Community Development and Public Works
Fiscal Year 2010-11 Work Program
Monthly Status Report
January 31, 2011

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Zoning Code Update

1. Zoning Code Update (ZCU)

Contact: Sandra Moberly, Senior Planner, smoberly@ci.mammoth-lakes.ca.us

Project team: Mark Wardlaw, Jen Daugherty, Pam Kobylarz, Peter Bernasconi.

Program summary: The ZCU is a comprehensive update of the Town of Mammoth Lakes Zoning Code that will more closely align development standards with the adopted 2007 General Plan. The ZCU will implement a host of General Plan policies and actions, planning and design best practices, sustainability and smart growth-oriented concepts, codify accepted Neighborhood District Planning studies, and substantially implement permit-streamlining concepts.

Status and timeline: The Zoning Code Update is progressing quickly and is on track to be completed by June 30, 2011. Required environmental analysis will occur in the 2011-12 fiscal year. Current status is:

- Progress 50% complete.
- The Planning Commission appointed the ZCU Committee (Chair Barrett and Vice Chair Deinken) to work closely with staff and guide this effort. A seven member group of people who use and work with the zoning, the Zoning Code Users Group (ZCUG), was formed to review draft ZCU chapters.
- 11 ZCU listening sessions with various Town service and business groups have been held; comments are addressed in the Update.
- 17 Zoning Code chapters have been drafted: Purpose & Effect of the Zoning Code; Temporary Uses & Events; Development & Land Use; Interpretations, Applications, Processing, & Fees; Variances; Administrative Responsibility; Appeals; Development Agreements; Public Hearings; Use Permits; Permit Implementation, Time Limits, & Extensions; Adjustments; Reasonable Accommodation; Nonconforming Uses; Revocations & Modifications; and Enforcement. The Planning Commission held an initial workshop on Affordable Housing.
- The Sign Chapter (17.48 Signs) of the ZCU has been drafted and public workshops are scheduled with the Planning Commission on February 9, 2011 and Town Council on February 16, 2011. Public hearings for adoption of the Sign Code Chapter are anticipated in April 2011.
- The Parking and Loading Chapter will be prepared by Nelson Nygaard, funded by LTC Mobility funds, in order to develop parking and transporation management based standards that implement "Feet First" objectives.
- The $318,245 grant award from the Strategic Growth Council will be used in FY 2011-12 to develop Zoning Code and Project Impact Evaluation Criteria benchmarks and standards (see "Sustainable Communities Grant" below).

Housing Ordinance Update

2. Housing Ordinance Update

Contact: Ellen Clark, Senior Planner, eclark@ci.mammoth-lakes.ca.us

Project team: Mark Wardlaw, Sandra Moberly.

Program summary: The Town is updating its Housing Ordinance to comply with recent policy direction established by the Town Council's interim housing mitigation policy, and the updated Housing Element.

The Housing Ordinance sets mitigation requirements for workforce housing, and is the basis for the Town's housing in-lieu fee. The Housing Ordinance requirements be based on a rational and realistic nexus between employment-generating growth, and workforce housing demand; and assessment of projected workforce housing needs over the short-, medium- and long- term; and an assessment of the costs, benefits and "return on investment" of various strategies to develop or otherwise facilitate workforce housing, and to help set the housing in-lieu fee at an appropriate and supportable level.

Status and timeline: The Housing Ordinance Update is on track to be completed by June 30, 2011. Current status is:

- Progress 65% complete.
- Workshops were held with the Zoning Code Users Group and Planning Commission in December 2010 to identify key issues and topics to be addressed in the updated Ordinance.
- Data collection and research is underway by EPS to support components of the ordinance related to housing mitigation and fee requirements. (See "Development Forecast").
- Staff is in the process of researching relevant model ordinances and preparing an internal review draft ordinance.
- In March/April the draft ordinance will be reviewed with the Housing Ordinance Committee (includes staff, members of Mammoth Lakes Housing (MLH) Board and Planning Commission) followed by public and Planning Commission review.

Sustainable Communities Grant

3. Sustainable Communities Grant

Contact: Sandra Moberly, Senior Planner, smoberly@ci.mammoth-lakes.ca.us

Project team: Mark Wardlaw, Ellen Clark, Sandra Moberly, Ray Jarvis.

Program summary: The Strategic Growth Council (SGC) awarded $318,245 to the Town, through a highly competitive grant, to develop Zoning Code and Project Impact Evaluation Criteria benchmarks and standards.

The 2007 General Plan contains a broad range of goals, policies and actions aimed at environmental stewardship and protection. The grant will fund the following items:

- Identify issues with the current code that discourage sustainable planning/building practices (e.g. no allowance for mixed use development).
- Incorporate the General Plan goals, policies, and actions which will help to implement feet first mobility, mixed use development, green planning and building standards. Some important General Plan concepts include:
    - Efficient use of water.
    - Designing active and passive solar into new projects.
    - Encourage transit ridership.
    - Encourage site design that uses green building techniques.
    - Optimize efficient use of energy.
    - Increase use of renewable energy resources and encourage conservation of existing sources of energy.
    - Reduce volume of solid waste.
    - Reduce greenhouse gas emissions.
- Ensure consistency with the Neighborhood District Plans (NDP's) and their sustainability objectives.
- Incorporate development standards (like transportation demand management and water conservation standards) that implement newly developed policies.
- Increase the clarity and usability of the Zoning Code.
- Articulate clear and reliable standards and requirements that require less interpretation and review by decision-makers.

Status and timeline: Work on this effort is expected to begin in FY 2011-12.

- The Town received official notification of award in January 2011.
- Funds can not be expensed or encumbered until the required contract between the Town and SGC has been executed. SGC has not yet started the contract execution stage of the program.

Neighborhood District Planning

4. Neighborhood District Planning

Contact: Mark Wardlaw, Community Development Director, mwardlaw@ci.mammoth-lakes.ca.us

Project team: Ellen Clark, Jessica Morriss, Jen Daugherty, Haislip Hayes, Peter Bernasconi, Ray Jarvis.

Program summary: The General Plan established Neighborhood District Planning as a way to prepare new and more detailed community-based plans for certain areas in town (see General Plan Policy L.1.D. and Actions L.1.D.1, 2, and 3.).

The Neighborhood District Planning process results in "studies" that describe issues, opportunities, and constraints; develop alternatives; and recommend the desired character and program, facilities and infrastructure, and catalyst sites and program; for that area of the community. Once accepted by the Town Council, these recommendations are carried forward in future design plans, facility and master plans, as well as the Zoning Code Update and the Resort Investment Public Facilities Element both scheduled for completion this fiscal year.

Status and timeline: Neighborhood District Planning is on track to be completed by June 30, 2011. Current status is:

- Progress 60% complete.
- Four District Planning studies are completed: Snowcreek, North Village, North Old Mammoth Road and Main Street/Shady Rest.
- Traffic analysis of the "Downtown Concept for Main Street" is underway and will be reported to Town Council by June 2011.
- Completion and integration of the remaining districts, South Old Mammoth Road, East Open Space Stream Corridor, Sierra Star, and Sierra Valley Sites districts is underway and on track for completion in June 2011.
- Work is on hold for the Gateway area to allow agency partners to determine their facility and program requirements.
- Codification of Neighborhood District Planning studies will occur through the ZCU also due for completion by June 2011.

Details about individual Neighborhood District Planning studies are provided below.

4a. South Districts Neighborhood District Planning

Contact: Ellen Clark, Senior Planner, eclark@ci.mammoth-lakes.ca.us

Project team: Mark Wardlaw, Jessica Morriss, Peter Bernasconi, Ray Jarvis.

Program summary: The South Districts Neighborhood District Planning (SNDP) will complete district planning for the southern portions of Town: Sierra Star, East Open Space Stream Corridor and South Old Mammoth Road areas including Mammoth Creek Park and the Bell Shaped Parcel.

Status and timeline: The SNDP in on track to be completed by June 30, 2011. Current status is:

- The Planning Commission appointed the Resort Investment Committee (Rhonda Duggan and Elizabeth Tenney) to work directly with staff and the community to complete the Neighborhood District Planning program.
- The Committee has reviewed draft South Gateway, Sierra Star, and East Open Space Stream Corridor area reports to determine gaps in information and how to best complement already completed NDP studies.
- The Committee formed the SNDP Focus Group, a diverse and representative group of the community.
- The Town Council on February 2nd, following Planning Commission recommendation on January 12th, approved the SNDP Framework.
- The first Focus Group workshop will be held on February 8th followed by a community workshop on February 24th.
- The SNDP work materials are posted on the Town web site at: http://www.ci.mammoth-lakes.ca.us/index.aspx?nid=389

4b. Sierra Valley Sites Neighborhood District Planning

Contact: Ellen Clark, Senior Planner, eclark@ci.mammoth-lakes.ca.us

Project team: Mark Wardlaw, Jessica Morriss, Peter Bernasconi, Ray Jarvis.

