Hello Erin,

The project description in the attached CUP application and the attached site plan for the Bear Paw LLC RV project have been updated, based on the discussions during our July 31 meeting with Mono County CDD and following review by the California Department of Fish and Wildlife (CDFW). The updates include:

- An outdoor lighting plan which is compliant with the MCGP Land Use Element.
- The kiosk has been modified in the Project Description document.
- The model of the entry sign for the park is included.
- The office and parking area, as well as the restrooms, will be ADA compliant. As recommended in Brent Calloway's June 14, 2024 email, a paved path of travel from the parking area/office to the restroom/showers has been added to the site plan.
- There will no longer be a payshack on the property. Guests will reserve, and pay for, their RV spaces using an online platform.
- The material between the roadway and the RV spaces will be the same gravel mixture as the one used for the RV spaces.
- The caretaker's RV space will be gravel, just like the other RV spaces.
- Following our correspondence with the California Department of Housing and Community Development (CA HCD) regarding their review of the proposed project, we received an email on September 3, 2025, from Michael Barberi (Building Inspection and Code Enforcement Operations Manager) stating the following: "Thank you for reaching out. I'd like to clarify that HCD does not provide any preliminary plan evaluation."
- The ROW dedication offer to Mono County has been removed from the site plan and replaced with an easement, extending 20' from the centerline of Bruce St into the property, based on the February 11, 2026 conversation with Sean Robison.

The Project Description explains the avoidance and minimization measures for biological and hydrological resources, as well as impacts from traffic. These measures include:

- Biological
    - Following its review of the project, initiated a draft CDFW 1600 Lake & Streambed Alteration Agreement (LSA) with the applicant. Following CEQA review of the project, Bear Paw Resorts LLC will finalize the LSA. In the meantime, Bear Paw Resorts is working with the Eastern Sierra Land Trust to create a riparian restoration or stewardship project to mitigate the potential impacts to 0.4 acre of riparian habitat. This mitigation approach is based on September 2026 conversations with CDFW Region 6 staff Graham Meese and Dana Scott.
- Hydrology
    - A NPDES Construction General permit will be obtained, and in accordance with the NPDES permit, a Stormwater Pollution Prevention Plan (SWPPP) will

be implemented. Under the permit and the plan, runoff of pollutants will be prevented, site erosion will be minimized, and sedimentation to downstream riparian areas will be avoided.

- ○ All guests and visitors will be prohibited from entering the intermittent stream on the project site. This rule will be enforced by the site caretaker.

- Traffic
  - ○ The prefabricated office and guest shower/restrooms will be delivered on flat bed semi-trucks and offloaded to their designated sites, with staggered delivery schedules to avoid traffic queuing on Knoll Ave.
  - ○ Guests will be required to book and pay for their spaces in advance online, thus, guests will pull directly into their spaces on arrival without having to stop to register and any queuing of registering guests on Knoll Ave. will be avoided.
  - ○ Alignment with the provisions of the Fire Safe Regulations (Chapter 22 of the Land Development Regulations) consistent with the requirements of Fire Safe Rule 1270.

- CEQA

It is our understanding that the updated project description and site plan will be reviewed and, procedurally, the revised material will be re-accepted at the next LDTAC meeting. Additionally, a determination will be made on how to proceed with CEQA. Based on past discussions, it is anticipated that a Supplemental EIR will be prepared to address: (1) any unique impacts of the project that are distinct from the impacts identified in the County's certified General Plan EIR, including impacts that are "peculiar to" the project on the affected parcel, and which were not addressed as significant impacts in the GP EIR; and (2) any significant off-site and cumulative impacts of the project that were not addressed in the General Plan EIR.

Thank you or your review.

Sincerely,

Connie Lear

Project Description

Overview

Bear Paw Resorts LLC has filed a conditional use permit application to construct and operate the Bear Paw Recreational Vehicle (RV) Resort Project (project) with Mono County (Lead Agency). The proposed project is development of a 31-space RV park within the June Lake Village area in Mono County, California (Figure 1).

Project Location and Site Description

The project is located on a single 2.19-acre parcel (APN 015-060-042-000), in the community of June Lake Village, approximately 0.10 miles south of June Lake, and 0.18 miles northeast of Gull Lake. Regional access to the project area is provided by State Route 158 (SR 158). Direct access is provided by Knoll Avenue, Bruce Street, and Alderman Street.

