

Mono County Planning Division*: Current Projects

July 7, 2025

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

Completed Planning Work		
Appeal	June Lake	Findings for UP 25-002 Monteverde approved by the Board on 7/8/25.
UP	Benton	Overhead power lines - expired
HCD Annual Progress Report	countywide	Responded to a correction letter
Active Planning Permit Applications		
Permit Type	Community	Description
GPA/SP	Mono Basin	STRs & campground, awaiting applicant approval of CEQA costs - expiration notice sent
GPA/SP	Mono Basin	Convert D&S Waste UP into a SP to limit permitted uses to those approved in the UP
UP	SBP	wood pellet manufacturing
UP	June Lake	New RV Park (Bear Paw)
UP	Sunny Slopes	New Long Valley Fire Dept station
UP	June Lake	new STR - expiration notice sent
UP	June Lake	4 new units - expiration notice sent
UP	Sonora Junction	Recreational facilities
UP	June Lake	Transient Rental
DR	Sonora Junction	Permit existing nonconforming personal campground, uses limited to proven historic uses
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels - in progress 2/12/25
LM	Virginia Lakes	merger of two parcels
Active Policy/Planning Projects		
Name	Community	Description
Met with HCD re: RHNA calculations	Countywide	While some of the data is poor, we don't have better data to offer
STIP/RTIP	Countywide	Received STIP estimate, drafting RTIP for adoption by LTC
Overall Work Program Draft	Countywide	Approved and submitted
Short-Term Rental Housing Study	Countywide	Final write up almost complete, transfer to new staff almost complete, initiating GPA package development.
Multi-Jurisdictional Hazard Mitigation Plan Update	Countywide	Input from agencies/districts being finalized, internal review of draft plan and annex documents
Review last mile provider proposal	Countywide	Attended project meeting, CEQA and permitting concerns have not been addressed
Drought Management Plan	Countywide	Consultant on contract, kick-off meeting complete
Workshop on Hemp regulations	Countywide	In progress
Annual Clean-up GPA	Countywide	In progress
RVs as residences	Countywide	Analyzing results for workshop with Planning Commission and Board to determine policy direction requesting budget for consultant
Tri-Valley Groundwater Model	Tri-Valley	project underway by consultant
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, CDD compiled comments from all County departments, correction letter sent 4/18/25
Rush Creek Dam Decommissioning	June Lake	Continuing to follow and comment as needed
Transportation projects of note	Countywide	Collaborating with Caltrans on Lee Vining and Bridgeport street rehabilitation projects, and traffic calming for Walker Main Street.

Active Policy/Planning Projects		
Environmental Justice Element	Countywide	Required by state law, drafting for public review, notified tribes of opportunity for input
HMO Update	Countywide	Preparing budget request for FY 25-26
US 395 Wildlife Crossings	Long Valley	
Sage grouse conservation	countywide	
Biomass Facility	Countywide	
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
RHNA	Regional Housing Needs Allocation
RR	Rural Residential
RTIP	Regional Transportation Improvement Program
SP	Specific Plan
STIP	State Transportation Improvement Program
STR	Short-Term Rental
TOML	Town of Mammoth Lakes
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled