUNICIPAL CODE STANDARDS AND REQUIREMENTS.
04/30/2025	CQ-2025-0023	NOE	ADJUSTMENT 25-002	ADJUSTMENT 25-002 PERMITS A 20 PERCENT REDUCTION OF THE 20-FOOT FRONT YARD SETBACK REQUIREMENT (REDUCED TO 16 FEET) TO ALLOW FOR THE CONSTRUCTION OF A NEW, COVERED ENTRYWAY FOR THE EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 385 RIDGECREST DRIVE. THE ADJUSTMENT WAS FILED BY THE TRUSTEE, GLEN SCHMIDT, OF THE RECORD PROPERTY OWNER, SCHMIDT FAMILY TRUST 03-30-05. THE PROJECT MEETS ALL APPLICABLE MAMMOTH LAKES MUNICIPAL CODE STANDARDS AND REQUIREMENTS.
05/09/2025	CQ-2025-0024	NOE	REMOVAL OF 4 STANDING DEAD HAZARD TREES ALONG SR 203/ MAIN STREET IN MAMMOTH LAKES	THIS PROJECT INVOLVES THE FELLING OF FOUR (4) STANDING DEAD TREES THAT ARE WITHIN THE CALTRANS RIGHT-OF-WAY ALONG THE NORTH SIDE OF SR 203 / MAIN STREET IN THE TOWN OF MAMMOTH LAKES. TOWN STAFF WILL BE REMOVING THESE DEAD TREES PRIOR TO THEIR COLLAPSE TO MINIMIZE POTENTIAL SAFETY IMPACTS TO THE PUBLIC, AND MINIMIZE DAMAGE TO TOWN INFRASTRUCTURE (SIDEWALK, MULTI-USE PATH, BUS SHELTER) OR STATE-OWNED INFRASTRUCTURE (SR 203).
05/21/2025	CQ-2025-0025	NOE	307 JOHN MUIR ROAD-VARIANCE APPLICATION (VAR 25-001)	VARIANCE APPLICATION (VAR) 25-001 TO PERMIT A REDUCTION OF ONE



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			APPLICATION (VAR 25-001)	TO PERMIT A REDUCTION OF ONE REQUIRED EXTERIOR PARKING SPACE AND A 20% REDUCTION OF THE 5-FOOT FRONT SETBACK AND THE 10-FOOT SOUTH SIDE YARD SETBACK REQUIREMENT, FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND COVERED ACCESS STAIRWAY LOCATED AT 307 JOHN MUIR ROAD. THE BENEFICIARIES OF THE PROJECT ARE THE PROPERTY OWNERS, MIKE AND KAREN GUTT.
05/21/2025	CQ-2025-0026	NOE	MAMMOTH ARTS AND CULTURAL CENTER	THE PROJECT INCLUDES THE CONSTRUCTION OF A 7,482 SQUARE FOOT, 259-SEAT PERFORMING ARTS THEATER ATTACHED TO THE EAST SIDE OF THE EXISTING EDISON HALL BUILDING. THE APPROVAL INCLUDES RECONFIGURATION OF THE EXISTING EDISON HALL PARKING LOT, AND OTHER SITE IMPROVEMENTS FOR THE MAMMOTH ARTS AND CULTURAL CENTER PROJECT. THE SCOPE OF THE PROPOSED PROJECT IS CONSISTENT WITH THE 2023 CEQA ADDENDUM TO THE 2019 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE MAMMOTH ARTS AND CULTURAL CENTER PROJECT (2019 IS/MND). THE CEQA ADDENDUM WAS PREPARED TO ANALYZE WHETHER THE PROPOSED PROJECT WOULD RESULT IN NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED WITH THE IMPACTS DISCLOSED IN THE APPROVED 2019 IS/MND. THE ADDENDUM DETERMINED THAT THE PROJECT WOULD NOT RESULT IN ANY NEW ENVIRONMENTAL EFFECTS, DOES NOT EXCEED THE LEVEL OF IMPACTS IDENTIFIED IN THE 2019 IS/MND, AND DOES NOT TRIGGER THE NEED FOR PREPARATION OF A SUBSEQUENT EIR OR NEGATIVE DECLARATION UNDER THE CRITERIA LISTED IN CEQA GUIDELINES SECTION 15162.