Program summary: The Sierra Valley Sites District Neighborhood District Planning (SVNDP) program will result in a planning study for the Sierra Valley area.

Status and timeline: The SVSNDP in on track to be completed by June 30, 2011. Current status is:

- The Planning Commission scheduled a public workshop on February 23rd to kick off this NDP by listening to the community. The goal of the workshop is to seek broad community input on concerns and issues that should be considered in this study.

4c. Downtown Concept for Main Street

Contact: Mark Wardlaw, Community Development Director, mwardlaw@ci.mammoth-lakes.ca.us

Project team: Jessica Morriss, Peter Bernasconi, Ray Jarvis.

Program summary: The Town Council accepted "The Main Street Concept for Downtown" on September 1, 2010. This Neighborhood District Planning study included a number of follow up actions and studies that will lead to establishing a refined plan.

Status and timeline: Follow up actions and studies are on track to be completed by June 30, 2011. Current status is:

- Main Street Repaving: Cross section striping plans have been submitted to CalTrans for spring Main Street repaving program.
- Town/CalTrans Maintenance Agreement: Update of the Town/CalTrans snow management and bus shelter agreement will begin in March.
- Traffic circulation network and Level of Service (LOS) analysis: The circulation network, street classifications, and traffic flow model are complete. Initial traffic modeling results were provided to CalTrans in December 2010. Town received CalTrans comments that month and Town responded in January 2011. Final modeling analysis will be reported to commissions and Town Council for input and direction in May.
- Municipal town-wide wayfinding and community messaging: Local naming conventions were established through the ARRA funded trails system wayfinding installation. Wayfinding/messaging intersection/information maps and design concepts will be presented for input at the SNDP workshops in February 2011. Implementation of the wayfinding/messaging program will be proposed in the FY 2011/12 Budget for Town Council consideration.

Resort Investment and Public Facilities Element

5. Resort Investment and Public Facilities Element

Contact: Mark Wardlaw, Community Development Director, mwardlaw@ci.mammoth-lakes.ca.us, Ray Jarvis, Public Works Director, rjarvis@ci.mammoth-lakes.ca.us

Project team: Haislip Hayes, Dennis Rottner.

Program summary: The Resort Investment and Public Facilities Element (RIPFE) will result in a General Plan Element that establishes goals, policies and actions for growth forecasting and monitoring; strengthened land use and facility planning; project identification, design, programming, and construction; project funding and financing; and capital program and asset management. The RIPFE implements one of the Town Council adopted Capital Facilities Funding Committee recommendations that the Town establish a more comprehensive and rational investment strategy to guide both public and private investment in the community.

Status and timeline: The RIPFE is on track to be completed by June 30, 2011. Current status is:

- Progress 45% complete.
- Staff has researched documents of Danville, CA; Galt, CA; Oroville, CA; Park City, UT; Pleasanton, CA; San Diego, CA, and Sunnyvale, CA.
- Workshops have been held with the Recreation, Mobility, and Planning Commissions and staff received input on prioritization, triggers and timing criteria to develop decision-making and investment policies.
- The Planning Commission requested staff to review guidelines and draft policies to support the General Plan, Destination Resort Community and Economic Development Strategy and Neighborhood District Planning studies.
- The "Events Organizer's Group" was formed in part to provide input on event and festival facilities. Based on their comments staff is developing event/festival facility programs and evaluating site options.
- Next steps in drafting the RIPFE and comprehensive CIP include:
    1. Identify strategic public and private facilities and programs by subject/objective.
    2. Describe timing of the facility/program.
    3. Describe community, population, economic and funding conditions that trigger the planning, funding, and construction of the facility/program.
    4. Describe scope and scale of the funding and construction of the facility/program.
    5. Identify existing and potential public/private funding sources and their associated legal restrictions and political commitments.
    6. Describe the priority of the facility/program.

Development Forecast

6. Development Forecast

Contact: Mark Wardlaw, Community Development Director, mwardlaw@ci.mammoth-lakes.ca.us

Project team: Ellen Clark.

Program summary: The Town and Mammoth Community Water District (MCWD) are developing a coordinated market-based forecast of development and related population and employment projections. The forecast will be prepared by Economic & Planning Systems, Inc. (EPS) and will provide a careful re-look at the future outlook for development and projected trends and conditions in the context of the recent economic downturn. The forecast will address a 20-year period, based on five-year increments and assuming periodic future updates.

