

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
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PLANNING COMMISSION AGNEDA

April 16, 2026, at 9:00 AM

Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means.

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

1. Mammoth Teleconference Location --Dana Room, 1290 Tavern Rd Mammoth Lakes, CA 93546.

2. Joining via Zoom

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer

Visit: <https://monocounty.zoom.us/j/84067920764>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 840 6792 0764

To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

To join the meeting by telephone

Dial (669) 900-6833, then enter *Webinar ID*: 840 6792 0764

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. CONSENT AGENDA

a) Review and adopt minutes of March 19, 2026 (pg. 1)

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

4. PUBLIC HEARINGS

- a) **Use Permit 26-002/Stephenson:** The applicant proposes a short-term rental with an occupancy of six persons and two vehicles at the Edgewater Condos (Unit #19) in June Lake (APN 015-076-019-000), which would allow the condominium unit to be rented for 30 consecutive days or less. The Edgewater Condos is a 1.35-acre property located at 110 Knoll Avenue in June Lake with a Land Use Designation of Multi-Family Residential, High (MFR-H). If approved, the project would qualify for an exemption under California Environmental Quality Act (CEQA) §15301 (Existing Facilities) (Staff: *Olya Egorov*). (pg. 4)
- b) **Tentative Parcel Map 26-001/Mono County:** The project proposes to split 85 Kirkwood Street in Bridgeport, APN 008-092-006-000 into two parcels, a 0.47-acre vacant parcel and a 0.39-acre parcel developed with an existing single-family home and detached garage. The parent parcel is designated Multi-Family Residential, Low (MFR-L) and is 0.86 acres. Staff: *Brent Calloway* (pg. 18)

5. WORKSHOPS

6. REPORTS

- a) Director (pg. 54)
- b) Commissioners

7. INFORMATIONAL/ CORRESPONDENCE

8. **ADJOURN** to the scheduled regular meeting on May 21, 2026.

NOTE: Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community-development/commissions-&committees/planning-commission). For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited

to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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Draft Minutes

March 19, 2026, at 9:00 AM

Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517

Visit: <https://monocounty.zoom.us/j/87859898688>

COMMISSIONERS: Roberta Lagomarsini, Chris Lizza, Scott Bush, Jora Fogg, Patricia Robertson
STAFF: Heidi Willson, planning commission clerk; Emily Fox, county counsel; Erin Bauer, planning analyst; Brent Calloway, assistant director; Olya Egorov, planning analyst; Wendy Sugimura, director
PUBLIC: Ron Hall, Mdrake, Katherine Rzepezynski, David, Blittle, Brianna Brown, Dustin Lebrun, Kevin Brown

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ADMINISTRATION

a) Appoint Chair

Motion: Reappoint Commissioner Lizza as Chair.

Bush motion; Lagomarsini second.

Roll-Call vote – Ayes: Fogg, Robertson, Lagomarsini, Lizza, Bush.

Motion Passed 5-0.

b) Appoint Vice Chair

Motion: Reappoint Commissioner Fogg as Vice Chair.

Bush motion; Lagomarsini second.

Roll-Call vote – Ayes: Fogg, Robertson, Lagomarsini, Lizza, Bush.

Motion Passed 5-0.

3. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

- No public comment.

4. CONSENT AGENDA

a) Review and adopt minutes of December 18, 2025

Motion: Approve minutes as presented.

Motion by Bush; Lagomarsini second.

Roll-call vote – Ayes: Robertson, Bush, Fogg, Lagomarsini, Lizza.

Motion Passes 5-0.

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

5. PUBLIC HEARINGS

- a) **Tentative Parcel Map 26-001 – Mono County:** The project proposes to split 85 Kirkwood Street in Bridgeport, APN 008-092-006-000 into two parcels, a 0.58-acre vacant parcel and a 0.29-acre parcel developed with an existing single-family home and detached garage. The parent parcel is designated Multi-Family Residential, Low (MFR-L) and is 0.86 acres. *Staff: Brent Calloway*
- Calloway provided a presentation and answered questions from the Commission.
 - Public hearing opened at 9:41 am
 - Public comment received from the Applicant Sandra Moberly on Behalf of Mono County, Dustin Lebrun, and Brianna Brown.
 - Public comment closed at 9:57 am
 - Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicants.
 - Public comment reopened at 10:01
 - Public comment received from David.
 - Public comment closed at 10:04 am

Motion: Continue the public hearing until April 16, 2026.

Motion by Bush; Lagomarsini second.

Roll-call vote – Ayes: Robertson, Bush, Fogg, Lagomarsini, Lizza.

Motion Passes 5-0.

- b) **General Plan Amendment 26-01:** The project proposes to change the Land Use Designation of a parcel located at 7937 State Route 167 in the Mono Basin (APN 013-210-028-000) from Industrial (I) to Specific Plan (SP) and Scenic Combining District (S-C). In addition, the project will revise the Commercial (C) Land Use Designation to remove transient rentals as a use permitted subject to Director Review and add short-term rentals as a use permitted subject to Use Permit. The project qualifies as an exemption under CEQA §15301 (Existing Facilities). *(Staff: Clark Sintek and Olya Egorov)*
- Sintek and Sugimura provided a presentation and answered questions from the Commission.
 - Public comment opened at 10:32 am
 - No public comment received
 - Public comment closed at 10:33 am

Motion: Adopt resolution 26-01 recommending that the Board of Supervisors find that the project qualifies as an exemption under CEQA §15301, and adopt GPA 26-01 changing the Land Use Designation of a parcel (APN 013-210-028-000) from Industrial to Specific Plan and Scenic Combining District and approving amendments to the Commercial Land Use Designation.

Motion by Bush; Fogg second.

Roll-call vote – Ayes: Robertson, Bush, Fogg, Lagomarsini, Lizza.

Motion Passes 5-0.

- c) **D & S Waste Transfer Station Specific Plan:** The project proposes the adoption of a Specific Plan for a parcel located at 7937 State Route 167 in the Mono Basin (APN 013-210-028-000). The Specific Plan will limit uses on the parcel to those approved under Use Permit (UP) 21-007, with the addition of portable toilet storage. The 2022 Negative

Declaration for UP 21-007 is proposed to be re-certified for this project. (*Staff: Clark Sintek*)

- Sintek provided a presentation and answered questions from the Commission.
- Public comment opened at 10:49 am
- Public comment received from the applicant Kevin Brown.
- Public comment received from Brent Calloway.
- Public comment closed at 10:58 am

*Commissioner Fogg left the meeting at 10:54 am.

- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicants.
- During deliberation the Commission recommended that the Specific Plan be modified to permit the main building to remain the current sandstone/beige color rather than the Kelly Green specified in the use permit.

Motion: Adopt the D & S Waste Transfer Station Specific Plan for APN 013-210-028-000 (Exhibit A) as modified for the building color and limiting permitted uses to those approved under Use Permit 21-007 (Attachment 1 to Exhibit A) and as further defined in the Specific Plan document; and recertify the 2022 Initial Study and Negative Declaration (IS/ND) (SCH No. 2022120540) (Attachment 3 to Exhibit A), completed in September 2022 and certified by the Mono County Board of Supervisors on December 13, 2022, which found no potentially significant environmental impacts.

Motion by Lagomarsini; Bush second.

Roll-call vote – Ayes: Robertson, Bush, Lagomarsini, Lizza. Absent: Fogg.

Motion Passes 4-0 with one absence.

6. WORKSHOPS

- a) Brown Act workshop (*County Counsel*)
 - Fox provided a brief presentation on the updated Brown Act law and answered questions from the Commission.
- b) Unmet Transit Needs (*Mono County Local Transportation Commission*)
 - Egorov provided a presentation on the unmet transit needs within Mono County and answered questions from the Commission.

7. REPORTS

- a) Director- Director Sugimura provided a brief overview of the director's report.
- b) Commissioners- Commissioner Lizza congratulated Commissioner Lagomarsini for her art being displayed in the traveling exhibit throughout the Eastern Sierra. Commissioner Robertson announced that she has taken a job with Mono County and will continue to serve on the Planning Commission until Supervisor Krietz can find a replacement. Commissioner Lagomarsini reported that a couple of "junk yards" that are in Chalfant were cleared out thanks to Nick Criss and his team.

8. INFORMATIONAL/ CORRESPONDENCE

9. **ADJOURN** to the scheduled regular meeting on April 16, 2026.

Mono County Community Development Department

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April 16, 2026

TO: Mono County Planning Commission

FROM: Olya Egorov, Planning Analyst

RE: Use Permit 26-002 (Stephenson Short-Term Rental)

STAFF RECOMMENDATION

The Mono County Planning Commission should take one of the following actions:

1. Hold the public hearing, receive public testimony, and deliberate the project, and make any desired changes;
2. Determine that the required findings can be made as contained in the staff report;
3. Find that the project qualifies as a Categorical Exemption under the California Environmental Quality Act §15301 (Existing Facilities) and instruct staff to file a Notice of Exemption; and
4. Approve Use Permit 26-002.

OR

1. Hold the public hearing, receive public testimony, deliberate the project;
2. Determine that the required findings cannot be made as contained in the staff report;
3. Deny Use Permit 26-002; and
4. Find that the California Environmental Quality Act does not apply to projects which a public agency rejects under §15270.

PROJECT PROPOSAL

The project requests a short-term rental at the Edgewater Condos #19 at 100 Knoll Avenue in June Lake (APN # 015-076-019-000). The Edgewater Condos is a 1.35-acre property with a Land Use Designation (LUD) of Multi-Family Residential – High (MFR-H). The intention of the LUD is to “encourage multifamily units by allowing for higher population densities and to provide for commercial lodging facilities; i.e., hotels, motels.” The unit has two bedrooms, a loft, and two bathrooms. The project proposes a maximum occupancy of six persons and two vehicles per stay. The Non-Hosted rental will be overseen by a property management company.