05/21/2025	CQ-2025-0027	NOE	DESIGN REVIEW (DR) 24-001-A. AMENDMENT TO THE "ROCKSPRING" RESORT CONDOMINIUM DEVELOPMENT PROJECT APPROVED DESIGN REVIEW PERMIT #DR 24-001.	THE "ROCKSPRING" PROJECT CONSISTS OF A FIVE-STORY, RESORT CONDOMINIUM DEVELOPMENT COMPRISING OF 110 RESORT CONDOMINIUM UNITS WITH A TOTAL



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			DESIGN REVIEW PERMIT #DR 24-001, TO ALLOW FOR THE REVISED BUILDING AND SITE DESIGN ELEMENTS AND REDUCE THE NUMBER OF RESORT CONDOMINIUM UNITS FROM 118 TO 110.	CONDOMINIUM UNITS WITH A TOTAL OF 198 BEDROOMS. THE PROJECT FEATURES ONE LEVEL OF UNDERSTRUCTURE PARKING FOR 127 VEHICLES AND AN EXTERIOR PARKING AREA FOR FOURTEEN VEHICLES. THE SITE AMENITIES ARE ORIENTED TO CONDOMINIUM OWNERS AND GUESTS INCLUDING APPROXIMATELY 2,200 SQ. FT. OF RESTAURANT AND RECEPTION AREA, ACCESSORY RETAIL, FITNESS CENTER, SAUNA, FLEX SPACE, SKI VALET AND LOCKERS, AND OUTDOOR POOL, SPAS AND COURTYARD SEATING. THE PROJECT, AS PROPOSED, IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS OF THE NVSP AND NO AMENDMENTS TO THE NVSP ARE REQUESTED. THE PROJECT SITE IS LOCATED WITHIN THE RESORT GENERAL (RG) ZONE OF THE NORTH VILLAGE SPECIFIC PLAN (NVSP) AREA. THE ROCKSPRING RESORT CONDOMINIUM DEVELOPMENT PROJECT WAS FOUND TO BE IN CONFORMANCE WITH THE EXISTING 1999 SPEIR BECAUSE THE PROPOSED PROJECT IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS OF THE NVSP AND IS WITHIN THE SCOPE AND INTENSITY OF THE DEVELOPMENT THAT WAS INTENDED FOR THE SITE AND ANALYZED IN THE 1999 SPEIR.
05/22/2025	CQ-2025-0028	NOE	ADJUSTMENT 25-001	ADJUSTMENT 25-001 PERMITS A 20% REDUCTION OF THE 25-FOOT FRONT YARD SETBACK REQUIREMENT (REDUCED TO 20 FEET) TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 2020 LODESTAR DRIVE WITHIN THE RESORT ZONING DISTRICT AND SUBJECT TO THE LODESTAR MASTER PLAN. THE ADJUSTMENT WAS FILED BY ODIN PARKS ON BEHALF OF THE RECORD PROPERTY OWNER, JEFF SALEWSKY. THE PROJECT MEETS APPLICABLE MAMMOTH LAKES MUNICIPAL CODE STANDARDS AND REQUIREMENTS.
05/28/2025	CQ-2025-0029	NOE	MUPS TRAIL FIRE BREAK TRAILS NEIGHBORHOOD	THE PURPOSE OF THIS PROJECT IS TO ESTABLISH AND MAINTAIN A DEFENSIBLE SPACE ZONE/FUEL BREAK BY WIDENING/REMOVING FUEL ALONG A SECTION OF THE TOWN'S



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05/30/2025	CQ-2025-0030	NOE	LOT LINE ADJUSTMENT 25-002	ALONG A SECTION OF THE TOWN'S MAIN-USE PATH SYSTEM (MUPS). THIS SECTION IS MUPS COVERS APPROXIMATELY 1 MILE/3ACRES AND INTERSECTS BETWEEN HOMES AND OPEN SPACE AREAS. THE PROJECT WOULD INVOLVE THE USE OF BOTH MECHANICAL (MOWING/MASTICATION) AND HAND WORK TO REMOVE FUELS TO CREATE A 30 FOOT FUEL BREAK.