The existing site is vacant land that has previously been disturbed. There are two existing light poles on the property. The site includes an intermittent stream that flows north to south. The on-site stream is the outflow from June Lake towards Gull Lake and emerges on the property from a culvert approximately 40 feet south of Knoll Ave (Figure 2). After emerging from the culvert, the unnamed intermittent stream is open on the project property. Downstream of the project, the intermittent stream flows partially open and partially in culverts through the June Lake Village area and empties into Gull Lake. The stream splits the project parcel into an eastern and a western portion (Figure 2).

Land Use and Zoning

The project parcel is designated as Commercial Lodging - High (CL-H). The proposed RV park is allowed within the CL-H Land Use and zoning designation with a Use Permit. A construction permit from the California Department of Housing and Community Development (HCD) is required to operate the project.

Figure 1 Regional Location

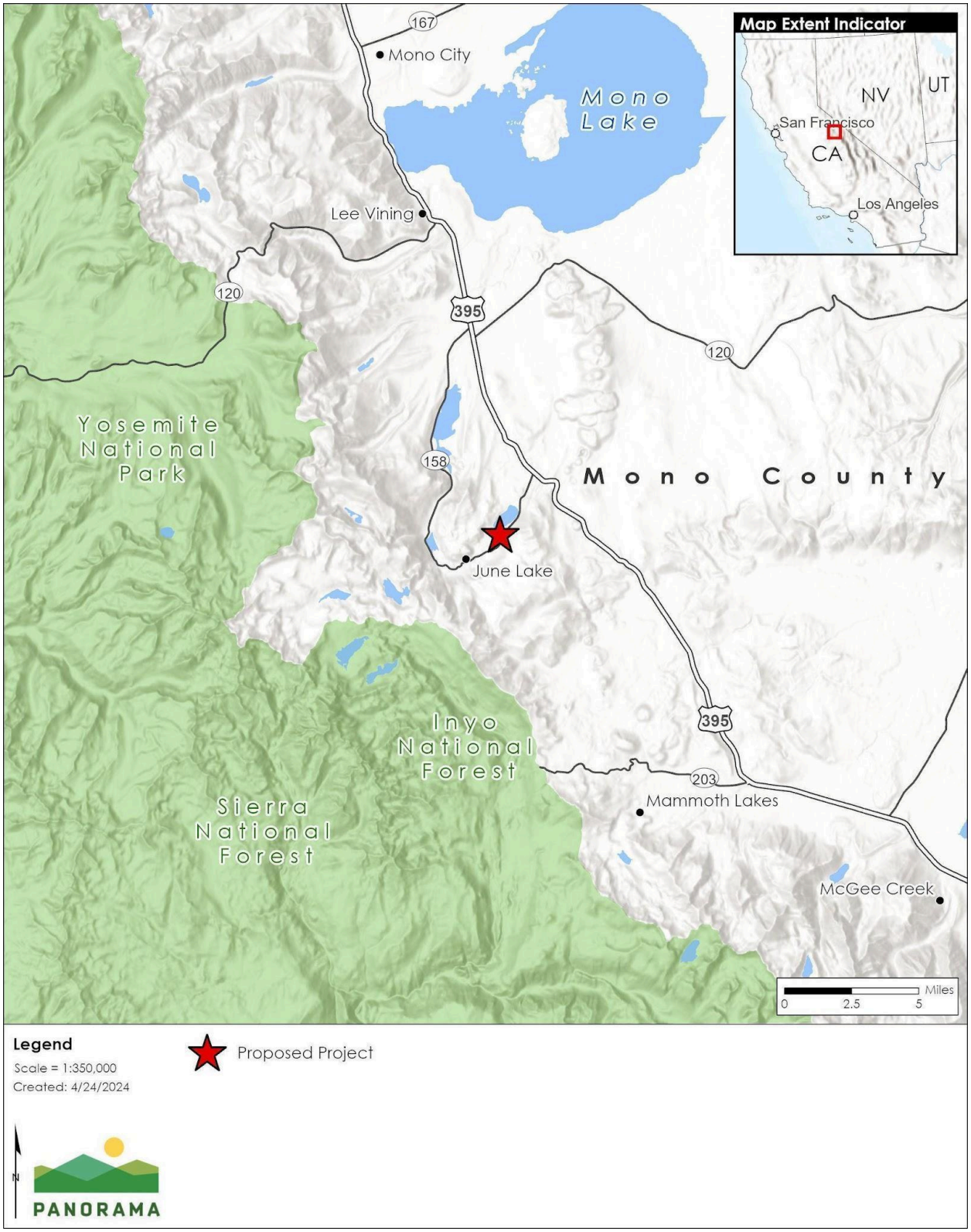


Figure 2 Project Location



Project Elements

RV Spaces

The project includes 31 RV spaces with water, sewer, and electric connections. The entire site, including the RV space, the area between the paved internal road and the RV spaces, as well as the caretaker's space, will be stabilized with gravel. A manager/caretaker will live on-site year-round, in one of the park's RV spaces. Refer to Table 1 for the dimensions of the RV spaces.

Table 1 RV Space Dimensions

# of RV Spaces	Dimensions (ft)
4	20-25 x 25
1	26 x 25
3	30-34 x 25
2	35-39 x 25
2	40-44 x 25
4	45-49 x 25
15	50 x 25

Tiny Homes

There are no tiny homes proposed for this project.

Office

A prefabricated office unit, with two parking spaces, will be placed on a permanent concrete foundation near the project's road exit onto Alderman St. The office will be approximately 25' x 20' and 14 feet in height. The office will be ADA compliant. The office door will be on ground level and accessible via wheelchair. Additionally, the parking spaces in front of the office will be ADA compliant and include a paved path of travel from the office to the restroom/shower unit. This path will be either asphalt or cement.

Amenities

Guest Restrooms

The guest restrooms and shower unit will be a prefabricated unit with a permanent concrete foundation located between RV spaces 9 and 10, just north of the office unit. This unit will be 26' x 20' and include 3 toilets and 3 showers for guests of the park. The restroom and shower unit will be ADA compliant. This unit will be on ground level