Figure 1: Edgewater Condo #19

PROJECT BACKGROUND

On December 9, 2025, the Board of Supervisors adopted Resolution 25-091 (R25-091) and Ordinance 25-005 (ORD25-005), changing policies and regulations for short-term rentals. The new policies under the Mono County General Plan Land Use Element became effective on the adoption date. The new regulations under Mono County Code went into effect on February 23, 2026, after completion of the ordinance noticing period. Following a change in ownership, non-renewal, or revocation, all short-term rentals now require a Use Permit and Short-Term Rental Activity Permit (STR Activity Permit).¹

The subject unit was previously permitted as a short-term rental under a Business License (see Figure 1). County records indicate that there was a three-month lapse in the renewal of the Business License before the unit was acquired by the current owner. The application for the project was accepted by the Land Development Technical Advisory Committee (LDTAC) on January 21, 2026. During the meeting, staff clarified that ORD25-005 was not effective at the time of acceptance, so the one-year waiting period and third-party inspection were not applicable to the project. Staff also noted that pursuant to California Building Code, nonconforming lofts could not have sleeping facilities nor be considered in the occupancy limit. However, if desired, the applicant could complete an inspection to verify that the loft met standards under California Building Code. In early March, the applicant opted for an inspection of the entire unit in a good faith effort to verify that standards and requirements were met. The inspection found that the loft did not meet the requirements for a sleeping loft and that the unit did not pass due to a missing landline telephone service. A landline service has since been installed.

During the application processing, the unit was advertised to rent on a short-term basis (i.e., for 30 or fewer consecutive calendar days) and appeared to have bookings. Mono County prohibits any form of advertising for an unpermitted short-term rental unit. The Planning Division notified the applicant and the property management company of the violation on February 10, 2026, and the advertisements were removed shortly thereafter.

If a Use Permit is granted by the Mono County Planning Commission, the applicant must also obtain an STR Activity Permit from the Board of Supervisors to comply with Chapter 25 of the Land Use Element and Chapter 5.65 of Mono County Code. A Business License and Transient Occupancy Tax (TOT) certificate are also required prior to operation. Use Permits can transfer with the sale,² but the STR Activity Permit, Business License, and TOT certificate are specific to the owner and must be obtained following a change of ownership.

PROJECT SETTING

The Edgewater Condos is a 20-unit complex in the June Lake Village. The property has five buildings, each of which has four townhomes and four garages. Currently, 13 of 20 (65%) units are properly permitted as visitor rentals. The parcel is adjacent to developed and undeveloped

¹ In the interim, Resolution 25-085 allows short-term rentals at the Interlaken Condos under a Vacation Home Rental Permit instead of an STR Activity Permit.

² Use Permits can terminate if certain conditions occur as described under Section 32.060 of the MCGP LUE.

properties designated as MFR-H, Commercial Lodging – High (CL-H), Mixed Use (MU), and Resource Management (RM) (Figure 2). The undeveloped land is owned by the U.S. Forest Service, and the developed properties include a mix of residential units, businesses, and commercial lodging. The June Lake Village has the most diverse mixture of housing stock in the community and is regarded to have the majority of rental and affordable units.

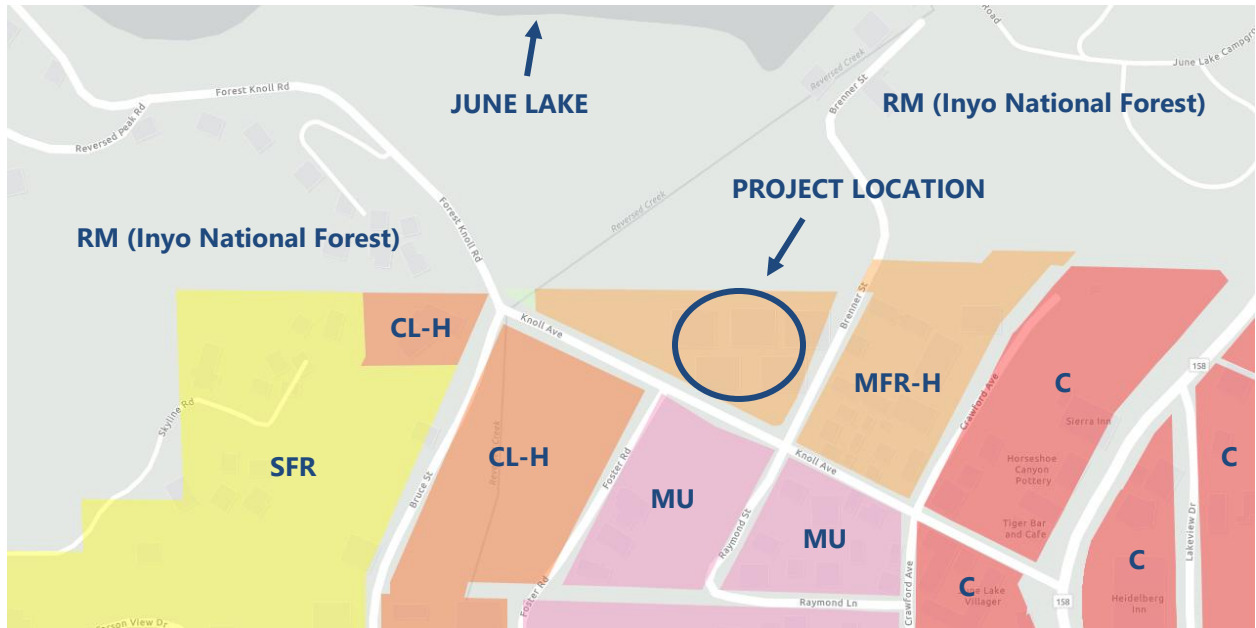


Figure 2: Adjacent LUDs to the Subject Property

The complex has two entry points from Knoll Avenue and Brenner Street. Knoll Avenue is a 40-foot wide, paved public road that intersects State Route 158. Brenner Street is a 25-foot wide, paved public road that provides access through the Village. Both roads are County-maintained and frequented by motorists as well as non-motorized users (e.g., pedestrians, cyclists). Generally, the roadways have limited wayfinding and complete streets features for visitors and non-motorized users.

ENVIRONMENTAL REVIEW

If approved, the proposed project is consistent with a Class 1 Categorical Exemption under §15301 of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. An example is converting of a single-family residence to office use.

The condominium was previously used as a short-term rental. Upon application acceptance, the unit was used as a second home. Thus, the short-term use constitutes the baseline for environmental review. The project does not propose any new structures or amenities that would alter or expand uses on the property. Further, an inspector verified compliance with the adopted health and safety standards for short-term rentals, which seek to minimize the potential impacts.

Therefore, it is unlikely that the project will result in environmental impacts to the neighborhood because the use of the residential unit on a short-term basis involves no addition or expansion of use.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The Land Development Technical Advisory Committee (LDTAC) accepted the Use Permit application on January 21, 2026. The conditions of approval were reviewed on April 6, 2026, prior to the public hearing scheduled for April 16, 2026.

REVIEW OF RECENT DECISIONS ON VISITOR RENTALS

UP 25-003 (Kuro LLC) requested a visitor rental at the Edgewater Condos, which was approved by the Planning Commission in June of 2025. The Commission found that approval would not remove a housing unit from the workforce housing stock because it was previously used as a visitor rental.

There are currently 92 properly permitted and three pending requests for visitor rentals in the June Lake planning area.³ As noted above, the June Lake Village has the most diverse mixture of housing stock in the community and is regarded as having the majority of rental and affordable units. Since the moratorium started on May 3, 2022, sixteen approvals have been granted for a total of seventeen visitor rentals in June Lake, eleven of which are located in the Village (see Table 1).

Table 1: Requests for Visitor Rentals in June Lake following the Moratorium			
Year	Permit Type	Location	Status
2022	VHR 22-003 Caroselli	Village	Approved ministerially
	BL 4753 Morehart	Interlaken	Approved ministerially
	BL 4724 Smith	Interlaken	Approved ministerially
	BL 4723 McCain	Interlaken	Approved ministerially
	BL 4720 Khan	Village	Approved ministerially
	BL 4706 Nedelin	Down Canyon	Approved ministerially
	BL 4674 Panches	Village	Approved ministerially
	BL 4671 Lear	Down Canyon	Approved ministerially
	UP 22-004 Valletta	Village	Denied
2023	None		
2024	VHR 24-001 Chikato	Village	Approved ministerially
	UP 24-004 Morgan	Village	Approved
	UP 24-005 Mann	Down Canyon	Denied
	UP 24-007 Poe	Down Canyon	Denied
	UP 24-011 The Lift	Village	Withdrawn
2025	VHR 25-002 Wojaszek	Interlaken	Approved ministerially
	BL 5024 Lear	Down Canyon	Approved ministerially
	UP 25-001 Sales	Leonard Avenue	Denied
	UP 25-002 Monteverde	Village	Approved on appeal

³ This total includes visitor rentals that were permitted ministerially under a Vacation Home Rentals (VHR) Permit and/or a Business License (BL).