06/04/2025	CQ-2025-0031	NOE	ROAD AND MUP REHAB 2025	LOT LINE ADJUSTMENT (LLA) 25-002 APPROVES THE ADJUSTMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) LOT LINE BETWEEN LOT 3 (PUD) AND LOT C (COMMON AREA) AT 100 CALLAHAN WAY. LOT 3 (PUD) WILL INCREASE IN SIZE TO 3,218 SQUARE FEET AND LOT C (COMMON AREA) WILL DECREASE IN SIZE TO 61,932 SQUARE FEET. THE PARCELS ARE LOCATED IN DEVELOPMENT AREA 2 OF THE LODESTAR MASTER PLAN AREA IN THE RESORT ZONING DISTRICT. THE PROJECT APPLICANTS IS POORVA GARG AND THE PROPERTY OWNERS ARE MAMMOTH SPRINGS RESORTS, LLC AND THE RESERVE AT MAMMOTH LAKES.
06/16/2025	CQ-2025-0032	NOE	CROWLEY LAKE TENNIS COURT	THE PROPOSED PROJECT INVOLVES REPAIR AND RECONSTRUCTION OF EXISTING ASPHALT AND CONCRETE PAVEMENT, AND IMPROVEMENTS TO EXISTING STORMWATER MANAGEMENT FACILITIES SUCH AS VALLEY GUTTERS. AS SUCH, THE PROJECT REPRESENTS NEGLIGIBLE EXPANSION OF AN EXISTING USE AND ANY ALTERATIONS ARE MINOR. THE RECONSTRUCTION INCLUDES PULVERIZATION AND PARTIAL REMOVAL OF EXISTING ASPHALT AND CONCRETE PAVEMENT AND AGGREGATE BASE, RECOMPACTING SUBGRADE AND BASE, AND PLACING NEW ASPHALT AND CONCRETE PAVEMENT SURFACE. STORMWATER MANAGEMENT IMPROVEMENTS MAY INVOLVE REMOVAL OF EXISTING CONCRETE VALLEY GUTTERS, RECOMPACTING SUBGRADE, AND PLACING NEW CONCRETE GUTTERS. ALL WORK IS TO BE CONDUCTED WITHIN PREVIOUSLY DISTURBED AREA ONLY.
				REHABILITATION OF EXISTING TENNIS



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06/20/2025	CQ-2025-0033	NOE	LOT LINE ADJUSTMENT 25-003	COURT AND NEW ADA PATHWAY LOT LINE ADJUSTMENT (LLA) 25-003 APPROVES THE ADJUSTMENT OF THE SHARED LOT LINE BETWEEN TWO CONTIGUOUS PARCELS IN THE RURAL RESIDENTIAL ZONING DISTRICT. THE PROJECT APPLICANT AND PROPERTY OWNER IS THE PLUM MAMMOTH LAKES FAMILY LIMITED PARTNERSHIP.
06/26/2025	CQ-2025-0034	NOE	BENTON CROSSING ROAD REHABILITATION PHASE 1	REHABILITATION OF EXISTING ROAD PAVEMENT AT BENTON CROSSING ROAD INCLUDING ASSOCIATED PAINT MARKINGS/STRIPING AND INSTALLATION OF TWO NEW CATTLE GUARDS AND A PERFORATED PIPE DRAIN.
06/26/2025	CQ-2025-0035	NOE	UP 25-004 (VALLETTA VHR)	USE PERMIT 25-005 IS A PROPOSAL TO RENT TWO UNITS IN AN EXISTING FOURPLEX ON A SHORT-TERM BASIS.
06/27/2025	CQ-2025-0036	NOE	ADJUSTMENT 25-003	ADJUSTMENT 25-003 WILL PERMIT A 5% INCREASE IN THE MAXIMUM LOT COVERAGE PERMITTED, FROM 40% TO 45%, TO ALLOW FOR THE CONSTRUCTION OF AN ATTACHED TWO-CAR GARAGE ADDITION FOR THE EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 2483 OLD MAMMOTH ROAD. THE ADJUSTMENT WAS FILED BY JERRY A VERDIER CONSTRUCTION, ON BEHALF OF THE RECORD OWNERS OF THE PROPERTY, BREE AND JEFF McNAMARA. THE PROJECT MEETS ALL APPLICABLE MAMMOTH LAKES MUNICIPAL CODE STANDARDS AND REQUIREMENTS.