and accessible via wheelchair. Additionally, there will be a paved path of travel from the restroom/showers to the office unit. This path will be either asphalt or cement.

Electric Vehicle Charging Stations
Just west of the park entrance, adjacent to Knoll Avenue, there will be 2 electric vehicle (EV) charging stations. The EV charging spaces will be paved with concrete.

Access and Site Circulation
The project includes one entrance on Knoll Ave. The driveway entrance is approximately 32 feet wide. The project's internal road will be paved with asphalt, and have a width of 20 feet, to allow for trailers and large RVs to safely turn, enter, and exit the park. After the driveway entrance, the road splits into two one-way roads that route guests to the eastern or western sides of the property, providing access to the RV spaces and other amenities. One one-way road exits onto Bruce Street and the other exits on Alderman Street. The internal roads are one-way to ensure the safe flow of traffic around the site. All RV spaces will be accessed via the internal roads. A speed limit of 10 MPH will be posted near the entrance of the park. The internal roads meet the required state minimum fire safe regulations (CalFire). The total area of the paved road surface is 18,394 ft^2.

Pedestrian foot traffic will access the park via the entrance and exit driveways. No paved sidewalks are proposed.

Parking
The project will include 35 total parking spaces: 31 RV spaces, 2 EV spaces, and 2 car parking spaces abutting the office unit.

Setbacks
In compliance with the County development standards, the project will meet the following minimum setbacks from the lot lines: 20-foot front yard setback (Knoll Avenue), 10-foot rear yard setback, and 5-foot side yard setbacks (Alderman Street & Bruce St).

The applicant is seeking one Variance: Allowance for the office, restroom/shower units, and RV spaces to be set back 5 feet from the intermittent stream (instead of the 30 foot setback requirement required by Chapter 4.120 of Mono County's General Plan Land Use Designations).

The current design meets Calfire's requirement that all structures be set back 30 feet from the property line.

Easements

The applicant has agreed to provide Mono County Department of Public Works with multiple easements for winter snow removal from roads, based on conversations with representatives Sean Robison and Kalen Dodd.

Specifically:

- A 10-foot road easement will be granted to the County along the property line adjacent to Alderman Street (as per the October 30, 2024 conversation; see site plan page 2).
- An easement extending 20 feet from the centerline of Bruce Street into the property will be granted to the County (as per the February 11, 2026 conversation).

