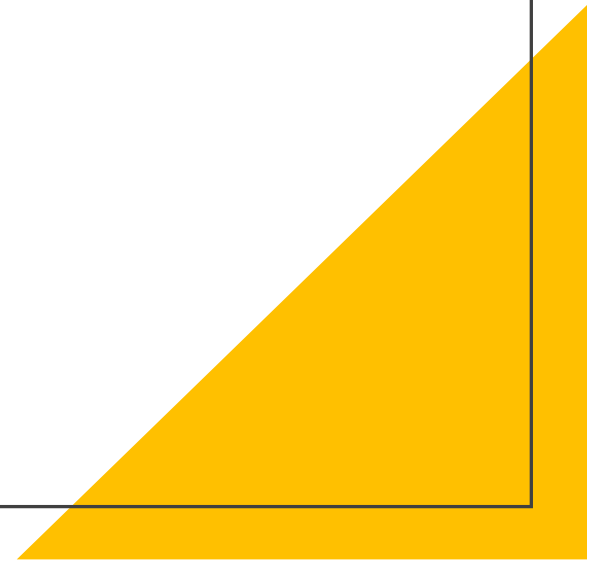


# General Plan Amendment (GPA) 26-01

Mono County Planning Commission

March 19, 2026





# Introduction: Project & Location

## General Plan Amendment (GPA 26-01)

- **Part 1** – Amendment to change Land Use Designation (LUD): Industrial (I) → Specific Plan & Scenic Combining District (SP:S-C)
- **Part 2** – Amendment to Commercial LUD: aligning with updated short-term rental regulations

**Part 1** Location: APN 013-210-028 | 7937 State Route 167

Acreage: ±33.65

Mono Basin Planning Area



## Historical Context (Part 1)

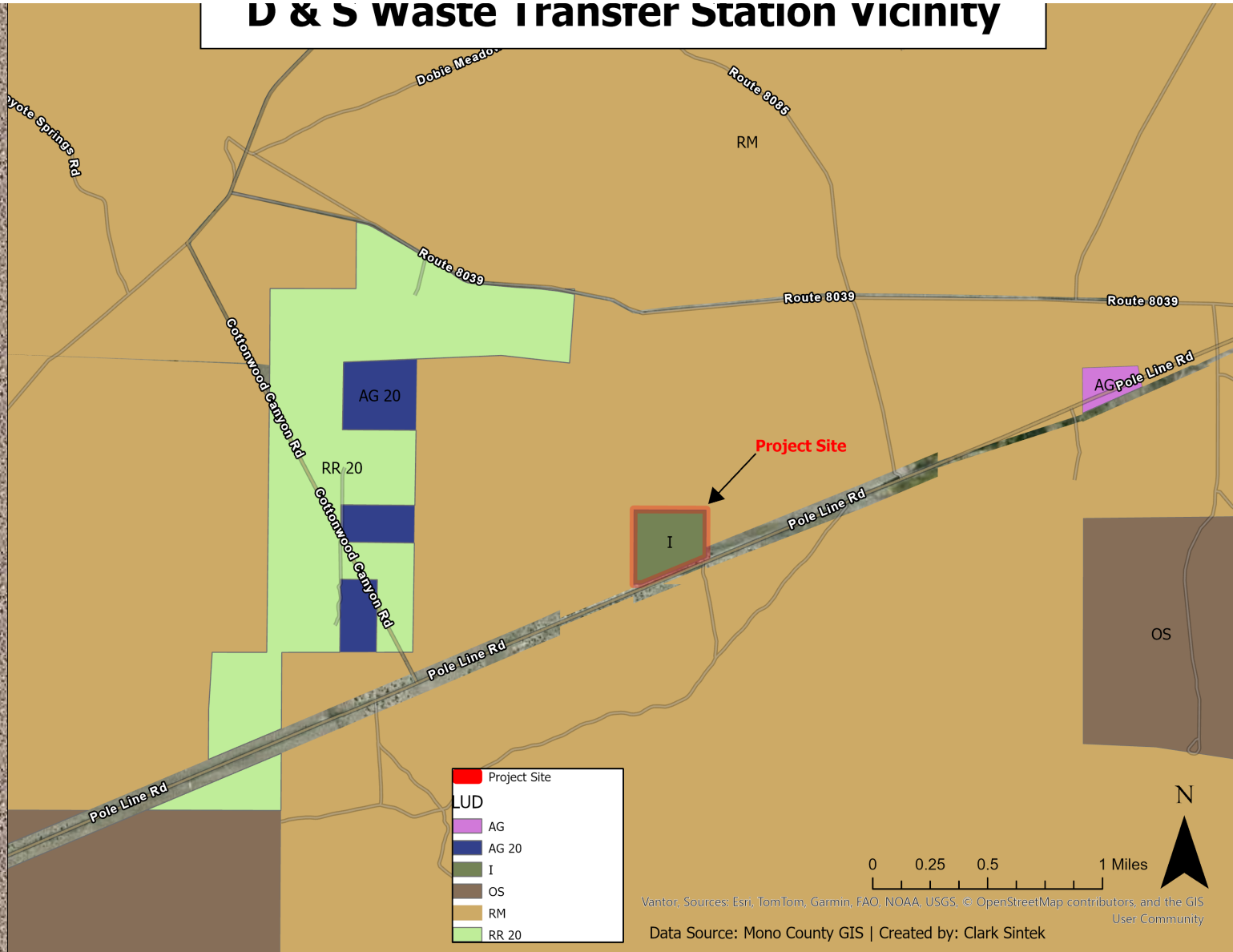
- UP 21-007: Permitted waste transfer station use
  - Condition of Approval requiring a GPA to Specific Plan
- GPA 22-02: Changes LUD from Resource Management (RM) to Industrial (I).
  - Necessary to enact UP 21-007
- Initial Study/Negative Declaration certified in 2022