07/09/2025	CQ-2025-0037	NOE	REVISIONS TO DISTRICT RULE 217 - ADDITIONAL PROCEDURES FOR ISSUING OPERATING PERMITS FOR SOURCES SUBJECT TO TITLE V OF THE FEDERAL CLEAN AIR ACT AMENDMENTS OF 1990	DISTRICT RULE 217 - ADDITIONAL PROCEDURES FOR ISSUING PERMITS TO OPERATE FOR SOURCES SUBJECT TO TITLE V OF THE FEDERAL CLEAN AIR ACT AMENDMENTS OF 1990 IS REVISED AND RENAMED TO BRING THE RULE INTO ALIGNMENT WITH THE REVISED EPA TITLE V REGULATION, SPECIFICALLY BY REMOVING EMERGENCY AFFIRMATIVE DEFENSE PROVISION.
07/15/2025	CQ-2025-0038	NOE	UP 25-003 (KURO LLC VHR)	USE PERMIT 25-003 PROPOSES A TRANSIENT RENTAL IN AN EXISTING CONDOMINIUM UNIT IN JUNE LAKE, CALIFORNIA.
07/15/2025	CQ-2025-0039	NOE	APPEAL 25-001 MONTEVERDE	IN APPEAL 25-001, THE BOARD OF SUPERVISORS OVERTURNED THE PLANNING COMMISSION'S DENIAL OF A



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				TRANSIENT RENTAL PERMIT TO A DUPLEX LOCATED AT 67 SOUTH CRAWFORD AVENUE IN JUNE LAKE. THE BOS APPROVED RENTAL OF A SINGLE UNIT IN THE DUPLEX, ON CONDITION THAT THE OTHER UNIT IS RENTED LONG-TERM.
07/28/2025	CQ-2025-0040	NOE	ADMINISTRATIVE PERMIT (AP) 25-002 AND MINOR DESIGN REVIEW (DR) 25-003	ADMINISTRATIVE PERMIT (AP) 25-002 AND MINOR DESIGN REVIEW (DR) 25-003 WILL ALLOW FOR THE CONSTRUCTION OF A 4,574-SQUARE-FOOT INDUSTRIAL STRUCTURE CONSISTING OF THREE (3) FIRST-FLOOR STORAGE UNITS AND ONE (1) SECOND-FLOOR CARETAKER HOUSING UNIT FOR PROPERTY LOCATED AT 490 COMMERCE CIRCLE WITHIN THE INDUSTRIAL ZONING DISTRICT. THE APPLICATION WAS FILED BY THE APPLICANT, MIKE BRITTON OF BRITTON ARCHITECTURE, ON BEHALF OF THE RECORD PROPERTY OWNER, 490 COMMERCE CIRCLE, LLC. THE PROJECT MEETS ALL OF THE APPLICABLE MAMMOTH LAKES MUNICIPAL CODE STANDARDS AND REQUIREMENTS.
08/14/2025	CQ-2025-0041	NOE	MOORE AND SAKANE- DOMESTIC WELL CONSTRUCTION	THIS NOE IS PREPARED FOR THE ISSUANCE OF A PRIVATE, DOMESTIC WELL WHICH WILL SERVE A SINGLE FAMILY RESIDENCE.
08/22/2025	CQ-2025-0042	NOE	EL MONTE DAIRY AGRICULTURAL WELL	NEW 18" DIAMETER CASING WATER WELL TO BE DRILLED TO A DEPTH OF 900'+ FOR IRRIGATION PURPOSES.
08/22/2025	CQ-2025-0043	NOE	ALL AMERICAN DAVE'S - MOBILE VENDOR PERMIT (ADMINISTRATIVE PERMIT 25-004)	ALL AMERICAN DAVE'S HAS REQUESTED TO OPERATE AS A MOBILE VENDOR WITHIN THE TOWN OF MAMMOTH LAKES, WHICH REQUIRES THE APPROVAL OF AN ADMINISTRATIVE PERMIT. THE PROPOSED PROJECT WAS FOUND TO HAVE MET ALL THE REQUIREMENTS OF THE MAMMOTH LAKES MUNICIPAL CODE FOR MOBILE BUSINESSES, AND THE ADMINISTRATIVE PERMIT WAS SUBSEQUENTLY APPROVED.
