

# Tentative Parcel Map 26-001 – Mono County 85 Kirkwood Street - Bridgeport

Mono County Planning Commission

March 19, 2026





Stock Drive

Emigrant Street

Main Street

Bryant Street

Main Street

Kingsley Street

n Lakes Road

182

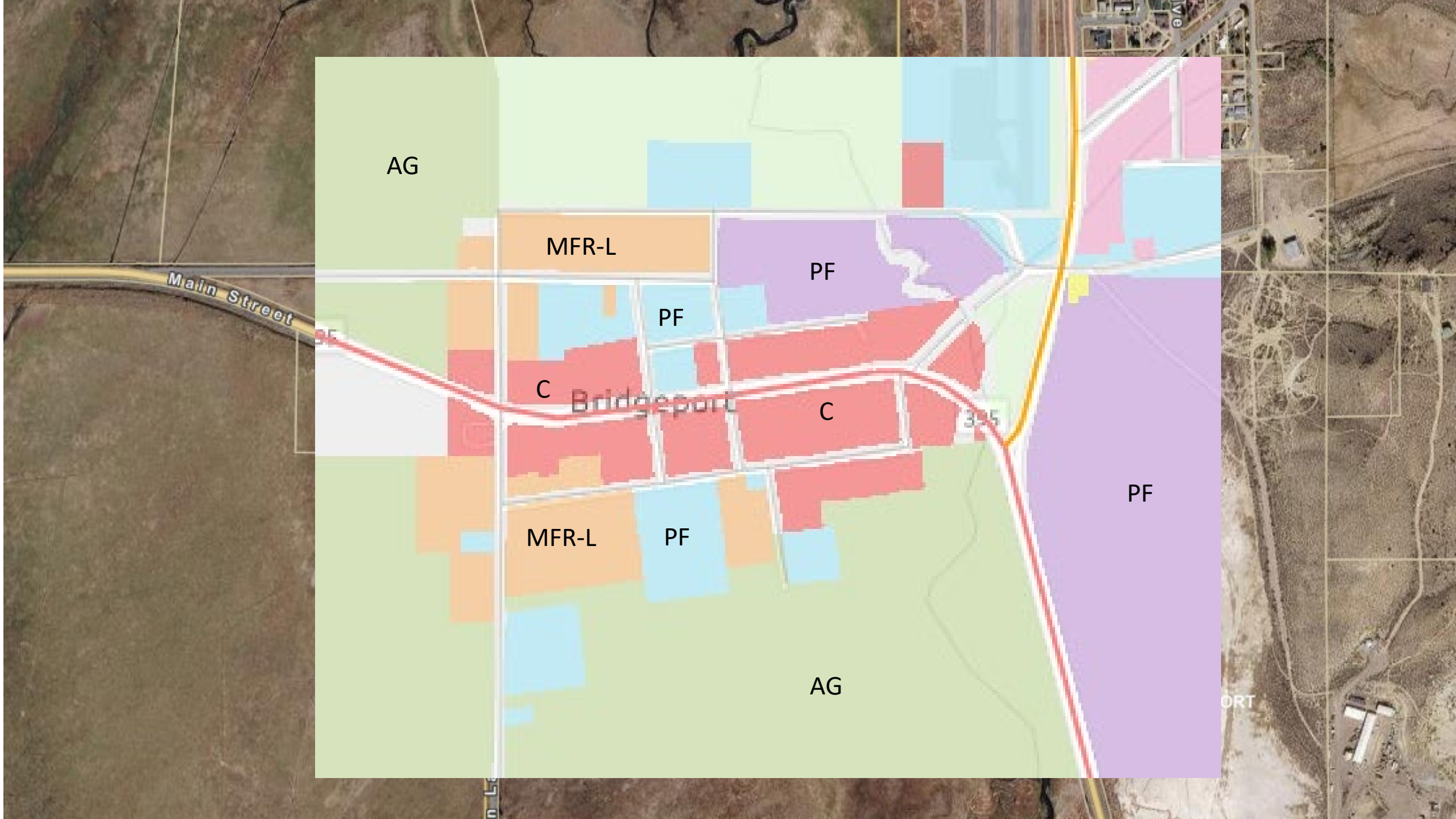
395

395

182

395

BRIDGEPORT



AG

MFR-L

PF

Main Street

PF

C

Bridgeport

C

345

PF

MFR-L

PF

AG

ORT



197

151

137

94

129

84

56

34

Kirkwood Street

Kirk

S89° 44' 27"W 39.96' (M)