## Proposed Action (Part 1)

- Amending current LUD to comply with COA from UP 21-007:
  - **Industrial (I) → Specific Plan (SP) + Scenic Combining District (SP:S-C)**

# D & S Waste Transfer Station vicinity



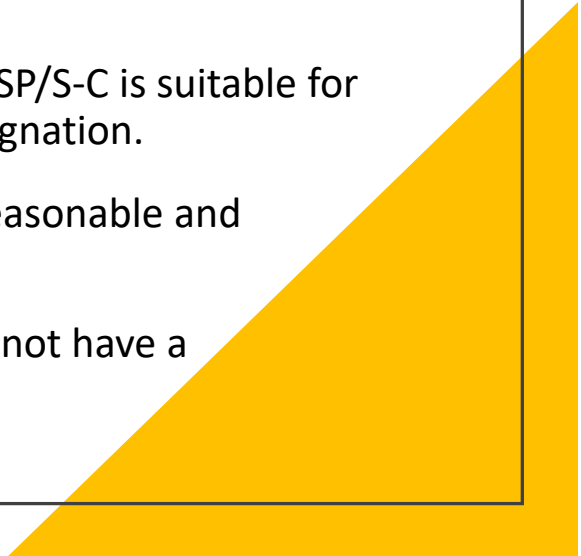
Western Vantage Point



Eastern Vantage Point



# Required Findings for GPA 26-01: Part 1

- A. The proposed change in land use designation from Industrial (I) to Specific Plan/Scenic Combining District (SP/S-C) is consistent with the text and maps of this General Plan.
  - B. The proposed change in land use designation from I to SP/S-C is consistent with the goals and policies contained within any applicable area plan.
  - C. The site of the proposed change in land use designation from I to SP/S-C is suitable for any of the land uses permitted within that proposed land use designation.
  - D. The proposed change in land use designation from I to SP/S-C is reasonable and beneficial at this time.
  - E. The proposed change in land use designation from I to SP/S-C will not have a substantial adverse effect on surrounding properties.
- 
- A large yellow triangle is positioned in the bottom right corner of the slide, pointing towards the top right.

# Amending the Commercial Land Use Designation (Part 2)

**REMOVE:** Transient rentals as a use subject to a Director Review

**ADD:** Short-term rentals (30 consecutive days or fewer) in compliance with Chapter 25 of the Land Development Regulations (set forth in Section VI of this Land Use Element) with a valid Short-Term Rental Activity Permit and in compliance with all operational requirements of Chapter 5.65 of the Mono County Code and any applicable area plan policies (e.g., see June Lake Area Plan).

*Consistent with changes under General Plan Amendment 25-01 and modifications to Mono County Code Chapter 5.65*

## Required Findings for GPA 26-01: Part 2

- A. *The proposed change to the C LUD text is consistent with this General Plan as well as any applicable area plans.*

The amendment to the C LUD aligns nomenclature for short-term rentals. In addition, the amendment consolidates the permitting process for short-term rentals by removing reference to transient rentals and adding short-term rentals as a use permitted subject to a Use Permit.

# Environmental Review

Class 1 Categorical Exemption under §15301 (Existing Facilities)

## **Part 1 – Amendment to change Land Use Designation (LUD): Industrial (I) → Specific Plan: Scenic Combining District (SP:S-C)**

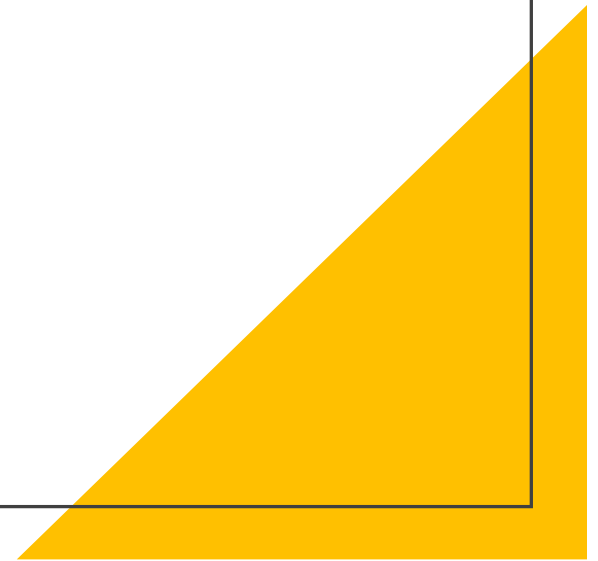
- No new structures are proposed as part of the Land Use Designation change
- Existing structures were constructed under Use Permit 21-007, which has a certified Negative Declaration

## **Part – Amendment to Commercial LUD: aligning with updated short-term rental regulations**

- Regulations for short-term rentals apply to existing units and do not involve the construction of new units

# Public Comments

No public comments received as of March 19, 2026.



# Planning Commission Options

1. Recommend the Board of Supervisors make the required findings for GPA 26-01, find the project categorically exempt under CEQA §15301, and adopt the project.
2. Recommend the Board of Supervisors not make the required findings and deny the project.
3. Send GPA 26-01 back to staff for further review/analysis.



Questions?