	UP 25-003 Kuro LLC	Village	Approved
	UP 25-004 Valletta	Village	Conditionally approved (other permits or licenses still pending)
	UP 25-006 Ferguson	Village	Approved
	UP 25-007 Decoster	Village	Conditionally approved (other permits or licenses still pending)
	UP 25-014 Mann	Down Canyon	Conditionally approved (other permits or licenses still pending)
2026	VHR 26-002 Strauser	Interlaken	Approved ministerially

MONO COUNTY GENERAL PLAN CONSISTENCY

The concern that short-term rentals may be contributing to a lack of housing for workforce and year-round residents in Mono County elevated the controversy of short-term rentals. Following two years of public involvement and research, the Board of Supervisors adopted new policies and regulations for short-term rentals. After a change of ownership, non-renewal, or revocation of a permit or license, short-term rentals are subject to Chapter 25 of the Land Use Element and Chapter 5.65 of Mono County Code.

I. ISSUES/OPPORTUNITIES/CONSTRAINTS

Countywide Issues/Opportunities/Constraints of the Land Use Element describes the short-term rental phenomenon and their rapid growth in residential neighborhoods. The plan acknowledges that the market has evolved from a small-scale supplemental sharing model to a full investment or business model. While short-term rentals meet a tourism market need, short-term rentals also have the potential to “further reduce the already limited housing stock available for workforce housing.” Concerns related to the short-term rental study included a sense of urgency around lack of housing, a request for community-specific solutions, and a sense that the proper balance between housing and rental needs must be met. Few complaints are received regarding properly permitted short-term rentals.

Issues/Opportunities/Constraints for June Lake of the Land Use Element recognizes that the short-term rentals are complex, controversial, and sometimes personal in nature due to their proximity to residential neighborhoods. The plan notes that residents are concerned about disruption to the sense of neighborhood, inappropriate behavior, property values, and a reduction in workforce housing units. The plan also acknowledges that the relatively small resident population does not constitute a viable economic foundation. There is also an understanding that short-term rentals meet a tourism market need in June Lake and contribute to tax revenue for Mono County.

II. POLICIES

Countywide Land Use Policies of the Land Use Element encourage a balanced approach to economic development and land use. The plan encourages affordable housing and the protection of existing workforce/affordable housing. Policy 1.M.2. states that short-term rentals in residential units, regardless of land use designation, should support a model for the supplemental sharing of

assets, rather than a full business or investment model. The plan also notes that existing tourist economy should be supported by a sufficient bed base and visitor accommodations.

Land Use Policies For June Lake of the Land Use Element state that development should retain the community character and support the tourist economy. The plan acknowledges that short-term rentals are complex and should be addressed through a mix of best practices and regulations as guided by public input. Residents and visitors should have an array of housing alternatives.

III. LAND USE DESIGNATION

Intent and Permitted Uses: The property has a LUD of MFR-H which is intended “to encourage multifamily units by allowing for higher population densities and to provide for commercial lodging facilities; i.e., hotels, motels.” Condominiums and short-term rentals are permitted subject to a use permit, and short-term rentals also require an STR Activity Permit.

Maximum Lot Coverage and Snow Storage: As of April 25, 2025, the available open space on the property appears to comply with the maximum lot coverage of 60% and snow storage requirement that is 65% of the area from which the snow is to be removed (i.e., parking, access walkways, and roads) (Figure 3). A more detailed analysis was not conducted because the property is owned by more than one private party, which places an undue burden on an individual owner to collect the full extent of survey materials. Additionally, the exterior facilities and amenities are the responsibility of the Edgewater Homeowners Association (HOA).



Figure 3: Open Space (facing northwest)

Minimum Setbacks: The MFR-H LUD requires minimum setbacks of 20 feet in the front and 10 feet for the side and rear. The front yard setback is estimated at 25 feet, and the side and rear setbacks appear to be 10 feet. The property is not required to meet the required setbacks under the State Minimum Fire Safe Regulations (SMFSR) because the parcel map was approved before January 1, 1991 and therefore qualifies for an exemption under SMFSR §1270.03(a). The parcel has existing nonconforming setbacks under the SMFSR because the California Department of Forestry and Fire Protection (CalFire) now requires a minimum of 30-foot setbacks for all buildings from the property lines and/or center of a road.

IV. LAND DEVELOPMENT REGULATIONS

Chapter 06 (Parking): Section 06.100 of the Land Use Element specifies that residential units must have two parking spaces per unit. Each townhome has one covered garage parking space and one uncovered parking space in the lot. The development also has five guest parking spaces, which exceeds the required amount of guest parking for multi-family. All parking spaces meet the minimum size requirements.

Chapter 22 (Fire Safe Regulations): Use Permits within the State Responsibility Areas (SRAs) require an analysis of the SMFSR (effective April 1, 2023), which supersedes Chapter 22 of the Land Use Element. The property is exempt under §1270.03(a) of the SMFSR because the parcel map was approved before January 1, 1991. The June Lake Fire District was notified about the project on March 27, 2026, and did not share any concerns about the property or proposed use.

Chapter 23 (Dark Sky Regulations): As of April 25, 2025, the outdoor light fixtures complied with dark sky regulations. All fixtures were shielded and positioned downward.

Chapter 25 (Short-Term Rentals): To allow for diverse lodging options, short-term rentals may be approved in residential dwellings regardless of the LUD. Applicants must demonstrate that the creation of a short-term rental would not negatively impact long-term housing stock.

Notice

Short-term rentals are subject to the notice requirements under Section 25.060 of the Land Use Element, which includes a notice in a newspaper of general circulation 30 days in advance of the public hearing and notices to surrounding properties within a 500-foot radius from the nearest limits of the property parcel that is the subject of the land use application. The project was noticed in the March 12 edition of the Mammoth Times (see Attachment 1).

Public Comments

No public comments have been received as of April 9, 2026.

V. REQUIRED FINDINGS

Use Permits may be granted when the following four findings are made in the affirmative:

- A. *All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.*

The condominiums are consistent with the development standards under the MFR-H LUD and complies with the intent of the LUD, which seeks to encourage multifamily units by allowing for higher population densities and to provide for commercial lodging facilities; i.e., hotels, motels. Short-term rentals are permitted in the MFR-H LUD subject to a Use Permit and STR Activity Permit. This finding can be made.

- B. *The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.*

The use of an existing unit as a short-term rental will not generate more traffic beyond its current use as a second home. The project meets the exemption under SMFSR §1270.03(a). The June Lake Fire District did not express any concerns about the project. This finding can be made.

- C. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.*

The short-term use of the residential unit is not a new use. The subject unit was used as a short-term rental for six years and is currently a second home. The majority of the units at the Edgewater Condos are short-term rentals and the Homeowners Association fees are potentially cost prohibitive for the workforce and year-round residents. An approval therefore would not remove an existing or potential long-term housing unit from the market. The project does not propose any new structures or amenities that would introduce, alter, or expand current uses on the property. An inspection of the unit was completed and the applicant provided written confirmation that the unit meets the adopted standards and requirements for short-term rentals. It is unlikely that the request will cause any environmental impacts that may be injurious to the property or improvements in the June Lake planning area. This finding can be made.

OR

Short-term rentals are detrimental to the public welfare because housing availability and affordability is impacted. Concerns related to the short-term rental study include a sense of urgency around lack of housing, a need for community-specific solutions, and a balance between rental needs. The 2024 study indicated that higher numbers of visitor rental permits increase the price of housing. New development is already constrained in Mono County due to its remoteness and lack of private land (i.e., 94% of the land is publicly owned). Over the last year, new development in the unincorporated area did not match the rate at which residential units were converted into visitor rentals. Housing is therefore uniquely limited in Mono County and new visitor rentals potentially displace the workforce and year-round residents. Anecdotally, condominiums as starter homes are more affordable than single-family residences due to their size, shared exterior maintenance costs, and lower property taxes. A disapproval could reduce housing costs over time, provide a wider array of long-term housing options, and achieve a balance between housing and visitor accommodation needs. This finding cannot be made.

- D. *The proposed use is consistent with the map and text of this General Plan and any applicable area plan.*

Section 25.020 of the Land Use Element requires applicants to demonstrate that the creation of a short-term rental would not negatively impact long-term housing stock. The unit was previously a properly permitted short-term rental and is currently being used as a second home. The unit will continue to be used on a short-term basis and therefore an approval is unlikely to have a negative impact on long-term housing stock. The proposal does not conflict with Policy 1.D.5. because the unit is not part of the current workforce/affordable housing stock and it supports Policy 11.B.3.e. by providing a sufficient visitor bed base.

The project is also consistent with the following land use policies for June Lake:

- Objective 13.I. Maintain the June Lake Village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.
- Objective 20.B. Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.
- Objective 20.D. Increase visitation to June Lake.

And the following Issues/Opportunities/Constraints for June Lake:

- Enhancing the Loop's economic foundation will depend on expanding and improving tourist-oriented recreational facilities and accommodations. Public and private campgrounds during the summer months operate at near-full capacity, while in the winter, overnight accommodations fall short of demand.
- Opportunities expressed about short-term rentals include meeting a tourism market need, economic development for June Lake, tax revenue for the County, assisting homeowners in keeping and upgrading their properties, the potential for reduced impact compared to long-term rentals, accountability and enforcement through regulation, protecting property rights, and educating, socializing with, and serving as ambassadors to visitors.

This finding can be made.

OR

Section 25.020 of the Land Use Element requires applicants to demonstrate that the creation of a short-term rental would not negatively impact long-term housing stock. The loss of an existing residential unit to visitor accommodations has a negative impact on long-term housing stock because fewer units are available for long-term use. The 2024 study indicated that higher numbers of visitor rental permits increase the price of housing. A high number of visitor rentals therefore may create prohibitive housing costs for owners and renters. The proposal also conflicts with Action 1.D.2.a. to encourage the provision of a variety of rental housing in community areas because the majority of visitor rentals in June Lake are located in condominium units. The concentration of short-term rentals in condominiums limits the availability of different rental types and potentially raises the cost to rent or own at a given property. The community of June Lake cannot achieve Goal 13, that June Lake ultimately develop into a moderately sized, self-contained, year-round community, if residential units are not reasonably available or attainable to the workforce and year-round residents.