N89° 44' 27"E 110.00' (M)

SET REBAR AND ALUM CAP 1S 10027

PARCEL 1  
12540 SQ FT  
0.29 ACRES

N0° 15' 33"W 114.00' (M)

S89° 44' 27"W 110.00' (M)

SET REBAR AND ALUM CAP 1S 10027

DOC#2025001199

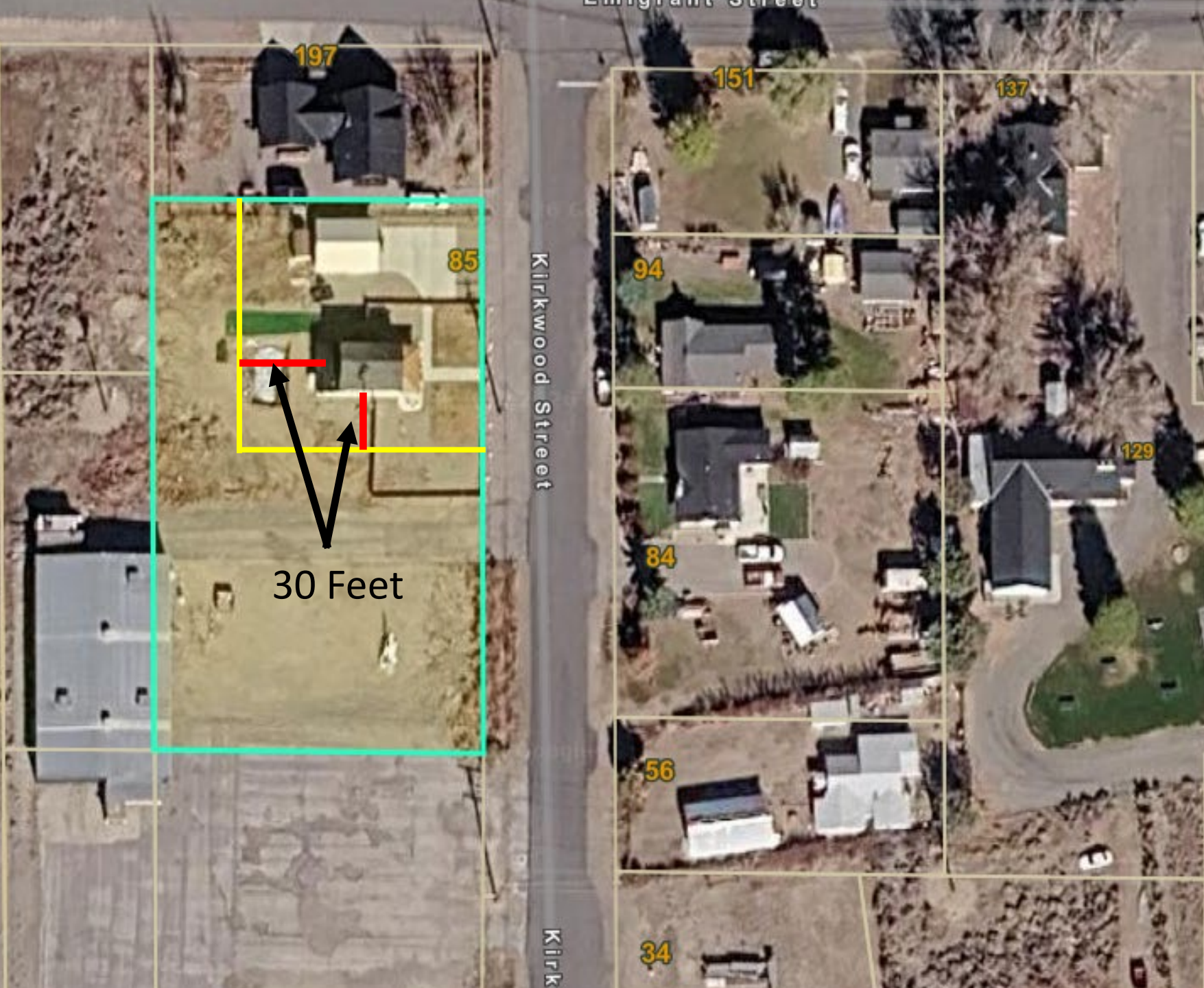
PARCEL 2  
25120 SQ FT  
0.58 ACRES

N00° 15' 33"E 133.13' (M) 0.00

S89° 44' 27"W 150.00' (R1)(R4)(R6)(R7) 149.96' (M)

N0° 15' 33"W 251.13' (M)(R6)

- Setbacks
- Minimum Size
- Width/Depth
- Lot Coverage
- Access
- Utilities
- Bridge Program



30 Feet

# SUBDIVISION MAP ACT

Planning Commission reviews tentative parcel and tract maps.

Establishes conditions, and adopts or certifies the environmental analysis.

The applicant then constructs the necessary features required by the subdivision.

Final map is presented to the Board of Supervisors for final approval.

Assuming all conditions are met, the Board must approve the final map.



## **GENERAL PLAN CONSISTENCY**

### Countywide

**Goal 1.** Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.

**Objective 1.A.** Contain growth in and adjacent to existing community areas.

**Policy 1.A.1.** Encourage infill development in existing communities and subdivisions. New residential subdivision should occur within or immediately adjacent to existing community areas.

### Bridgeport Area Plan

**Goal 7.** Provide for orderly growth in the Bridgeport Valley in a manner that retains the small town character, and protects the area's scenic, recreational, agricultural, and natural resources.

**Objective 7.A.** Guide future development to occur on existing lands in Bridgeport Townsite, east of Bridgeport reservoir, the Evans Tract, and at Twin Lakes.

## GENERAL PLAN CONSISTENCY

### Density

(MFR-L) maximum density of 1.5 units per acre