Additionally, the applicant will permit the County to use the western portion of the property for snow storage during the winter months, a time when reservations for RV spaces will be reduced (see site plan pg. 3).

Fencing

The entire property will be fenced with a 6.75-foot-tall fence, set back 10-feet from the property line. Based on an October 30, 2024 conversation, between the applicant and Mono County Dept. of Public Works representatives Sean Robinson and Kalen Dodd, the County found no line-of-sight issues with the proposed fence.

Lighting

Outdoor lighting will include downward facing fixtures at each RV space to assist guests in locating the spaces when arriving after dusk. The lighting for the project will comply with Mono County's Dark Sky Ordinance (Chapter 23). Light pedestals at each RV space will operate on motion sensors to illuminate the RV spaces at night as guests arrive. There will also be two pole-mounted lights at the park's entrance, on either side of the driveway apron, and a light on the entry sign. There will be wall-mounted lights on both the office and bathroom/shower units. Finally, there will be a light on the kiosk near the exit of the park. All lighting will use downward facing full cutoff fixtures, or shielding, to prevent light from leaking above the horizontal plane (see pages 4, 7, 8, and 9 of the site plans).

Signs

The sign at the park's entrance is consistent with the standards set forth in the County General Plan Chapter 7- Signs (see page 7 of the site plan).

Landscaping

The project will include landscaping improvements around the project site (see page 6 of the site plan). A landscaping plan has been included with the use permit application.

Project Construction

Construction will occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday. No work will occur on Sundays or holidays. The office and restroom/shower units will arrive on flatbed semi-trucks and be dropped directly into place on the project site. The arrival and placement of these prefabricated units will occur on different days to avoid traffic issues on Knoll Ave.

Schedule

An average of 2 construction workers are expected to be on site daily during construction with a maximum crew size of 4 workers at any given time. Project construction is anticipated to take approximately 12 months to complete.

Equipment

The types of equipment that would be used during project construction would include, but is not limited to, the following equipment:

Table 2 Anticipated Construction Equipment, Quantity, and Daily Usage

Equipment	Quantity	Daily Usage (Hours)	Days Required
Concrete pump truck	1	8	1
Large flatbed truck	1	8	1
Grader	1	8	5
Dump truck	1	8	5
Excavator	1	8	20
Generator	1	8	40
Paving Equipment	1	8	10

Site Preparation

Vegetation Management

Prior to and during construction, approximately 20,010 ft^2 (0.5 acres) of riparian and sagebrush vegetation, [17,260 ft^2 (0.4 acres) of yellow willow shrubland riparian vegetation and 2,750 ft^2 (0.1 acres) of sagebrush vegetation], adjacent to the stream, will be removed or cut back from the outer drip line to make space for the gravel RV

spaces and internal road. Access to the intermittent stream will be prohibited to guests.

Project-specific impacts to sensitive habitat will be addressed through mitigation. The applicant has been in consultation with CDFW since May 2025 and will be entering into a 1600 Lake & Streambed Alteration Agreement (LSA) with the agency. CDFW staff conducted a site visit on June 17, 2025 and concluded that the applicant could pay into a mitigation bank to mitigate the approximately 0.4 acre of potential impacts to riparian habitat. If the mitigation bank is in Mono County, the ratio of impacted area to mitigation credits will be 1:2 (0.4 acres of impact will be offset via the purchase of 0.8 acres of resource credits). If purchased at a mitigation bank outside Mono County, the ratio of impacted area to mitigation credits will be 1:3 (0.4 acres of impact will be offset via the purchase of 1.2 acres of resource credits). CDFW also concluded that no other mitigation for botanical or wildlife species will be necessary.

In September 2026, Bear Paw LLC concluded that purchase of mitigation credits would be cost prohibitive to the project and reached out to CDFW to discuss alternative mitigation options. Based on these discussions with CDFW, Bear Paw Resorts LLC is working with the Eastern Sierra Land Trust to create a riparian restoration or stewardship project within Mono County to mitigate the potential impacts to 0.4 acre of riparian habitat. The ratio of impacted area to the area to be restored will be 1:2. Bear Paw LLC will continue working with CDFW to establish an LSA that adequately reduces the impacts to vegetation and species habitat.