09/11/2025	CQ-2025-0044	NOE	SPECIAL EVENT PERMIT:THEMAMMOTH	THEMAMMOTH IS A 214-MILE ENDURANCE RACE. THE COURSE BEGINS AND ENDS IN MAMMOTH LAKES AND CIRCLES THE LONG VALLEY CALDERA IN A COUNTER-CLOCKWISE DIRECTION. THE BOARD OF SUPERVISORS AUTHORIZED OVERNIGHT OPERATIONS FOR THE



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09/12/2025	CQ-2025-0045	NOE	BRIDGEPORT PARK SPORT COURT, RESTROOM, AND ADA IMPROVEMENTS	SPECIAL EVENT. PROJECT WILL DEMO EXISTING SPORT COURTS, REPAIR DAMAGE AS NEEDED UNDER COURTS AND REPLACE WITH NEW PICKLEBALL, TENNIS, AND BASKETBALL SYSTEMS. DEMO EXISTING RESTROOM AND SITE PREP FOR NEW MODULAR RESTROOM. NEW HANDICAP PARKING LOT STRIPING, TRUNCATED DOMES, AND ADA-COMPLIANT PATHWAYS.
09/17/2025	CQ-2025-0046	NOE	345 PINE STREET SINGLE-FAMILY RESIDENCE (UPA 24-002, DESIGN REVIEW 24-003, AND ADJUSTMENT 24-005)	USE PERMIT (UPA), DESIGN REVIEW (DR), AND ADJUSTMENT (ADJ) TO ALLOW THE CONSTRUCTION OF A NEW APPROXIMATELY 3,886 SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 987 SQUARE-FOOT GARAGE. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE SNOW DEPOSITION DESIGN OVERLAY (SDD) ZONE OF THE BLUFFS SUBDIVISION. AS PART OF THE APPLICATION, AN ADJUSTMENT IS REQUESTED TO REDUCE THE REQUIRED FRONT SETBACK FROM 25 FEET TO 20 FEET, REPRESENTING A 20% REDUCTION. THE BENEFICIARIES OF THE PROJECT ARE THE PROPERTY OWNERS, LORI LYNN AND DANIEL HERSHMAN.
09/18/2025	CQ-2025-0047	NOE	UP 25-006 FERGUSON	SEASONAL TRANSIENT RENTAL PERMIT OF A SINGLE-FAMILY RESIDENCE ON A 0.12 ACRE PARCEL DESIGNATED MIXED USE (MU).
10/09/2025	CQ-2025-0048	NOE	54 MONO STREET APARTMENT PROJECT - USE PERMIT (UPA 24-003), MAJOR DESING REVIEW (DR 24-006), ADJUSTMENT (ADJ 25-005)	THE PROPOSED APARTMENT PROJECT CONSISTS OF SIX (6) MULTI-FAMILY DWELLING UNITS WITHIN A SINGLE STRUCTURE LOCATED IN THE RESIDENTIAL MULTI-FAMILY 1 (RMF-1) ZONING DISTRICT AT 54 MONO STREET. THE PROJECT FEATURES ONE LEVEL OF UNDERSTRUCTURE PARKING FOR SEVEN VEHICLES AND AN EXTERIOR PARKING AREA FOR THREE VEHICLES. THE APPLICATION INCLUDES A DENSITY BONUS REQUEST TO PERMIT DOUBLE DENSITY ON THE SITE FOR THREE ADDITIONAL DWELLING UNITS THROUGH THE TOWN'S DENSITY BONUS ORDINANCE. THE DENSITY BONUS REQUEST REQUIRES A MINIMUM OF THREE OF THE SIX UNITS TO BE DEED RESTRICTED FOR WORKFORCE HOUSING; HOWEVER,



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10/28/2025	CQ-2025-0049	NOE	UP25-011	WORKFORCE HOUSING; HOWEVER, THE APPLICANT HAS AGREED TO DEED RESTRICT ALL SIX OF THE UNITS FOR WORKFORCE HOUSING IN EXCHANGE FOR FOUR CONCESSIONS (1 AUTOMATIC CONCESSION AND 3 ADDITIONAL CONCESSIONS) TO THE APPLICABLE DEVELOPMENT STANDARDS AS ALLOWED PURSUANT TO THE DENSITY BONUS ORDINANCE. THE REQUESTED CONCESSIONS INCLUDE: (1) AN INCREASE IN THE ALLOWABLE LOT COVERAGE FROM 50% TO 60%; (2) A 20% REDUCTION IN THE REAR AND SIDE YARD SETBACKS; (3) THE REDUCTION OF ONE GUEST PARKING SPACE TO ALLOW FOR A TOTAL OF TWO GUEST PARKING SPACES; AND (4) WAIVE THE REQUIREMENT TO PROVIDE 60 SQUARE FEET OF PRIVATE OUTDOOR OPEN SPACE FOR EACH DWELLING UNIT. THE BENEFICIARIES OF THE PROJECT ARE THE PROPERTY OWNER, BIPIN MORARI.