The development forecast implements one of the Capital Facilities Funding Committee recommendations and supports the following related work program items:

- Housing Ordinance update,
- Urban Water Management Plan,
- Resort Investment and Public Facilities Element, and
- Long-range budget forecasts.

Status and timeline: The development forecast is on track to be completed by June 2011. Current status is:

- Progress 40% complete.
- Staff has compiled a detailed 10-year history of building permit activity, type, and valuation for modeling purposes.
- Staff is developing three future land use and facility scenarios to model factors and conditions affecting growth.
- EPS is working with staff to create a realistic, market-based development forecast of projected demand for housing, commercial space and visitor-facilities, and the potential revenue flows that may be available to the Town associated with this future growth.

Mobility Plan

7. Mobility Plan

Contact: Ellen Clark, Senior Planner, eclark@ci.mammoth-lakes.ca.us

Project team: Jessica Morriss, Haislip Hayes, Peter Bernasconi, Ray Jarvis, Mark Wardlaw.

Program summary: The Mobility Plan is the comprehensive multimodal transportation plan that will serve as the update to the Circulation Element of the Town's General Plan. This Plan will implement a number of General Plan goals, policies and actions and implement the "Feet-First," sustainability and smart growth-oriented concepts.

Status and timeline: The Mobility Plan is on track to be complete by June 2011. Required environmental analysis will occur in the 2011-12 fiscal year. The program is directly related to a number of other work program items, current progress is:

- Progress 60% complete.
- Main Street Repaving: Cross section striping plans have been submitted to CalTrans for spring Main Street repaving program.
- Town/CalTrans Maintenance Agreement: Update of the Town/CalTrans snow management and bus shelter agreement will begin in March.
- Traffic circulation network and Level of Service (LOS) analysis: The circulation network, street classifications, and traffic flow model are complete. Initial traffic modeling results were provided to CalTrans in December 2010. Town received CalTrans comments that month and Town responded in January 2011. Final modeling analysis will be reported to commissions and Town Council for input and direction in May.
- Municipal town-wide wayfinding and community messaging: Local naming conventions were established through the ARRA funded trails system wayfinding installation. Wayfinding/messaging intersection/information maps and design concepts will be presented for input at the SNDP workshops in February 2011. Funding to implement the wayfinding/messaging program will be proposed in the FY 2011/12 Budget for Town Council consideration.
- A draft of the Mobility Plan is expected to be published in April 2011.

Lakes Basin Special Study

8. Lakes Basin Special Study (LABSS)

Contact: Jessica Morriss, Transportation Planner, jmorriss@ci.mammoth-lakes.ca.us

Project team: Haislip Hayes, Ray Jarvis.

Program summary: LABSS is a grant funded transportation and recreation study of the Lakes Basin area. The Town of Mammoth Lakes, Inyo National Forest, and Mammoth Lakes Trails and Public Access have partnered to study mobility and outdoor recreation patterns in the Mammoth Lakes Basin. The project is funded by a grant from the Sierra Nevada Conservancy. The study will assist the US Forest Service to establish a comprehensive plan for the area and supports General Plan Goals P.1 and R.1.

Status and timeline: The 2-year project is on track to be completed in FY 2011-12. Current status is:

- Progress 75% complete.
- Data collection and analysis was completed in October 2010.
- The Town, INF, and MLTPA held a series of three public workshops in September and October of 2010.
- Preliminary Alternatives are currently being identified and analyzed and a draft report is scheduled to be presented in March/April of 2011.

Trails System Master Plan

9. Trails System Master Plan

Contact: Ellen Clark, Senior Planner, eclark@ci.mammoth-lakes.ca.us

Project team: Dennis Rottner, Peter Bernasconi, Ray Jarvis, Mark Wardlaw.

Program summary: The TSMP recommends the network and system of trails and related facilities, design guidelines and specifications, and phasing and implementation programs (see General Plan Goal P.3). The Town and Mammoth Lakes Trails and Public Access (MLTPA) are working in partnership to complete this project. The Draft TSMP was released in February 2009, after an extensive public outreach process. This program completes environmental review and adoption of final TSMP.

