

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

SPECIAL MEETING AGENDA

May 9, 2024 – 1:00 p.m.

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 - June Lake Room in the Mono County Civic Center, First floor 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/88297636586>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 882 9763 6586 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: 882 9763 6586

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. MEETING MINUTES

A. Review and adopt minutes of April 18, 2024. (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. ACTION ITEMS

- A. **Consider adopting Resolution 24-01 approving Variance 24-001** allowing for a garage within a reduced front yard setback that does not meet the requirements of Mono County General Plan Land Use Element §04.120.G.4. at 201 West Steelhead Road in June Lake (APN: 016-112-015). *Staff: Aaron Washco (pg. 4)*

- B. **PUBLIC HEARING no earlier than 1:05 pm: Bridgeport property purchase.** Determination of whether the purchase of five units for conversion from short-term to long-term rentals at 264 Highway 182, Bridgeport, CA, 93517, APN: 008-213-011-000, is consistent with the Mono County General Plan. *Staff: Tyrone Grandstrand (pg. 8)*

5. WORKSHOPS

- A. **Mono County Housing Program Update.** *Staff: Tyrone Grandstrand*

6. REPORTS

- A. Director – verbal report
- B. Commissioners

7. INFORMATIONAL/ CORRESPONDENCE

- 8. **ADJOURN** to June 20, 2024, at 9:00 a.m.

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%20development/commissions%20&%20committees/planning%20commission). 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

April 18, 2024 – 9:00 a.m.

COMMISSIONERS: Patricia Robertson, Roberta Lagomarsini, Chris Lizza, Scott Bush

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; principal planner; Wendy Sugimura, director; Rob Makoske, planning analyst; Aaron Washco, planning analyst; Emily Fox, county counsel; Tom Perry, building official; Jeff Hughes, county counsel; Ray Flagg, building inspector; Dustin LeBrun, Code enforcement officer

PUBLIC: Craig Tapley, Luke Connaughton

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Meeting called to order at 9:12 am and the Commission led the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
 - **No public comment.**
3. **MEETING MINUTES**
 - A. Review and adopt minutes of March 21, 2024.
Motion: Approve the minutes from meeting on March 21, 2024, as presented.
Lizza motion; Robertson second.
Roll-call vote – Ayes: Bush, Lizza, Robertson, Lagomarsini. Absent Fogg.
Motion Passes 4-0 with 1 absent.
4. **ACTION ITEMS –**
 - A. **Planning Appeal/Connaughton (B24-015). 201 West Steelhead Road, June Lake (APN 016-112-015-000).** Appeal of a Planning Division determination that the height of the garage encroaching into the front yard setback exceeds the eight-foot height maximum of the General Plan Land Use Element. The property is located at 201 West Steelhead Road (APN 016-112-015-000) and designated Single-Family Residential (SFR). The Planning Commission can affirm or reverse the Planning Division’s determination. A CEQA exemption is proposed.
Staff: Aaron Washco
 - Lizza recused himself due to a personal relationship with the applicant and the perceived conflict of interest.
 - Washco gave a presentation and answered questions from the Commission.
 - Public Hearing opened at 9:24 a.m.

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

- Applicant gave a comment and answered questions from the Commission.
 - No public comments
 - Public Hearing Closed at 9:28 am.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.

Motion: Uphold the staff determination and move forward with a variance.

Robertson motion; Lagomarsini second.

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

Motion Passes 2-1 with 2 absent.

Findings and Rationale

Staff reviewed the required findings that must be made to grant a variance from the provisions of the land use designations or land use regulations, as follows:

- A. *Because of special circumstances (other than monetary hardship) applicable to the property, including its size, shape, topography, location or surroundings, the strict application of the provision of the land use designations or land development regulations deprives such property of privileges (not including the privilege of maintaining a nonconforming use or status) enjoyed by other property in the vicinity and in an identical land use designation.*

The subject parcel is highly constrained due to the steep upward slope and large rock outcroppings present on the parcel. This topography deprives the subject property of privileges enjoyed by other properties in the vicinity with Single-Family Residential (SFR) land use designations. On other SFR parcels in the vicinity without such topographical limitations, landowners are able to build garages with nine-foot doors to store larger vehicles. Therefore, this finding can be made.

- B. *The grant of variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the land use designation in which the property is situated.*

A garage door height of nine feet is considered standard and numerous other single-family residential units in the area have garage doors that are nine feet tall. Therefore, allowing for a nine-foot-tall garage door on the subject parcel is not a special privilege. This finding can be made.

- C. *The grant of variance will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is situated.*

The project is designed to maintain as much of the setback as possible. There have also been no oppositional comments made or received in the noticing period for the project. As a result, there is no evidence that the lower-level garage component of the proposed project would be detrimental to the public welfare or injurious to property or improvements in the area. This finding can be made.

D. The grant of variance will not be in conflict with established map and text of the general and specific plans and policies of the County.

The proposed project involves construction of a single-family home on a parcel with a land use designation of SFR. The proposed project is consistent with the subject parcel's land use designation, as described in the Mono County General Plan. The proposed project is also not in violation of any Mono County policies and, therefore, this finding can be made.