The current parcel is 0.86 acres

The combined maximum density is 1.5 units per acre

Three units on the 0.29-acre parcel

out estimates contained in the 2001 General Plan scenarios for 17 planning areas. Note that this analysis of land suitability and parcel characteristics is from the 2001 General Plan Update. The full report is available at [www.monocounty.ca.gov](#).

**TABLE 4.12-3: Build-Out Number of Dwelling Units for Mono County Communities, 2001 General Plan, and Proposed 2015 General Plan**

Planning Area	2001 General Plan Build-out	2015 Maximum Build-out	Percent Change Maximum 2001-2015	2015 Practical Build-out	Percent Change "Practical" Build-out 2001-2015
Antelope	5,194	4,536	- 12.7%	2,661	-48.8%
Benton	3,874	2,510	- 35.2%	2,067	-46.6%
Bodie Hills	402	318	-20.9%	318	-20.9%
Bridgeport	3,531	3,158	- 10.6%	3,158	-10.6%
Chalfant	661	598	- 9.5%	574	-13.2%
Hammil	304	285	-6.3%	318	+4.6%
June Lake	3,970	3,236	- 24%	3,019	-24.0%
Long Valley	2,600	2,041	- 18.5%	1,972	-24.2%
Mammoth Area	400	338	- 15.5%	110	-72.5%
Mono Basin	1,601	933	- 41.7%	908	-43.3%
No Planning Area	4,756	2,457	- 48.3%	670	-85.8%
Oasis	See Footnote <sup>5</sup>	1,667	NA	102	--
Paradise	Ibid	223	NA	154	--
Sonora	Ibid	138	NA	138	--
Swauger	9	8	- 11.1%	8	-11.1%
Upper Owens	Ibid	807	NA	52	--
Wheeler Crest	645 (see Footnote)	389	- 39.7%	389	-39.7%
<b>TOTAL</b>	<b>27,947</b>	<b>24,337</b>	<b>-12.9%</b>	<b>16,618</b>	<b>-40.5%</b>

## ENVIRONMENTAL REVIEW

The effects of the project were identified in the EIRs certified with the adoption and update of the Mono County General Plan.

