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Start Date	01/01/25			
End Date	05/09/25			
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 VALINTINE 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 FORM 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, PITS 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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				PURPOSE IS TO MODERNIZE THE HOSPITAL CAMPUS TO COMPLY WITH CURRENT STATE CLINICAL AND SEISMIC SAFETY REQUIREMENTS.
04/16/2025	CQ-2025-0014	NOE	MAMMOTH YOSEMITE AIRPORT MULTIPURPOSE BUILDING- MAJOR DESIGN REVIEW (DR) 25-001	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. 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.
04/17/2025	CQ-2025-0015	NOE	LOT LINE ADJUSTMENT 25-001	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.



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				NO. 1.
04/18/2025	CQ-2025-0016	NOE	AMENDED AND RESTATED SNOWCREEK DEVELOPMENT AGREEMENT (DA 23-001)	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 24-01 O 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).



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