This finding cannot be made.

ATTACHMENTS

1. Public Hearing Notice (March 12 Edition of the Mammoth Times)
2. Conditions of Approval
3. Notice of Decision

This staff report was reviewed by the Community Development Director.

Mono County

Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
O : (760) 924-1800, F : (760) 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
O: (760) 932-5420, F : (760) 932-5431
www.monocounty.ca.gov

March 9, 2025

To: The Mammoth Times
From: Olya Egorov, Planning Analyst
Re: Legal Notice for **March 12** edition
Invoice: Heidi Willson, P.O. Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **April 16, 2026**, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, and the meeting will be accessible remotely by Zoom at <https://monocounty.zoom.us/j/84067920764> (Webinar ID # 840 6792 0764) or in-person in the CAO Conference Room at the Mono County offices, Annex 1, 74 North School Street, Bridgeport, where members of the public shall have the right to observe and offer public comment and to consider the following **no earlier than 9:00 AM:**

Use Permit 26-002 proposes a short-term rental with an occupancy of six persons and two vehicles at the Edgewater Condos in June Lake (APN # 015-076-019-000), which would allow the condominium unit to be rented for 30 consecutive days or less. The Edgewater Condos is a 1.35-acre property located at 110 Knoll Avenue, Unit 19 in June Lake with a Land Use Designation of Multi-Family Residential, High (MFR-H). If approved, the project would qualify for an exemption under California Environmental Quality Act (CEQA) §15301 (Existing Facilities). Project materials will be available for public review by April 10, 2026, at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend the meeting in-person or online to comment. Comments may also be submitted in-person or by mail to the Secretary of the Planning Commission, 1290 Tavern Road, Suite 138, P.O. Box 347, Mammoth Lakes, CA 93546, or by email at cddcomments@mono.ca.gov by **5:00 PM on April 15, 2026**. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing.

CONDITIONS OF APPROVAL
USE PERMIT 26-002

1. Lofts that do not meet California Building Code standards for a sleeping loft cannot be used as a sleeping area. Occupancy must not exceed six guests during short-term rentals, unless determined otherwise by the Building Official.
2. A minimum of two parking spaces must be available to guests during short-term rentals. All parking spaces must meet the minimum parking stall sizes. Guests cannot use the visitor parking spaces overnight during short-term rentals.
3. Parking must only occur on the property in the designated parking areas. Off-site parking, including street parking, is prohibited during short-term rentals. Guests and their vehicles will not obstruct the flow of traffic on Brenner Street or Knoll Avenue.
4. Guests must only sleep within the primary dwelling unit. Guests are prohibited from sleeping in an RV, travel-trailer, or similar mobile-living unit.
5. Applicant must apply for a Short-Term Rental Activity Permit within six months of approval, unless determined otherwise by the Community Development Director, otherwise the use permit expires.
6. The June Lake Fire District must be notified prior to the start of operations. The short-term rental must comply with any requirements of the June Lake Fire District and the June Lake Public Utilities District.
7. The applicant must comply with Chapter 25 of the Mono County General Plan Land Use Element and Chapter 5.65 of Mono County Code. All standards and requirements under Section 5.65.110 must be met prior to operation. The applicant must obtain a Short-Term Rental Activity Permit, Business License, and Transient Occupancy Tax Certificate prior to operation. If applicable, the applicant must pay Housing Mitigation Ordinance fees prior to the start of operations.
8. The applicant must comply with Mono County General Plan, Mono County Code, and any and all requirements of other departments at Mono County, including but not limited to, Code Compliance, Public Works, Building, and Environmental Health. The project must follow California Building Code and is subject to any public health and safety orders issued by the State of California.
9. Appeal. The Use Permit shall become effective 10 days following the issuance of the Planning Commission's decision. During the 10-day period, an appeal may be filed in accordance with Chapter 47. If an appeal is filed, the permit will not be issued until the appeal is considered and a decision is rendered by the Planning Commission. (Section 31.060).
10. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
 - a. There is a failure to commence the exercise of such rights, as determined by the Director, within one year from the date of approval thereof or as specified in the conditions. If

applicable, time shall be tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit;

- b. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted; and
 - c. No extension is granted as provided in Section 32.070.
11. Extension: If there is a failure to exercise the rights of the use permit within one year of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.
12. Revocation: The Commission may revoke the rights granted by a use permit and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before the Commission shall consider revocation of any permit, the Commission shall hold a public hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision of the Commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

MONO COUNTY

Planning Division

NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 26-002 **APPLICANT:** Gary Stephenson

ACCESSOR PARCEL NUMBER: 015-076-019-000

PROEJCT TITLE: Stephenson STR

PROJECT LOCATION: 110 Knoll Avenue, Unit 19 in June Lake

On April 16, 2026, a duly advertised and noticed public hearing was held and the required findings under Section 32.010 of the Mono County General Plan Land Use Element [could be made **OR** could not be made] by the Mono County Planning Commission. The Use Permit is therefore [approved **OR** disapproved]. In accordance with this decision, a Notice of Decision is hereby rendered for Use Permit 26-002, at the conclusion of the appeal period.

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHELD AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

Notice is hereby given pursuant to Code of Civil Procedure Section 1094.6 that the time within which to bring an action challenging the County's decision is 90 days from the date the decision becomes final. If no appeal is made to the Planning Commission, the Planning Commission decision shall become final on the expiration of the time to bring an appeal (10 days). Notice is also hereby given that failure to exhaust administrative remedies by filing an appeal to the Board of Supervisors may bar any action challenging the Planning Commission's decision.

DATE OF DECISION: April 16, 2026

EFFECTIVE DATE OF USE PERMIT: N/A

MONO COUNTY PLANNING COMMISSION

DATED: April 16, 2026

cc: X Applicant
 X Public Works
 X Building
 X Code Compliance

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

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www.monocounty.ca.gov

Date: April 16, 2026
To: Mono County Planning Commission
From: Brent Calloway, Assistant Director
Re: Tentative Parcel Map 26-001/Mono County

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

- 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.

SUBDIVISION MAP ACT

Under the Subdivision Map Act and the County's enacting ordinance (Mono County Code [MCC] Chapter 17), the Planning Commission reviews tentative parcel and tract maps, establishes development conditions, and adopts or certifies the environmental analysis. The applicant then constructs the necessary features required by the subdivision, such as roads or utilities. Once the tentative map conditions have been met, a final map is presented to the Board of Supervisors for final approval. Assuming all tentative map conditions are met, the Board must approve the final map and cannot add or change conditions.

PROJECT DESCRIPTION

The proposed project is a tentative parcel map that proposes to split a lot owned by Mono County at 85 Kirkwood Street in Bridgeport (APN 008-092-006-000; see Figure 1). The current parcel is 0.86 acres with a land use designation of Multi-Family Residential – Low (MFR-L), and is developed with a single-family home and detached garage and includes a portion of a driveway and gravel parking area for the abandoned Busters Market (APN 008-092-007-000). The proposed map will create two parcels, splitting off the developed portion into a 0.39-acre parcel and creating a vacant parcel of 0.47 acres (see Figure 2).

The land use designation of MFR-L will not change and will be applicable to both parcels. The intent of the map is to allow the parcel developed with a single-family home and garage to be sold as private property with a deed restriction to an affordable income level as part of the "Bridge Program" in line with the County's affordable housing program. At this time, there is no

plan to develop the vacant parcel or discussion of selling the vacant parcel as private property. The configuration of the map is intended to maximize the future flexibility of the larger 0.47-acre vacant parcel.

Access

The project has direct access to both parcels from Kirkwood Street, a County maintained road.

Utilities

Existing utilities have sufficient capacity to serve the existing house. New development on the vacant parcel would require extensions of utilities from the street. All new utility extensions will be installed underground. A "will serve" letter from the Bridgeport Fire Protection District and Bridgeport Public Utility District are required for future development as a condition of approval.

Utilities are provided as follows:

- Water & Sewer: Bridgeport Public Utility District
- Fire Protection: Bridgeport Fire Protection District
- Electricity: Southern California Edison
- Propane: Amerigas
- Communications: Frontier, Race
- Trash Service: D&S Waste
- School: Eastern Sierra Unified School District

GENERAL PLAN CONSISTENCY

Land Use Designation and Development Standards

The parcel is designated as Multi-Family Residential, Low (MFR-L) and the parcel map will not affect the Land Use Designation. The intent of MFR-L is "to provide for low-density multifamily residential development such as duplexes and triplexes." The existing single-family home and detached garage is an outright permitted use in the MFR-L designation.

The minimum parcel size within the designation is 7,500 square feet. The proposed map will create two lots, both larger than the minimum at 20,569 square feet (0.47 acres) and 17,100 square feet (0.39 acres). Minimum lot dimensions are 60' width and 100' depth, and the maximum lot coverage is 40%. The map would create two parcels that are compliant with these minimums:

- Parcel 1 (0.29 acres): width = 114', depth = 150', lot coverage less than 20%
- Parcel 2 (0.58 acres): width = 137', depth = 150', lot coverage less than 14% due to an existing driveway for the abandoned grocery store.

Setbacks for the designation are 20' front, 10' side and 10' rear. The existing single-family home complies with General Plan setbacks. The existing detached garage has a side setback less than 10' and is considered to be an existing non-conforming structure. The map includes compliance with the California minimum fire safe standard setbacks of 30' from the property line or centerline of paved road for the existing single-family home.