11/06/2025	CQ-2025-0050	NOE	EMBERZ BBQ BY KLINE- MOBILE VENDOR PERMIT (ADMINISTRATIVE PERMIT 25-006)	USE PERMIT 25-011 FOR RV AND TRAILER STORAGE FOR AN EXISTING TRAILER RENTAL BUSINESS, BRIDGEPORT VACATION TRAILER RENTALS AT 34 KIRKWOOD STREET. THE BUSINESS' MAIN LOCATION IS ON A DIFFERENT PARCEL AT 1 KINGSLEY STREET. THE 34 KIRKWOOD STREET PROPERTY IS PROPOSED TO SERVE AS ADDITIONAL STORAGE FOR RVs AND TRAILERS, HOWEVER THE KIRKWOOD STREET LOCATION WILL BE USED ONLY FOR TRAILER STORAGE AND WILL NOT HAVE UTILITIES INCLUDING WATER, ELECTRICITY, OR SEWAGE CONNECTED ON THE PROPERTY. THE PROPERTY IS 0.2 ACRES AND HAS A COMMERCIAL (C) LAND USE DESIGNATION.



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11/17/2025	CQ-2025-0051	NOE	LACEY LIVESTOCK AGRICULTURAL WELL	SUBSEQUENTLY APPROVED. THIS WELL IS A NEW STOCK WELL TO BE DRILLED TO A DEPTH OF 100 FEET. THIS WELL WILL BE A STOCKWATER WELL THAT IS LOW VOLUME AND OF PERIODIC USE. IT WILL PUMPED FOR LESS THAN 6 MONTHS OF THE YEAR AND AT A RATE OF 20 GALLONS PER MINUTE OR LESS.
11/17/2025	CQ-2025-0052	NOE	LACEY LIVESTOCK AGRICULTURAL WELL	THIS WELL IS A NEW STOCK WELL TO BE DRILLED TO A DEPTH OF 100 FEET. THIS WELL WILL BE A STOCKWATER WELL THAT IS LOW VOLUME AND OF PERIODIC USE. IT WILL PUMPED FOR LESS THAN 6 MONTHS OF THE YEAR AND AT A RATE OF 20 GALLONS PER MINUTE OR LESS.
11/17/2025	CQ-2025-0053	NOE	STOCK- DOMESTIC WELL CONSTRUCTION	THIS NOE IS PREPARED FOR THE ISSUANCE OF A PRIVATE, DOMESTIC WELL WHICH WILL SERVE A SINGLE FAMILY RESIDENCE.
12/03/2025	CQ-2025-0054	NOE	CALEB KILE - DOMESTIC WELL CONSTRUCTION	THIS NOE IS PREPARED FOR THE ISSUANCE OF A PRIVATE, DOMESTIC WELL WHICH WILL SERVE A SINGLE FAMILY RESIDENCE.
12/09/2025	CQ-2025-0055	NOE	2026 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM	ADOPTION OF THE 2026 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM.
12/09/2025	CQ-2025-0056	NOE	GENERAL PLAN AMENDMENT 25-01 AND AMENDMENTS TO MONO COUNTY CODE CHAPTER 5.65	ADOPTION OF A RESOLUTION AND ORDINANCE AMENDING THE POLICIES, REGULATIONS, AND STANDARDS IN THE GENERAL PLAN AND COUNTY CODE FOR SHORT-TERM RENTALS IN RESIDENTIAL AND NON-RESIDENTIAL LAND USE DESIGNATIONS, AND MAKING THE REQUIRED FINDINGS.