Approximately 59,795 ft^2 of total space on the project site will be cleared and/or graded to prepare the site for the RV spaces. The majority of the existing native soil will be used as engineered fill on-site. A National Pollutant Discharge Elimination System Permit (NPDES) Construction General Permit will be obtained for the project. In compliance with the NPDES permit, the implementation of a Stormwater Pollution Prevention Plan (SWPPP) will include specific erosion and sediment control best management practices (BMPs). These BMPs will include vegetative swales on the bank of the intermittent stream to prevent any runoff, from construction-related activities, from entering the stream.

All erosion control BMPs will be installed prior to any clearing and grubbing or earthwork operations. BMPs will be inspected daily to ensure they are well-maintained and in proper working order. Therefore, temporary construction activities will not cause fill material or other contaminants to enter the intermittent stream. No additional open drainage structures are proposed within the project site. During the RV park's operation, individuals and vehicles will be prohibited from entering the streambed, a

rule to be enforced by the caretaker of the RV park. All vehicles will be set back at least five feet from the bank of the stream. If needed, during the raining season, vegetative swales will be placed to address stormwater runoff onsite. These BMPs will prevent runoff of pollutants, minimize site erosion, and avoid sedimentation to downstream riparian areas to the maximum extent practicable.

Water Quality

The proposed project site includes an intermittent stream that flows north to south. The on-site stream is the intermittent outflow from June Lake towards Gull Lake and emerges on the property through a culvert approximately 40 feet south of Knoll Ave.

During construction, excavated materials will be stored on the project site. No hazardous substances, as defined by the Hazardous Materials Transportation Uniform Safety Act, will be used, transported, or disposed of during this project. Project construction will involve the use and transport of typical construction-related materials such as fuels, lubricants, adhesives, and solvents. No fuel storage or maintenance of heavy equipment will occur on the project site.

The impact from project-related spills of oils and hydrocarbons on water quality will be minimal, due to the low quantity of such materials used on the site and low risk of release to water bodies. Hazardous fluids have the potential to leak from construction vehicles and equipment, and when construction activities occur before or during rain events, stormwater runoff could release chemicals or sediments from the project site to the intermittent streambed. To avoid any potential construction-related impacts to water quality, from spills of oils and hydrocarbons, contractors will place absorbent material under heavy equipment to contain any leaks from machinery. Additionally, under the NPDES Construction General Permit, the SWPPP will be implemented which will include specific BMPs that prevent runoff of pollutants and minimize site erosion. The project will include the placement of vegetative swales on the bank of the intermittent stream to prevent runoff from construction-related activities from entering the stream.

Post construction, it is not anticipated that there will be substantial stormwater runoff from RV rooftop surfaces. Gravel RV spaces will facilitate percolation of rainwater.

Traffic

Temporary construction impacts to traffic circulation are expected. Limited traffic delays on Knoll Avenue will occur due to truck deliveries. The project does not require road closures. Construction is anticipated to require 2-4 truck trips per day, with a peak of 4 truck trips and 4 vehicle trips per day during construction. The office, and guest shower/restrooms, are each modular units that will be assembled off-site. These

modular units will be delivered on flatbed semi-trucks and offloaded to their designated place on site. The applicant will stagger delivery of the two modular units to avoid short term traffic delays on Knoll Ave.

Grading

The site has been previously disturbed and graded except for the intermittent stream which is a natural drainage that crosses the site. The on-site natural drainage consists of the intermittent stream that outflows from June Lake towards Gull Lake. The stream splits the parcel into an eastern and a western portion.

Approximately 59,795 ft^2 of the site will be cleared and/or graded. It is anticipated that the majority of the existing soil will be used as engineered fill on-site. Paved surfaces will include concrete pads for the electrical equipment (132 ft^2); foundations for the bathroom/shower unit (520 ft^2) and office unit (500 ft^2); concrete pads for office parking (432 ft^2) and the EV charging spaces (624 ft^2); and a concrete pad under the picnic table (1,736 ft^2). The RV spaces will be surfaced with gravel (37,311 ft^2).