Density

The Multi-Family Residential, Low (MFR-L) land use designation allows for a maximum density of 11.6 dwelling units per acre. The current parcel is 0.86 acres and would allow for a

maximum of 9 dwelling units. The combined maximum density of the two parcels in the proposed map would also be 9 dwelling units: four units on the 0.39-acre parcel and five units on the 0.47-acre parcel.

General Plan Policies

The project is consistent with the surrounding residential land uses of the proposed project, and consistent with the General Plan and Bridgeport Valley Area Plan, including the following policies:

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. New residential development outside existing community areas and subdivisions should be limited to an overall density of one unit per 40 acres, plus an Accessory Dwelling Unit.

Action 1.A.1.b. New residential development for permanent year-round residents should be concentrated in existing community areas.

Action 1.A.1.c. Provide sufficient land to accommodate the expansion of community areas, including sites for affordable housing.

Objective 1.B. Plan for the management of greenhouse gas (GHG) emissions, and for mitigating and adapting to climate change.

Policy 1.B.1. Reduce vehicle miles traveled through efficient land use patterns.

Action 1.B.1.a Concentrate new growth and development within existing community planning areas (see Objective A, Policy 1, and the Regional Transportation Plan in the Circulation Element).

Objective 1.D. Provide for the housing needs of all resident income groups, and of part-time residents and visitors.

Policy 1.D.1. Designate adequate sites for a variety of residential development in each community area.

Action 1.D.1.a. Designate areas for high density residential development only in existing community areas. High density residential development should be located in areas with convenient access to employment, shopping, recreation, and transportation, including public transit.

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.

ENVIRONMENTAL REVIEW

An Environmental Analysis based upon the certified Mono County General Plan EIR has been prepared for the project. CEQA Guidelines Section 15183 mandates that when a parcel has been zoned to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, subsequent environmental review of a project consistent with that prior action shall be limited to those effects from the project that are peculiar to the parcel or the site unless substantial new information indicates that the effect will be more significant than previously described or there are potentially significant off-site or cumulative impacts not discussed in the prior EIR.

The attached Environmental Analysis for Tentative Parcel Map 26-001 has determined all of the effects of the project were identified in the EIRs certified by the County in conjunction with the adoption and update of the Mono County General Plan. This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project. There is no new substantial information indicating that the traffic and circulation impacts of the project will be more severe than described in the prior EIRs. There are no cumulative or off-site traffic and circulation impacts from the proposed project that were not addressed in the prior EIRs. The area is suitable for development, and utilities with sufficient capacity for the project are in place or can be extended. The potential environmental effects of the project are in conformance with the requirements of the CEQA Guidelines Section 15183.

LDTAC REVIEW

The Land Development Technical Advisory Committee accepted the map application on 1/21/26 and reviewed and recommended project conditions of approval on 3/16/26. At the January meeting, a member of the public raised concerns about the size of the smaller parcel. As noted in the staff report, the lot sizes were selected to maintain affordability for the smaller parcel and maximize flexibility on the larger parcel.

NOTICING

Notice was sent via email to all affected agencies and utilities. Notice was sent via USPS mailer to all properties within 300' of the project parcel on 3/3/26. A notice of public hearing was published in the Mammoth Times, March 5, edition.

PUBLIC COMMENT

One written public comment was received and several verbal public comments were heard at the 3/19 Planning Commission meeting. Comments focused on the awkward parcel size of Parcel 2, maintenance of the parcels and potential future use of the parcels.

MARCH 19 PLANNING COMMISSION

A public hearing was held on March 19, 2026 and after the Commission heard several public comments in opposition to the project, the applicant requested to continue the hearing to the regular April meeting and would likely revise the project description based on the public comments received. No additional public comments have been received since the March 19, public hearing.

FINDINGS

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) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Thus, if it is determined that Tentative Parcel Map 26-001 should be approved, the Planning Commission should make the following findings:

- a) *The proposed tentative parcel map is consistent with the County General Plan because:*

The land division is consistent with the county General Plan Land Use Designation Multi-Family Residential Low (MFR-L) as it meets the required minimum parcel size, minimum parcel width and depth, lot coverage, setback requirements, and building density. The map does not increase the existing non-conforming side setback of the garage. This finding can be made.

- b) *The design or improvements of the proposed tentative parcel map is consistent with the existing General Plan because:*

The map is within an existing community area. This finding can be made.

- c) *The site is physically suitable for the type of development because:*

Both parcels are flat and can accommodate future development that meets the intent and standards of the land use designation. This finding can be made.

d) *The site is physically suitable for the proposed density of development because:*

The proposed lots have a suitable building site for the development of low-density residential structures including single-family residences, duplexes, or triplexes. This finding 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 because:*

The parcel is currently developed and disturbed within an existing community area and has limited habitat value. This finding can be made.

f) *Neither the design of the subdivision nor type of improvements is likely to cause serious public health problems because:*

Potential impacts related to public health are limited by standard conditions of approval from outright permitted uses of residential development consistent with the MFR-L land use designation, any more intense use would require additional discretionary permits and any potential public health impacts would be analyzed at that time. This finding can be made.

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 because:*

There are no easements acquired by the public for access through or use of the property are within the proposed project. The project will maintain private access from Kirkwood Street. This finding can be made.

In addition, the subdivision map act requires the legislative body of the county to make the following three findings before approval of a tentative map within the state responsibility area:

1) *A finding supported by substantial evidence in the record that the 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.*

The project is in full compliance with the regulations of the State Board of Forestry and Fire Protection (CalFire). The local CalFire branch was notified of the project and provided no comment. This finding can be made.

2) *A finding supported by substantial evidence in the record that 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.*

The project is within the district boundary of the Bridgeport Fire Protection District, they were notified of the project and provided no comment. This finding can be made.

- 3) A finding that, to the extent practicable, 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.

Ingress and egress to the project is provided directly from Kirkwood Street, a County maintained street. This finding can be made.

Figure 1. Location of parcel within the Bridgeport Townsite.



This staff report has been reviewed by the Community Development Director.

Attachments:

1. Environmental Analysis
2. Notice to newspaper
3. Notice to neighbors
4. Public comment received

**TENTATIVE PARCEL MAP 26-001 / MONO COUNTY
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 in accordance with Mono County General Plan, Land Use Element, Chapter 11, Utilities.
3. The project, as well as future development, shall comply with Fire-Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22) and California Minimum Fire Safe Standards.
4. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation / Open Space Element, Public Health and Safety Policies, Action 23.A.6.a.).
5. The applicant and/or his contractor shall stop work and notify the County and local Native American tribal contacts if archaeological evidence and/or human remains or unmarked cemeteries are encountered during ground-disturbing activities. In the event of the accidental discovery of human remains, Health and Safety Code §7050.5, Public Resources Code §5097.98, and CEQA Guidelines §15064.5 (d) shall be consulted for the proper procedure to follow.
6. Grading permits shall be required as specified in Mono County Code Section 13.08.030, et seq. Activities requiring a grading permit include, but are not limited to, land clearing and grading activities that clear more than 10,000 square feet, result in cuts greater than 4 feet or fill greater than 3 feet, or involve more than 200 cubic yards of cut or fill. Construction resulting in the alteration of a drainage course also requires a grading permit.
7. Exterior lighting on new construction shall be designed and maintained to minimize the effects of lighting on the surrounding environment and is required to meet the requirements of Chapter 23 Dark Sky Regulations.
8. Future development shall require a “will serve” letter from the Bridgeport Public Utilities District for both water and sewer services.
9. Future development shall require a "will serve" letter from the Bridgeport Fire Protection District indicating approval of the project and that the Fire District will provide service to the proposed parcels.

Final Map Conditions

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

Mono County Community Development Department

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ENVIRONMENTAL ANALYSIS

for

Parcel Map 26-001
85 Kirkwood Street

Bridgeport

March 2026

PREPARED BY:

Mono County Community Development Department
Planning Division
P.O. Box 347
Mammoth Lakes, CA 93546

ENVIRONMENTAL ANALYSIS

CEQA Section 15183

INTRODUCTION

The California Environmental Quality Act (CEQA) requires public agencies to consider and analyze the potential environmental effects of activities that (a) involve the exercise of discretionary powers, (b) have potential to impact the environment, (c) meet the definition of a “project”, and (d) are not categorically or statutorily exempt from CEQA. California Code of Regulations Title 14, Division 6, Chapter 3 (a.k.a. CEQA Guidelines) section 15183 provides a specific CEQA review process for qualifying projects that are consistent with a community plan or zoning. Under these regulations (reflected in California Public Resources Code [PRC] section 21083.3 and CEQA Guidelines section 15183) projects that are consistent with the development density of existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review.

The project is located within the area of analysis for the 2015 Mono County RTP/GPU. The 2015 Mono County RTP/GPU Final Environmental Impact Report (EIR) was certified on December 8, 2015. Mono County has prepared an Initial Study checklist to evaluate the project’s consistency with the General Plan. As mandated by the CEQA Guidelines section 15183, Mono County shall limit its examination of environmental effects to those which the County determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located.
2. Were not analyzed as significant effects in a prior EIR on the land use, general plan or community plan with which the project is consistent.
3. Are potentially significant off-site impacts and cumulative impacts that were not discussed in the prior EIR prepared for the General Plan Update, community plan or zoning action.
4. Are previously identified significant effects that, because of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Effects that are identified as peculiar to the project and were not analyzed in a prior EIR must be mitigated to a less than significant effect by uniformly applied development policies or standards. Pursuant to CEQA Guidelines section 15183, subsequent environmental impact analysis would be required if any impacts cannot be mitigated to less than significant.