Status and timeline: The program is on track to be completed in July 2011. Current status is:

- Progress 60% complete.
- The Town received a grant from the Sierra Nevada Conservancy in late 2009 to allow the required CEQA to be completed. PCR Services Corporation has been retained to assist with preparation of the EIR document.
- The Notice of Preparation for the EIR was released in late October and the scoping period has been completed.
- A significant amount of work was necessary to closely review the project description to make sure that it accurately reflected the components of the trails system, particularly a series of "priority projects," which are those that are envisioned for near-term completion.
- The consultant team is working to prepare the Draft EIR, with delivery of the first draft for staff review projected in early February, and the public review draft in early March.
- The other major component of the process is to complete a number of changes to the text and graphics in the Draft TSMP. These updates are needed to reflect the construction of some components of the trail system (notably the Lake Mary Bike Path) that has occurred since February 2009, as well as the significant progress that has been made on planning components such as the Sherwin Area Recreation Plan, and the Signage and Wayfinding program.
- Both the TSMP updates and the TSMP EIR are on track to allow for adoption of the Trails System Master Plan in June/July 2011. The Recreation Commission will have the opportunity to review the CEQA document, and the revised Draft TSMP as they are developed.

Trails Signage and Wayfinding

10. Trails Signage and Wayfinding

Contact: John Milne, Assistant Engineer, jmilne@ci.mammoth-lakes.ca.us

Project team: Peter Bernasconi, Ray Jarvis, Mark Wardlaw.

Program summary: This project will provide signage throughout the Town's trail and bike path system that will provide users with information about their location, destinations, and assist with navigating the trail network. This project implements the wayfinding system concept described in the draft Trails Master Plan and implements General Plan Goal P.3.

Status and timeline: The United States Forest Service (USFS), the Town, and Mammoth Lakes Trails and Public Access (MLTPA) have worked in partnership to design, fabricate and install Mammoth Lakes Trail System Wayfinding signage. The overall design has achieved an attractive and unified message that can be used through out the Mammoth Lakes Trail System. The Planning Commission reviewed and approved the overall Trails System Wayfinding Design Guidelines in January 2009.

The USFS was awarded $500,000 ARRA grant to implement Mammoth Lakes Trails System Wayfinding signage on USFS lands. Current status is:

- Construction on the Lakes Basin Path between Minaret and Lower Twin Lakes was completed and opened in August 2010.
- Construction of the ARRA funded project will be completed the summer of 2011. With MLTPA, the Town applied for a grant with the Sierra Nevada Conservancy (SNC) to complete the remainder of the system signage. If awarded, the approximately $400,000 grant will be used to install about 140 signs on Town rights-of-way in the summer of 2012. Measure R provided matching funds for both grant applications.

Parks and Recreation Master Plan

11. Parks and Recreation Master Plan (PRMP)

Contact: Ellen Clark, Senior Planner, eclark@ci.mammoth-lakes.ca.us

Project team: Dennis Rottner, Peter Bernasconi, Ray Jarvis, Mark Wardlaw.

Program summary: The draft PRMP recommends goals, policies and actions regarding recreation programs, services, and facilities (see General Plan Action P.2.B.1). The draft PRMP was released in April 2008; this program completes environmental review and adoption of the final PRMP.

Status and timeline: The program is on track to be completed in June 2011. Current status is:

- Progress 75% complete.
- An environmental consultant, PCR Services Corporation, is under contract to complete a Mitigated Negative Declaration (MND) for the PRMP and is funded by Measure R.
- Work is underway and a draft project description was submitted to staff on February 3, 2011.
- The draft MND will be published in April and the final will be completed May/June.
- Public hearings and PRMP adoption is scheduled for May and June 2011.

Whitmore Track and Sports Field

12. Whitmore Track and Sports Field

Contact: Ray Jarvis, rjarvis@ci.mammoth-lakes.ca.us

Project team: Jen Daugherty, Dennis Rottner, Peter Bernasconi.

Program summary: The High Sierra Striders in partnership with the Town are seeking to build a high-performance, all-weather track and field facility, sports infield, and associated amenities at the Whitmore Regional Park.