Construction Waste, Electricity, and Water Use

Construction waste will include:

- Worker waste
- Packaging and excess building materials
- Sanitary waste

Electricity during construction will be provided by portable generators or connection to existing overhead electric lines. Project construction will require approximately 8,000 gallons of water per day during the peak summer months. Water will be used for dust control, soil compaction, drinking water, and concrete curing and will be obtained from the June Lake Public Utility District.

Operations

A manager/caretaker will live on-site year-round, in one of the park's RV spaces, and will work in the office unit. Visitors will be allowed to rent RV spaces for up to six months. During the winter, only approximately half of the RV park will remain open to recreationists, with the remaining portion of the park used for snow storage.

Operation Traffic

During operation, the project will have 31 RV spaces and 2 EV spaces. Two parking spaces will abut the front of the office unit. The project includes one entrance on Knoll Ave approximately 75 feet from the intersection with Alderman Street. The entrance driveway is 32 feet wide, allowing RVs to safely turn into the project. The project will be served by an internal private one-way road, which splits just after the entrance, into two

one-way roads. One road will exit onto Bruce Street and one road will exit onto Alderman Street. The roadways are one-way, to ensure the safe flow of traffic around the site, and will be paved with asphalt with a minimum width of 20 feet. Each of the internal roads will have wider corners to allow for trailers and large RVs to safely turn, enter, and exit the park. A speed limit of 10 MPH will be communicated to guests when they book their stay online. It will also be posted near the entrance of the park. The internal roadways meet the state minimum fire safe regulations (CalFire). The project does not include any on-street parking.

Guests will use an online platform to register and pay for their RV spaces before they arrive onsite. A confirmation email will include a pre-arrival packet with a receipt, map, and instructions to go directly to their RV space upon arrival. The kiosk, near the park exit, will also provide information about the RV spaces' water, sewer, and electrical connections, as well as the phone number for the park's caretaker, in case of an emergency. The project will be designed to meet County Land Development Regulations for transportation and access requirements, including entrance and roadway widths, and will meet the provisions of the Fire Safe Regulations (Chapter 22 of the Land Development Regulations) consistent with the requirements of Fire Safe Rule 1270. These measures will prevent any traffic queuing on Knoll Avenue during the park's operations.

Utilities and Public Services

All utilities will be installed underground. The providers of utilities and public services for the project are summarized in Table 4. The RV Park will include bear-proof trash receptacles at the southeast corner of the property, near the exit on Alderman St.

Table 4 Utilities and Public Services Providers

Utilities and Public Services	Services Providers
Water	June Lake Public Utility District
Sewer	June Lake Public Utility District
Energy	Southern California Edison
Internet	Schatt Net
Solid Waste	D&S Waste Removal Inc.
Fire Protection	June Lake Fire Protection District

Prohibited Actions/Items

The following actions or items will be prohibited at the project:

- Tent camping.
- Use of personal generators, both internal and external to RVs.
- Engine idling that lasts longer than 5 minutes.
- Temporary or portable fire pits that use solid fuel (wood/charcoal) burning devices. Cooking appliances and fire pits that use gas/propane will be allowed.
- ATV/OHV use by visitors or guests.
- RV and vehicle washing on-site.
- Dogs will be required to be leashed and supervised by owners at all times.
- The park will enforce quiet hours from 10 pm to 6 am daily. Outdoor amplified music will be prohibited.

Agency Jurisdiction and Approvals

Mono County is the Lead Agency under CEQA and is responsible for the necessary Use Permit. Potentially required permits and approvals for the project area listed in Table 5 below.

Table 5 Potentially Required Permits and Approvals

Permit or Approval	Agency	Function
State		
Streambed Alteration Agreement	California Department of Fish and Wildlife	For impacts to waters of the state, including riparian areas
Construction Permit	California Department of Housing and Community Development	Operation of the RV park
County		
Use Permit	Mono County Community Development Department, Planning Division	For developments of a RV park in the CL-H land use designation.
Variance	Mono County Community Development Department, Planning Division	For the 30' creek setback requirement
Building Permit	Mono County Community Development Department, Building Division	For construction of the buildings and structures
Grading Permit	Mono County Department of Public Works	For grading more than 10,000 ft^2 of site

Permit or Approval	Agency	Function
Encroachment Permits	Mono County Department of Public Works	For occupying public right of way during project construction