PROJECT INFORMATION

Project Title:

85 Kirkwood Street – Parcel Map 26-01 (Mono County)

Lead Agency Name and Address:

Mono County Community Development Department
 Planning Division
 P.O. Box 347
 Mammoth Lakes, CA 93546

Contact Persons and Phone Numbers:

Brent Calloway at (760) 924-1800

Project Location:

85 Kirkwood Street in Bridgeport, California, APN 008-092-006-000

Property Owner:

Mono County Administration
 P.O. Box 696
 Bridgeport, CA 93517

General Plan Land Use Designation:

Multi-Family Residential, Low (MFR-L)

Surrounding Land Uses

North: Existing Single Family Residence
 East: Road/Existing Single Family Residences
 South: Vacant Lot (abandoned parking lot)
 West: Abandoned commercial structure & Vacant lot

Access

Direct Access from Kirkwood Street

Utilities:

Water & Sewer: Bridgeport Public Utility District
 Fire Protection: Bridgeport Fire Protection District
 Electricity: Southern California Edison
 Propane: Amerigas
 Communications: Frontier, Race
 Trash Service: D&S Waste
 School: Eastern Sierra Unified School District

Description of Project:

The proposed project is a tentative parcel map that proposes a lot split at 85 Kirkwood Street in Bridgeport, CA (APN 008-092-006-000; see Figure 1). The current parcel is 0.86 acres with a

land use designation of Multi-Family Residential – Low (MFR-L) and is developed with a single-family home and detached garage and includes a portion of a driveway and gravel parking area for the abandoned Busters Market (APN 008-092-007-000). The proposed map will create two parcels, splitting off the developed portion into a 0.39-acre parcel and creating a vacant parcel of 0.547 acres (see Figure 2).

The land use designation of MFR-L will not change and will be applicable to both parcels. The intent of the map is to allow the parcel developed with a single-family home and garage to be sold as private property with a deed restriction to an affordable income level as part of the “Bridge Program” in line with the County’s affordable housing program. At this time, there is no plan to develop the vacant parcel or discussion of selling the vacant parcel as private property.

Figure 1: Location of 85 Kirkwood within the Bridgeport Townsite.



Figure 2: Parcel Map Survey PARCEL MAP NO. XX-XXX

SHEET 1 OF 2

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, STATE OF CALIFORNIA
BEING A PORTION OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 25 EAST, M.D.B.&M. AND BEING A SUBDIVISION OF ALL
OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT DEED RECORDED AS DOCUMENT NO. 2025001199 OF
OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY, STATE OF CALIFORNIA

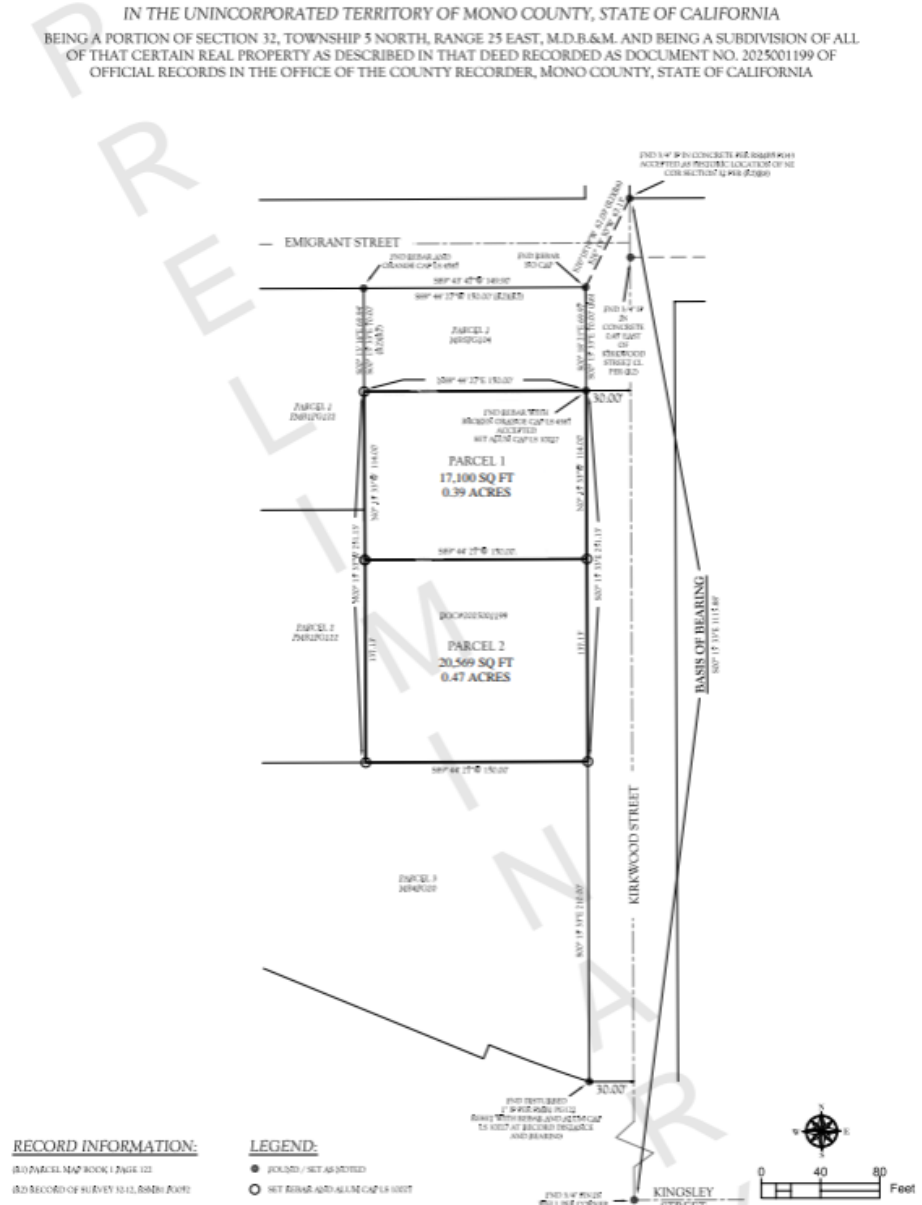


Exhibit.

Figure 3: Existing Improvements Exhibit.

GENERAL PLAN CONSISTENCY

CEQA Guidelines Section 15183 mandates that when a parcel has been zoned to accommodate a particular density of development and an environmental impact report was certified for that

zoning or planning action, subsequent environmental review of a project consistent with that prior action shall be limited to those effects from the project that are peculiar to the parcel or the site unless substantial new information indicates that the effect will be more significant than previously described or there are potentially significant off-site or cumulative impacts not discussed in the prior EIR.

In determining whether an effect is peculiar to the project or the parcel, the CEQA Guidelines Section 15183 state that an effect shall not be considered peculiar to the project if it can be substantially mitigated by uniformly applied development policies or standards that have previously been adopted by the County with a finding that the policies or standards will substantially mitigate that environmental effect when applied to future projects (unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect).

Density

The proposed project qualifies for a streamlined environmental review under CEQA Guidelines §15183 because the subject parcel has been assigned a land use designation to accommodate a particular density of development and an environmental impact report was certified for that density in 2015. The Multi-Family Residential, Low (MFR-L) land use designation allows for maximum density of 11.6 dwelling units per acre. The current parcel is .86 acres and would allow for a maximum of 9 dwelling units. The proposed project would result in two parcels, one .39 acres and one .47 acres. The maximum density of the combined two parcels would also be 9 dwelling units. 4 units on the .29 acre parcel and 5 units on the .58 acre parcel.

General Plan Policies

The project is consistent with the surrounding residential land uses of the proposed project, and consistent with the General Plan and Bridgeport Valley Area Plan, including the following policies:

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. New residential development outside existing community areas and subdivisions should be limited to an overall density of one unit per 40 acres, plus an Accessory Dwelling Unit.

Action 1.A.1.b. New residential development for permanent year-round residents should be concentrated in existing community areas.

Action 1.A.1.c. Provide sufficient land to accommodate the expansion of community areas, including site for affordable housing.

Objective 1.B. Plan for the management of greenhouse gas (GHG) emissions, and for mitigating and adapting to climate change.

Policy 1.B.1. Reduce vehicle miles traveled through efficient land use patterns.

Action 1.B.1.a Concentrate new growth and development within existing community planning areas (see Objective A, Policy 1, and the Regional Transportation Plan in the Circulation Element).

Objective 1.D. Provide for the housing needs of all resident income groups, and of part-time residents and visitors.

Policy 1.D.1. Designate adequate sites for a variety of residential development in each community area.

Action 1.D.1.a. Designate areas for high density residential development only in existing community areas. High density residential development should be located in areas with convenient access to employment, shopping, recreation, and transportation, including public transit.

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.

Land Use Designation and Development Standards.

The parcel is designated as Multi-Family Residential, Low (MFR-L) and the parcel map will not effect the Land Use Designation. The intent of MFR-L is "to provide for low-density multifamily residential development such as duplexes and triplexes. The existing single family home and detached garage is an outright permitted is in the MFR-L designation. The minimum lot site within the designation is 7,500 square feet. The proposed map will create two lots, both larger than the minimum at 20,569 square feet (.547 acres) and 117,100 square feet (.39 acres). Minimum lot dimensions are 60' width and 100' depth. The map would create 2 parcel that are compliant with these minimums, the smaller parcel width 114' and depth 150', larger parcel width 135' and depth 150'. Maximum lot coverage in the designation is 40%, the parcel developed with the home and garage will have an existing lot coverage of less than 21% and the larger vacant parcel will have an existing lot coverage of less than 14% due to an existing driveway for the abandoned grocery store. Setbacks for the designation are 20' front, 10' side and 10' rear. The existing single family home complies with general plan setbacks, the existing detached garage has a side setback less than 10' and is considered to be an existing non-conforming structure. The map includes compliance with the California minimum fire safe

standard setbacks of 30’ from the property line or centerline of paved road for the existing single family home.