12/09/2025	CQ-2025-0057	NOE	AMENDMENT TO THE 2024 REGIONAL TRANSPORTATION PLAN	AMENDMENT TO THE 2024 REGIONAL TRANSPORTATION PLAN TO ENSURE CONSISTENCY BETWEEN THE FINANCIAL ELEMENT AND PROJECTS APPROVED UNDER THE 2026 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM. NO POLICY CHANGES WERE MADE.
12/11/2025	CQ-2025-0058	NOE	102 EAST BEAR LAKE DRIVE TENTATIVE PARCEL MAP (TPM) 25-001	THE PROJECT IS A LOT SPLIT OF A PARCEL LOCATED IN THE RESORT (R) ZONING DISTRICT WITHIN THE LODESTAR AT MAMMOTH MASTER PLAN DEVELOPMENT AREA 2 AT 102 EAST BEAR LAKE DRIVE. THE LOT CURRENTLY CONTAINS AN EXISTING SINGLE-FAMILY RESIDENCE AND AN ACCESSORY DWELLING UNIT. THE LOT



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12/19/2025	CQ-2025-0059	NOE	54 MONO STREET APARTMENT PROJECT - USE PERMIT (UPA 24-003), MAJOR DESING REVIEW (DR 24-006), ADJUSTMENT (ADJ 25-005)	ACCESSORY DWELLING UNIT. THE LOT SPLIT WILL RESULT IN TWO LOTS, EACH CONTAINING A SINGLE-FAMILY RESIDENCE. THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVED THIS PROJECT ON OCTOBER 8, 2025 AND THEN WAS APPEALED WITHIN THE 15-DAY APPEAL PERIOD. TOWN COUNCIL DENIED THE APPEAL ON DECEMBER 17, 2025, AND AFFIRMED THE ORIGINAL PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVAL. THE PROPOSED APARTMENT PROJECT CONSISTS OF SIX (6) MULTI-FAMILY DWELLING UNITS WITHIN A SINGLE STRUCTURE LOCATED IN THE RESIDENTIAL MULTI-FAMILY 1 (RMF-1) ZONING DISTRICT AT 54 MONO STREET. THE PROJECT FEATURES ONE LEVEL OF UNDERSTRUCTURE PARKING FOR SEVEN VEHICLES AND AN EXTERIOR PARKING AREA FOR THREE VEHICLES. THE APPLICATION INCLUDES A DENSITY BONUS REQUEST TO PERMIT DOUBLE DENSITY ON THE SITE FOR THREE ADDITIONAL DWELLING UNITS THROUGH THE TOWN'S DENSITY BONUS ORDINANCE. THE DENSITY BONUS REQUEST REQUIRES A MINIMUM OF THREE OF THE SIX UNITS TO BE DEED RESTRICTED FOR WORKFORCE HOUSING; HOWEVER, THE APPLICANT HAS AGREED TO DEED RESTRICT ALL SIX OF THE UNITS FOR WORKFORCE HOUSING IN EXCHANGE FOR FOUR CONCESSIONS (1 AUTOMATIC CONCESSION AND 3 ADDITIONAL CONCESSIONS) TO THE APPLICABLE DEVELOPMENT STANDARDS AS ALLOWED PURSUANT TO THE DENSITY BONUS ORDINANCE. THE REQUESTED CONCESSIONS INCLUDE: (1) AN INCREASE IN THE ALLOWABLE LOT COVERAGE FROM 50% TO 60%; (2) A 20% REDUCTION IN THE REAR AND SIDE YARD SETBACKS; (3) THE REDUCTION OF ONE GUEST PARKING SPACE TO ALLOW FOR A TOTAL OF TWO GUEST PARKING SPACES; AND (4) WAIVE THE REQUIREMENT TO PROVIDE 60 SQUARE FEET OF PRIVATE OUTDOOR OPEN SPACE FOR EACH DWELLING