Status and timeline: The predevelopment phase of the project is on track to be completed June/July 2011. The construction timeline is driven by several major milestones: use permit (Mono County) and land owner approval (LADWP), and funding (HSS), with each independently influencing the Project's estimated construction start date. Current status is:

- Progress 60% complete.
- CEQA Initial Study/Mitigated Negative Declaration was publicly reviewed in October/November 2010. Due to substantial Department of Fish and Game comments regarding sensitive plants and sage grouse, re-circulation of the IS/MND is anticipated in February/March 2011.
- Use Permit is in process with Mono County. Use permit public hearings will occur when CEQA is complete; May 2011 target date.
- Draft 30-year leased received from LADWP on 1-11-11. Anticipate LADWP approval by June 2011.
- Sensitive plants survey will be required in July/August and prior to construction; the construction start date is targeted for September 2011.
- Track and field construction is targeted for June/July 2012.
- HSS continues to aggressively pursue funding from corporations, individuals, grants, local businesses, planned events, the project website, etc., from the favorable vantage point of having secured significant funding for the Project. The estimated budget for the first phase of the Project is approximately $1.8 million, of which approximately $1.5 million has been secured.
- On February 2, the Town, in collaboration with HSS, submitted an application for a grant for $112,404 to CalRecycle for the use of California recycled tires in both the polyurethane track and synthetic turf infield. Qualifying applicants are awarded grant funds through a lottery that should be announced in April or May.
- The Town will present a breakdown of anticipated maintenance costs to the Mono County Supervisors at a future meeting for discussion.

Public Arts Plan

13. Public Arts Plan

Contact: Sandra Moberly, Senior Planner, smoberly@ci.mammoth-lakes.ca.us

Project team: Mark Wardlaw, Pam Kobylarz.

Program summary: The Public Arts Plan establishes goals, policies, procedures and actions for implementing public art within the community. It implements General Plan Action A.3.B.2.

Status and timeline: The Public Arts Plan is on track to be adopted by June 30, 2011. Current status is:

- Progress 70% complete.
- Staff provided a draft Public Arts Plan to the Public Arts Commission for their review at their January 6th meeting. Staff will incorporate comments from the PAC into the Public Art Plan and will bring the plan back at the February PAC meeting.

Public Arts Mammoth Entry Marker

14. Mammoth Entry Marker

Contact: Sandra Moberly, Senior Planner, smoberly@ci.mammoth-lakes.ca.us

Project team: Haislip Hayes, Dennis Rottner, Ray Jarvis.

Program summary: Entry marker designed by Janice Kabala, approved by the PAC and Town Council in 2010. It is intended to project an attractive and progressive image of the community and implements General Plan Goal A.3. The total cost estimate of the project is $152,250.

Status and timeline: The Public Arts Mammoth Entry Marker is on track to be installed in summer 2011.

- Progress 40% complete.
- Plans are being finalized and staff will submit for permits when plans are complete.
- Permits are required by USFS, Mono County, and CalTrans. Staff anticipates that the USFS and Mono County permits will be received in March, and the CalTrans permit will be received in July.
- Project will go out to bid upon receipt of all permits.

Current Planning Permits

15. Current Planning Permits

Contact: Pam Kobylarz, Associate Planner, pkobylarz@ci.mammoth-lakes.ca.us (unless indicated otherwise below)

Project team: development service working group.

Program summary: Effectively and efficiently process planning permits.

Timeline and status: Varied.

- **Administrative Permit 10-004:** Après Pooch, 123 Commerce Drive.
- **General Plan Amendment TBD:** MMSA, Main Lodge. Contact: Ellen Clark, Senior Planner, eclark@ci.mammoth-lakes.ca.us
- **Grading Permit 09-21:** Snowcreek Investment Company, Snowcreek VIII site. Contact: Jen Daugherty, Associate Planner, jdaugherty@ci.mammoth-lakes.ca.us
- **Lot Line Adjustment 09-003:** J Masters Construction, 839 & 833 Majestic Pines Court. Contact: Sandra Moberly, Senior Planner, smoberly@ci.mammoth-lakes.ca.us
- **Lot Line Adjustment 10-001:** Frerichs, 147 & 159 Ridge Way.
- **Tentative Parcel Map 10-001/Use Permit 10-001:** Plum, 374 & 376 Tamarack Street. Contact: Jessica Morriss, Transportation Planner, jmorriss@ci.mammoth-lakes.ca.us
- **Tentative Parcel Map 11-001:** Danhakl, 2019 Old Mammoth Road.
- **Tentative Tract Map 10-001/Use Permit 10-006/Design Review 10-002/Adjustment 10-003:** Mammoth View Project, northwest corner of Main Street and Mountain Boulevard/Alpine Circle.
- **Use Permit 10-005:** Mono County Search and Rescue Building, 1315 Meridian Boulevard.
- **Use Permit 11-001/Adjustment 11-001:** Mammoth Lakes Housing, Inc., 1829 Old Mammoth Road. Contact: Jen Daugherty, Associate Planner, jdaugherty@ci.mammoth-lakes.ca.us