IMPACT ANALYSIS

The following environmental analysis is based on CEQA Guideline 15183. The checklist assesses potential environmental impacts to determine whether they meet requirements for assessment under Section 15183; i.e.

1. Are potential impacts peculiar to the project or parcel?
2. Were the impacts addressed in a previously certified EIR?
3. If an impact is peculiar to the project and was not addressed in a prior EIR, are there uniformly applied development policies or standards that would mitigate the impact?
4. Are there potentially significant cumulative or offsite impacts that were not discussed in the prior EIR?
5. Is there substantial new information to show that a potential impact would be more significant than previously described?

Environmental Impacts		Impact potentially peculiar to the project or parcel?	Was the impact addressed in the prior EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information showing impact more significant than previously described?
I. AESTHETICS. Would the project:						
a)	Have a substantial adverse effect on a scenic vista?	No	Yes	N/A	No	No
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No	Yes	N/A	No	No
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	No	Yes	N/A	No	No

	d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No	Yes	N/A	No	No
		ANALYSIS: The project is located within the Bridgeport Townsite where there is a mix of commercial and residential buildings with no distinct visual character. General Plan development standards are in place that would prevent development from impacting public vistas, notably permitted uses, height, lot coverage and setbacks. While US 395 is a designated scenic highway the section of highway that passes through the townsite is excluded from the designation. General Plan standards require Dark Sky compliant lighting fixture.					
<p>II. AGRICULTURE AND FORESTRY RESOURCES. in determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>							
	a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	No	Yes	N/A	No	No
	b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No	Yes	N/A	No	No
	c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No	Yes	N/A	No	No
	d)	Result in the loss of forest land or conversion of forest land to non-forest use?	No	Yes	N/A	No	No
	e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No	Yes	N/A	No	No

		ANALYSIS The project is within the Bridgeport townsite and is developed with a single-family home and includes a portion of a parking and loading area for an abandoned grocery store, is designated MFR-L which does not allow for agricultural use.					
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:							
	a)	Conflict with or obstruct implementation of the applicable air quality plan?	No	Yes	N/A	No	No
	b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	No	Yes	N/A	No	No
	c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	No	Yes	N/A	No	No
	d)	Expose sensitive receptors to substantial pollutant concentrations?	No	Yes	N/A	No	No
	e)	Create objectionable odors affecting a substantial number of people?	No	Yes	N/A	No	No
		ANALYSIS The project is designated MFR-L and intended for residential development that would not result in the production of air pollutants or objectionable odors. General Plan standards require EPA Phase II wood burning appliances. There is not an existing concentration of air pollutants within the project area.					
IV. BIOLOGICAL RESOURCES Would the project:							
	a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No	Yes	N/A	No	No
	b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	No	Yes	N/A	No	No

c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No	Yes	N/A	No	No
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No	Yes	N/A	No	No
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No	Yes	N/A	No	No
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No	Yes	N/A	No	No
<p>ANALYSIS. The project site is previously disturbed and developed with a single family home and a portion of a parking and loading area for an abandoned grocery store. There is no habitat value for special status species, no riparian habitat, no protected wetlands, wildlife migratory corridors and no conflicts with conservation plans. There are no trees on the property and Mono County does not have a tree preservation ordinance.</p>						
<p>V. CULTURAL RESOURCES Would the project:</p>						
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	No	Yes	N/A	No	No
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	No	Yes	N/A	No	No
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No	Yes	N/A	No	No
d)	Disturb any human remains, including those interred outside of dedicated cemeteries?	No	Yes	N/A	No	No
<p>ANALYSIS There is no known historical, prehistorical, paleontological or unique geological features on the property. General Plan policies and state law are in place to require project conditions to protect human remains if discovered during development.</p>						
<p>VI. ENERGY. Would the project:</p>						

	a)	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No	Yes	N/A	No	No
	b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No	Yes	N/A	No	No
	ANALYSIS. Future development on the site will be subject to the most current cycle of the California Building Code ensuring energy efficiency and the site is not part of any local plan for renewable energy.						
VII. GEOLOGY AND SOILS Would the project:							
	a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	No	Yes	N/A	No	No
	b)	Result in substantial soil erosion or the loss of topsoil?	No	Yes	N/A	No	No
	c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	No	Yes	N/A	No	No
	d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	No	Yes	N/A	No	No
	e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No	Yes	N/A	No	No

		ANALYSIS The project is currently developed with an existing single-family home and a portion of a parking and loading area from an abandoned grocery store. The site is not within an Alquist Priolo fault zone, or other known seismic hazard zone, the site is flat and partially paved and graveled with exposed topsoil only present in an existing lawn area. The County engineer has waived the requirement for a soils report as the site has been previously developed however County Building Division policies require a soils report for all future construction.					
VIII. GREENHOUSE GAS EMISSIONS Would the project:							
	a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No	Yes	N/A	No	No
	b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No	Yes	N/A	No	No
		ANALYSIS. The project will not directly or indirectly generate significant greenhouse gas emissions and is not in conflict with any plan policy or regulation regarding greenhouse gas emissions. Residential development within existing communities like the Bridgeport townsite represents an efficient development strategy consistent with policies to lessen the impact of greenhouse gas emissions associated with future development.					
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:							
	a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No	Yes	N/A	No	No
	b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No	Yes	N/A	No	No
	c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No	Yes	N/A	No	No
	d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No	Yes	N/A	No	No
	e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	No	Yes	N/A	No	No

f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No	Yes	N/A	No	No
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No	Yes	N/A	No	No
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	No	Yes	N/A	No	No
ANALYSIS. The project does not involve hazardous materials and is not within a hazardous materials contaminated site. The project is within two miles of an airport (Bryant Field) however the airport is a general aviation airport that sees minimal use. All of the Bridgeport townsite is within two miles of the airport. The project is within the Bridgeport townsite and not adjacent to wildlands.						
X. HYDROLOGY AND WATER QUALITY Would the project:						
a)	Violate any water quality standards or waste discharge requirements?	No	Yes	N/A	No	No
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	No	Yes	N/A	No	No
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?	No	Yes	N/A	No	No
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	No	Yes	N/A	No	No

e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	No	Yes	N/A	No	No
f)	Otherwise substantially degrade water quality?	No	Yes	N/A	No	No
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	No	Yes	N/A	No	No
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No	Yes	N/A	No	No
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	No	Yes	N/A	No	No
j)	Inundation by seiche, tsunami, or mudflow?	No	Yes	N/A	No	No
<p>ANALYSIS. The site is intended for residential development and is served by the Bridgeport PUD for both sewer and water supply. The site is flat and semi impervious, a culvert and open drain within the ROW on the east side of the property is designed to handle any stormwater runoff. The site is not within a 100 year flood zone or subject to flooding from dam failure, levee failure, or mudflow.</p>						
XI. LAND USE AND PLANNING. Would the project:						
a)	Physically divide an established community?	No	Yes	N/A	No	No
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	No	Yes	N/A	No	No
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	No	Yes	N/A	No	No
<p>ANALYSIS The site is within the Bridgeport townsite and residential development of the site would not physically divide a community or conflict with the Mono County General plan or any conservation plans.</p>						
XII. MINERAL RESOURCES. Would the project:						
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No	Yes	N/A	No	No

	b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No	Yes	N/A	No	No	
		ANALYSIS. The project is within the Bridgeport townsite and does not contain known mineral resources. Mining within the townsite would be impractical if resources were located.						
XIII. NOISE. Would the project:								
	a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	No	Yes	N/A	No	No	
	b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	No	Yes	N/A	No	No	
	c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	No	Yes	N/A	No	No	
	d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	No	Yes	N/A	No	No	
	e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No	Yes	N/A	No	No	
	f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No	Yes	N/A	No	No	
		ANALYSIS. The project site is designated for residential development and will not result in the generation of noise or ground vibration exceeding standards set in County Code. The project is within 2 miles of an airport (Bryant Field) however the airport is a lightly used general aviation airport and the entire townsite of Bridgeport is within 2 miles of the airport.						
XIV. POPULATION AND HOUSING. Would the project:								
	a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No	Yes	N/A	No	No	

b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No	Yes	N/A	No	No
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No	Yes	N/A	No	No
ANALYSIS. The project will not displace existing people or housing and may result in a modest increase in available housing consistent with existing land use designation of MFR-L.						

XV. PUBLIC SERVICES. Would the project:

a)	result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	No	Yes	N/A	No	No
	Fire Protection?	No	Yes	N/A	No	No
	Police Protection?	No	Yes	N/A	No	No
	Schools?	No	Yes	N/A	No	No
	Parks?	No	Yes	N/A	No	No
	Other public facilities?	No	Yes	N/A	No	No
ANALYSIS The project does not increase the potential density of residential development on the site and availability of public services for permitted uses was analyzed for the site in the General Plan EIR. A will serve letter from the Bridgeport Fire Protection District will be required for any development. The Eastern Sierra Unified School District collects mitigation fees for development.						

XVI. RECREATION.

a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No	Yes	N/A	No	No
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No	Yes	N/A	No	No
ANALYSIS. Development of the site would result in a minimal increase in use to the existing parks in Bridgeport including the County park within a block of the project site and hundreds of thousands of acres of public lands surrounding Bridgeport that are available for recreation. The project is not proposing a new recreational facility.						