No impacts peculiar to the parcel or the project.

No cumulative or off-site impacts.

No new substantial information not known at the time the EIR was certified.

Project in conformance with the requirements of the **CEQA Guidelines Section 15183.**

		avoiding or mitigating an environmental effect?					
	c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	No	Yes	N/A	No	No
		<b>ANALYSIS</b> The site is within the Bridgeport <u>townsite</u> and residential development of the site would not physically divide a community or conflict with the Mono County General plan or any conservation plans.					
		<b>XII. MINERAL RESOURCES.</b> Would the project:					
	a)	Result in the loss of availability of a known mineral resource that would be of value to	No	Yes	N/A	No	No

## **LDTAC**

Application accepted on 1/21/26

Reviewed and recommended conditions on 3/16/26.

Public Comment: Size of the smaller parcel. Maintenance of vacant parcel.

Discussion of fence.

## **Bridgeport RPAC 3/12/26**

Public Comment: Unbuildable flag, Maintenance of vacant parcel, Access and Easements.

## **NOTICING**

Email to all affected agencies and utilities.

USPS to all properties within 300'

Published in the Mammoth Times, March 5, edition.

## **Tentative Map Findings**

The subdivision map act requires that the legislative body of a county **deny** a tentative map if certain findings can be made.

- a) The proposed tentative parcel map is consistent with the County General Plan*
- b) The design or improvements of the proposed tentative parcel map is consistent with the existing General Plan*
- c) The site is physically suitable for the type of development*
- d) The site is physically suitable for the proposed density of development*

## **Tentative Map Findings**

The subdivision map act requires that the legislative body of a county **deny** a tentative map if certain findings can be made.

- e) The design of the tentative parcel map or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat*
- f) Neither the design of the subdivision nor type of improvements is likely to cause serious public health problems*
- g) The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision*

Findings before approval of a tentative map within the state responsibility area (SRA) 2018:

- 1. Design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.*
- 2. Structural fire protection and suppression services will be available for the subdivision through any of the following entities: A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.*
- 3. ingress and egress for the subdivision meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.*

## CONDITIONS OF APPROVAL

### Uniformly Applied Development Standards and Policies

1. Future development shall meet the requirements of the Mono County General Plan.
2. All utilities shall be installed underground
3. Fire-Safe Regulations and California Minimum Fire Safe Standards.
4. Wood-burning devices shall be Phase II EPA certified.
5. Stop work and notify the County and local Native American tribal contacts if archaeological evidence and/or human remains are encountered during ground disturbing activities.
6. Grading permits shall be required as specified in Mono County Code
7. Exterior lighting Dark Sky Regulations.
8. "will serve" letter from the Bridgeport Public Utilities District.
9. "will serve" letter from the Bridgeport Fire Protection District.

## CONDITIONS OF APPROVAL

### Final Map Conditions

10. All corners shall be monumented by a California licensed surveyor as required by the Mono County Surveyor.
11. Remove fence entirely from vacant parcel #2. (LDTAC)

## RECOMMENDATION

- A. Find that the project qualifies as an exemption under CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, and direct staff to file a Notice of Exemption; and
- B. Adopt the Findings for the Tentative Parcel Map 26-001 as contained in the project staff report; and
- C. Approve Tentative Parcel Map 26-001 subject to the Conditions of Approval as contained in the staff report.