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12/19/2025	CQ-2025-0060	NOE	UP 25-014	UNIT. THE BENEFICIARIES OF THE PROJECT ARE THE PROPERTY OWNER, BIPIN MORARI. THE PROPOSED PROJECT WOULD ALLOW THE SHORT-TERM RENTAL (FEWER THAN 30 CONSECUTIVE DAYS) OF A ONE-BEDROOM SINGLE-FAMILY RESIDENCE NOT OCCUPIED BY THE OWNER CONSISTENT WITH GENERAL PLAN CHAPTER 25 AND MONO COUNTY CODE CHAPTER 5.65. WHILE THE OWNER WILL NOT BE PRESENT ON SITE FOR SHORT-TERM RENTALS, IT WILL REMAIN HER PRIMARY RESIDENCE AND SHE PLANS TO REMAIN IN THE AREA, STAYING WITH FRIENDS, IN ORDER TO HANDLE ANY POTENTIAL ISSUES THAT MAY ARISE. WHILE THE OWNER IS OUT OF TOWN, THE OWNER PLANS TO HAVE ANOTHER PROPERTY OWNER MANAGE THE SHORT-TERM RENTAL. THE MAXIMUM NUMBER OF PERSONS WHO MAY OCCUPY THE RENTAL WOULD BE FOUR PERSONS AND THE NUMBER OF VEHICLES ALLOWED SHALL NOT EXCEED THE NUMBER OF ON-SITE PARKING SPACES, WHICH IS PRESENTLY TWO.
12/22/2025	CQ-2025-0061	NOE	WHITE FIR RIDGE FUELS REDUCTION AND FOREST HEALTH (SNC 1823)	THE SIERRA NEVADA CONSERVANCY (SNC) WOULD PROVIDE FUNDING FOR THE CALIFORNIA DEER ASSOCIATION TO PARTNER WITH THE UNITED STATES FOREST SERVICE, INYO NATIONAL FOREST, TO IMPLEMENT FUELS-REDUCTION ACTIVITIES ON INYO NATIONAL FOREST LANDS, ADJACENT TO THE TOWN OF MAMMOTH LAKES. CURRENT CONDITIONS OF THE PROJECT AREA INCLUDE HIGH TREE DENSITY, TREE MORTALITY, AND SURFACE FUEL LOADS, WHICH IN THE EVENT OF AN IGNITION WOULD LIKELY RESULT IN HIGH-SEVERITY WILDFIRE THAT WOULD THREATEN THE SAFETY OF THE COMMUNITY AND THE STABILITY OF FOREST ECOSYSTEMS. THIS PROJECT WILL TREAT AT LEAST 412 ACRES VIA CONIFER AND UNDERSTORY THINNING, WHICH WILL REDUCE HAZARDOUS FUEL LOADS, PROTECT LOCAL COMMUNITIES AND CRITICAL INFRASTRUCTURE, AND ESTABLISH THE CONDITIONS NECESSARY FOR THE SAFE



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12/23/2025	CQ-2025-0062	NOE	UP 25-007 DECOSTER APARTMENTS	NECESSARY FOR THE SAFE REINTRODUCTION OF PRESCRIBED FIRE TO RESTORE NATURAL FIRE REGIMES. THESE OUTCOMES WILL BE ACHIEVED BY IMPLEMENTING APPROXIMATELY 91 ACRES OF CONIFER THINNING USING MECHANICAL TREATMENTS AND 321 ACRES OF UNDERSTORY THINNING USING HAND-CREW TREATMENTS.
12/23/2025	CQ-2025-0063	NOE	UP 25-008 DECOSTER STR	THE PROJECT PROPOSES THE CONSTRUCTION OF FOUR APARTMENTS, A NEW PARKING AREA, REDESIGN OF AN EXISTING PARKING AREA, AND THE INSTALLATION OF TWO ELECTRIC VEHICLE CHARGING STATIONS ON 2555 HIGHWAY 158 (APN 015-085-010-000) IN JUNE LAKE. THE 0.33-ACRE PROJECT PARCEL HAS A LAND USE DESIGNATION OF COMMERCIAL (C) AND EXISTING DEVELOPMENT ON THE PROPERTY INCLUDES A 1,400-SF RETAIL STOREFRONT HOUSING A CANNABIS DISPENSARY AND A 1200-SF WAREHOUSE.

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