XVII. TRANSPORTATION/TRAFFIC. Would the project:

	a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	No	Yes	N/A	No	No
	b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	No	Yes	N/A	No	No
	c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	No	Yes	N/A	No	No
	d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No	Yes	N/A	No	No
	e)	Result in inadequate emergency access?	No	Yes	N/A	No	No
	f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	No	Yes	N/A	No	No
		ANALYSIS. The project is directly accessed by Kirkwood Street, within the Bridgeport townsite and less than a block from a transit stop. Development of the site would not conflict with any transportation plans, disrupt air traffic, impede emergency access or increase hazards to transportation conditions.					
		XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
	a)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	No	Yes	N/A	No	No

	b)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	No	Yes	N/A	No	No
		ANALYSIS. The site is developed with a single family home and a portion of a loading and parking area for an abandoned grocery store. The site has no resources listed or eligible for listing in the California Register of Historical Resources or resources significant pursuant to PRC Section 5024.1.					
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:							
	a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	No	Yes	N/A	No	No
	b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No	Yes	N/A	No	No
	c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No	Yes	N/A	No	No
	d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	No	Yes	N/A	No	No
	e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No	Yes	N/A	No	No
	f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	No	Yes	N/A	No	No
	g)	Comply with federal, state, and local statutes and regulations related to solid waste?	No	Yes	N/A	No	No

	ANALYSIS. The Bridgeport PUD provides water and sewer to the projects existing development, the PUD was notified of the project and did not provide any comment, new development will require a will serve letter for water and sewer. D&S waste provides trash service to the project, was notified and did not provide any comment, solid waste from Mono County is hauled to landfills in Nevada with adequate capacity. Storm water for the project is managed by culverts and open drains in the County ROW.					
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:						
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	No	Yes	N/A	No	No
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	No	Yes	N/A	No	No
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No	Yes	N/A	No	No
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No	Yes	N/A	No	No
	ANALYSIS. The project is within the state responsibly area and is located within the Bridgeport townsite on flat ground with direct access to Kirkwood Street. The project was designed to comply with CalFire 30' setback requirement for existing structures, all future development will be subject to the CA minimum fire safe standards. The Bridgeport Fire Protection District provides structural fire protection to the project and a will serve letter is required for any future development.					

DETERMINATION

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

This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.

There is no new substantial information indicating that the traffic and circulation impacts of the project will be more severe than described in the prior EIRs.

There are no cumulative or off-site traffic and circulation impacts from the proposed project that were not addressed in the prior EIRs.

The area is suitable for development, and utilities with sufficient capacity for the project are in place or can be extended.

The potential environmental effects of the project, as analyzed in the above analysis table, are in conformance with the requirements of the CEQA Guidelines Section 15183.

<p>The project qualifies pursuant to Section 15183 of the CEQA Guidelines as a Categorical Exemption "Projects consistent with a Community Plan or Zoning". Potential effects peculiar to this project are limited since the project is being developed in a community area, adjacent to developed parcels. The effects of the project were identified in the EIRs certified by the County in conjunction with the adoption and update of the Mono County General Plan and are not unique or peculiar to the proposed project.</p>		<p>X</p>
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Date

Printed Name

Signature

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

February 26, 2026

To: The Sheet
From: Brent Calloway, Assistant Director
Re: Legal Notice for **March 7** edition
Invoice: Heidi Willson, P.O. Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **March 19, 2026**, in the Board Chambers (2nd Floor) of the Mono County Courthouse, 278 Main St. Bridgeport, and the meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/87859898688> or in-person at the Dana Room, Mono County Civic Center, 1290 Tavern Rd. Mammoth Lakes, where members of the public shall have the right to observe and offer public comment and to consider the following **no earlier than 9:00 AM:**

Tentative Parcel Map 26-001 Mono County proposes a lot split at 85 Kirkwood Street in Bridgeport, CA APN 008-092-006-000. The parcel is .86 acres with the land use designation Multi-Family Residential, Low (MFR-L) and is developed with a single-family home and detached garage. The proposed map will create 2 parcels, splitting off the developed portion into a .29 acre parcel and creating a vacant parcel of .58 acres. If approved, the project will be found consistent with a community plan or zoning, under the California Environmental Quality Act (CEQA) §15183. Project materials will be available for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend the meeting in-person or online to comment. Comments may also be submitted in-person or by mail to the Secretary of the Planning Commission, 1290 Tavern Road, Suite 137, P.O. Box 347, Mammoth Lakes, CA 93546, or by email at cddcomments@mono.ca.gov **by 5:00 PM on March 18, 2026**. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing.

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

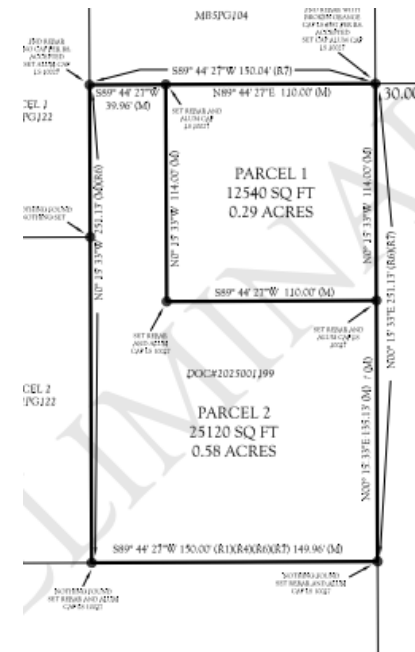
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March 18, 2026

To: Mono County Planning Commission

I am writing to formally object to the proposed subdivision.

The configuration of the proposed lot split is irregular and, in my view, inappropriate. The resulting remainder parcel would have an awkward shape that significantly limits its usability and may render portions of it effectively unbuildable. Lot splits should be designed to create functional, practical parcels, and generally should aim for as regular and efficient a shape as possible.

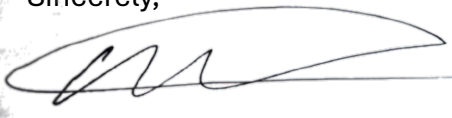
If the intent of the subdivision is to create an additional buildable lot, the narrow “tail” portion appears to have little to no practical use. Conversely, if the intent is to reduce the value of the existing parcel to make it more accessible to a low- or moderate-income buyer, there are more appropriate and transparent mechanisms to achieve that goal. Intentionally diminishing the utility of a parcel through its configuration raises serious concerns and may have unintended legal and ethical implications.

Additionally, the proposed design is unlikely to achieve its stated objective. Rather than meaningfully reducing value in a productive way, it may instead eliminate usable land area and create residual space with no functional purpose. This could lead to maintenance challenges or even future blight, particularly if the “tail” area becomes difficult to access or manage.

Overall, the proposed subdivision appears to be poorly conceived and insufficiently communicated to the community. As currently designed, it risks creating two compromised parcels rather than two viable ones, ultimately reducing the overall utility and value of both.

For these reasons, I respectfully request that the proposal be reconsidered and redesigned to better reflect sound planning principles and community interests.

Sincerely,



Waleed Elbayer
Emigrant Street Homeowner



Dustin LeBrun
Emigrant Street Homeowner



Daniela Talamantes
Kirkwood Street Property Owner

Mono County Planning Division*: Current Projects

April 6, 2026

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

Completed Planning Work		
MHJMP	countywide	CalOES comments received, overall comments were very positive
Housing Element & HMO update	countywide	Request for Proposals posted
Active Planning Permit Applications		
Permit Type	Community	Description
STR Activity Permit	June Lake	Board to consider STR Activity Permit for Decoster on 4/14
GPA	Mono Basin & countywide	Board to consider GPA for the D&S Waste site, converting the LUD from I to SP, and modifying to the Commercial LUD to be consistent with the STR regulations adopted in December 2025, on 4/14.
SP	Mono Basin	Board to consider the D&S Waste Specific Plan on 4/14.
UP	June Lake	STR in Edgewater Condos
PM	Bridgeport	Split 85 Kirkwood St parcel into two
SP	June Lake	Allow events and expanded overnight use at Victory Lodge
DR	Mono City	permanent cargo container
DR	Mono Basin	Frank Sam Mine Idle Mine Plan
DR	Mono City	Cargo container
DR	Chalfant	Cargo container
UP	June Lake	New RV Park (Bear Paw)
UP	Sunny Slopes	New Long Valley Fire Dept station
UP	June Lake	4 visitor lodging cabins
LLA	Walker	Merger, adjustment of lot lines
LM	Walker	merger of ER parcels
LM	June Lake	merger
Name	Community	Description
ATP Grant	Lee Vining	Gap funding to complete the Caltrans Lee Vining Rehab Project
GPA: Interlaken Parcel	June Lake	Per the STR policies, process a GPA to change the Interlaken parcel to an LUD that allows for STRs
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, consultant budget not granted - Board requested update
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
Review last mile provider proposal	Countywide	Attending meetings, providing feedback
Review of new state laws	Countywide	Reviewing state laws passed in 2025 and responding/adjusting as needed
Housing Element Update	Countywide	Due June 2027, discussing with Town of Mammoth, will work on RFP soon
HMO Update	Countywide	Budget request approved, preparing RFP for consultant
Rush Creek Dam Decommissioning	June Lake	Continuing to follow and comment as needed
Environmental Justice Element	Countywide	Required by state law, drafting for public review, notified tribes of opportunity for input
US 395 Wildlife Crossings	Long Valley	
Sage grouse conservation	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)
LDTAC	Land Development Technical Advisory Committee
LLA	Lot Line Adjustment
LTC	Local Transportation Commission
LUD	Land Use Designation
LV HAC	Long Valley Hydrologic Committee
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