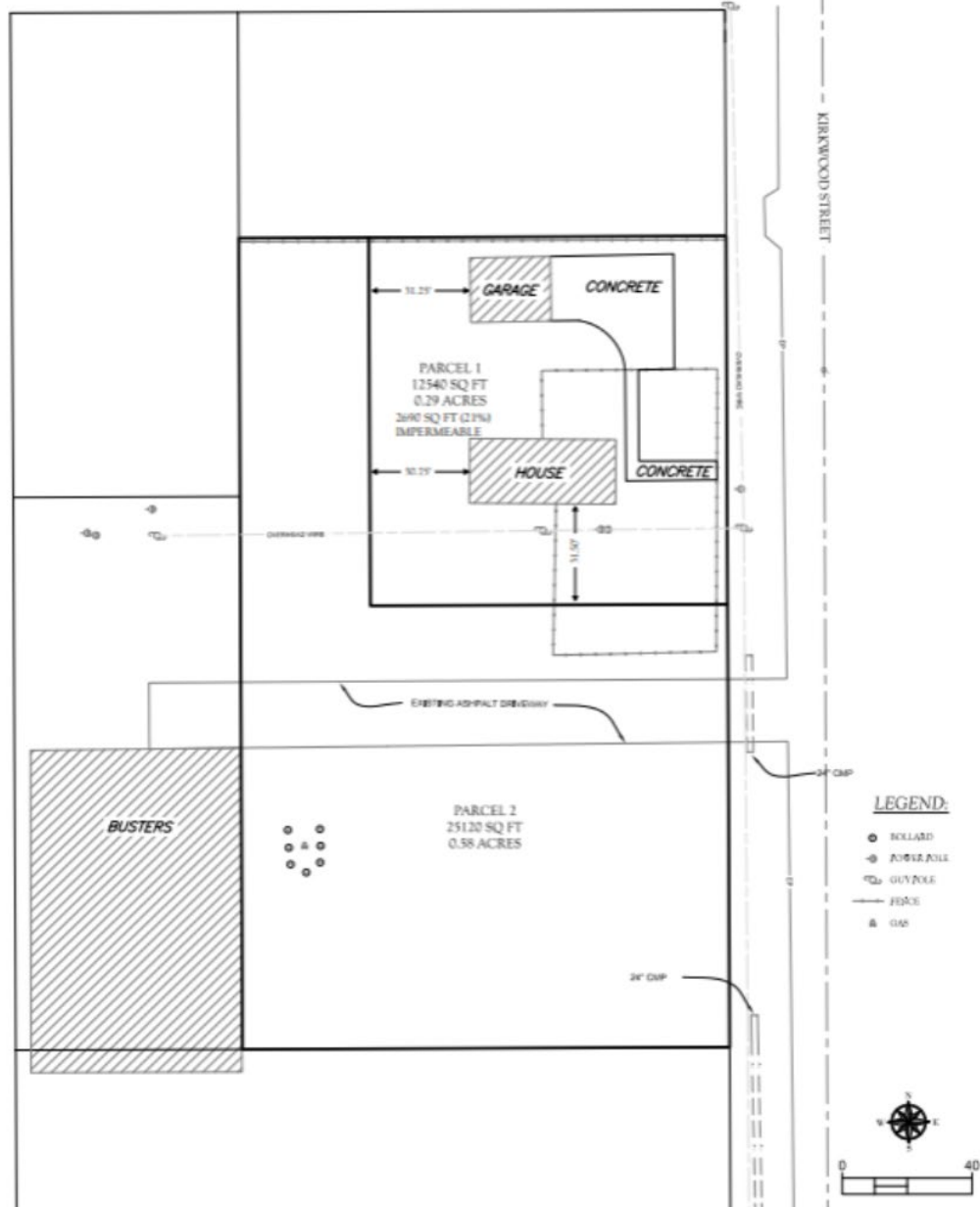




# 85 KIRKWOOD EXISTING IMPROVEMENTS

SHEET 1 OF 1

EMIGRANT STREET





## **02.515 Flag lot.**

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"Flag lot" means a lot with two distinct parts: 1) The "flag" that is the building site; and 2) The "pole" that provides access and street frontage. See Section 04.310.

### **04.310 Flag lot.**

Flag lots shall not be permitted if specifically prohibited in an area plan or when viewed as having significant cumulative effects. The County strongly discourages flag-lot divisions, but may permit flag-lot divisions upon findings of special circumstances (i.e., for utilization of irregularly shaped property and/or those properties impacted by topographic features). The creation of a residential flag lot shall comply with the following road or access requirements:

- A. Lot area: That portion of the flag or pole shall not be counted as part of the required lot area.
- B. Street frontage: The minimum street frontage for flag lots shall be 40 feet. All flag lots shall be serviced by a 40-foot minimum pole.
- C. Parking: Required parking shall not be provided within the pole.