Motion: Move to tentatively grant a variance for this project and incorporate oral findings as stated by staff.

Lagomarsini motion; Bush second.

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

Motion Passes 3-0 with 2 absent.

5. REPORTS

A. Director: Sugimura gave a brief overview of the director report provided in the packet and answered questions from the Commission.

B. Commissioners: No reports.

6. INFORMATIONAL/ CORRESPONDENCE

7. ADJOURN to the Scheduled Special Meeting on May 9, 2024, at 1:00 pm in the Bridgeport Chambers.



RESOLUTION R24-01

A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION APPROVING VARIANCE 24-001 ALLOWING FOR A GARAGE WITH AN INTERIOR HEIGHT OF APPROXIMATELY TWELVE FEET AND A GARAGE DOOR WITH A HEIGHT OF NINE FEET WITHIN A FRONT YARD SETBACK REDUCED UNDER SECTION 04.120.G.4. OF THE MONO COUNTY GENERAL PLAN LAND USE ELEMENT

WHEREAS, all use and development of private land within the unincorporated area of Mono County shall fully comply with any and all applicable requirements of the Mono County General Plan (MCGP), which incorporates the Mono County Code by this reference as though fully set forth, as the same may be amended from time to time, and any applicable area or specific plans, which are also incorporated by this reference; and

WHEREAS, planning and land use maps are contained and set forth in the MCGP and applicable area or specific plans, all of which are incorporated herein by this reference, as the same may be amended from time to time, including but not limited to the general plan's countywide land use maps and community land use designation maps; and

WHEREAS, MCGP Land Use Element (LUE) Section 04.120.G.4. states, in part, "in cases where the elevation of the front half of the lot at a point 50 feet from the centerline of the street is 7 feet above or below the grade of the centerline, a private garage, attached or detached, may be constructed to within 5 feet of the front line; provided that no such structure shall exceed 8 feet in height, measured from the finished floor line to the top plate line, nor more than 20 feet from finished floor line to the roof peak or other structural appurtenance;" and

WHEREAS, MCGP LUE Section 04.120.G.4. assumes standard construction methodology where the garage door header is in line with the top plate, limiting the height of the garage door and effective height of the structure for vehicle use to eight feet. Otherwise, a top plate could be installed at eight feet in height with garage doors up to the maximum height of 20', which is clearly not the intent of the standard; and

WHEREAS, the height above eight feet up to the maximum of 20' is clearly intended to provide for design features such as architectural articulation and a pitched roof, not to accommodate a vehicle; and

WHEREAS, a building permit application (B24-015) was submitted to the Mono County Community Development Department (CDD) on January 26, 2024, which proposes to construct a four-story single-family residence at 201 West Steelhead Road in June Lake, CA, which has an Assessor's Parcel Number (APN) of 016-112-015-000 and a land use designation of Single-Family Residential (SFR); and

WHEREAS, the parcel meets the elevation gradient required in MCGP LUE §04.120.G.4. in order to qualify for a reduced setback for a garage; and

WHEREAS, the garage as designed in the submitted building permit application for 201 West Steelhead Road includes a garage within the reduced front yard setback with an alternative construction method where the eight-foot tall top plate is not aligned with the nine-foot tall garage door header, and a second top plate (or equivalent) is installed at approximately 12' in height; and

Mono County Planning Commission

ATTEST:

APPROVED AS TO FORM:

Clerk of the Board

County Counsel

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Exhibit A
Variance 24-001
Findings and Rationale

A variance from the provisions of the land use designations or land use regulations shall be granted only when all of the following findings can be made:

- A. Because of special circumstances (other than monetary hardship) applicable to the property, including its size, shape, topography, location or surroundings, the strict application of the provision of the land use designations or land development regulations deprives such property of privileges (not including the privilege of maintaining a nonconforming use or status) enjoyed by other property in the vicinity and in an identical land use designation.**

The subject parcel is highly constrained due to the steep upward slope and large rock outcroppings present on the parcel. This topography deprives the subject property of privileges enjoyed by other properties in the vicinity with Single-Family Residential (SFR) land use designations. On other SFR parcels in the vicinity without such topographical limitations, landowners are able to build garages with nine-foot doors to store larger vehicles such as work trucks. Therefore, this finding can be made.

- B. The grant of variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the land use designation in which the property is situated.**

A garage door height of nine feet is considered standard and numerous other single-family residential units in the area have garage doors that are nine feet tall. Therefore, allowing for a nine-foot-tall garage door on the subject parcel is not a special privilege. This finding can be made.

- C. The grant of variance will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is situated.**

The project is designed to maintain as much of the setback as possible. There have also been no oppositional comments made or received in the noticing period for the project. As a result, there is no evidence that the lower-level garage component of the proposed project would be detrimental to the public welfare or injurious to property or improvements in the area. This finding can be made.

- D. The grant of variance will not be in conflict with established map and text of the general and specific plans and policies of the County.**

The proposed project involves construction of a single-family home on a parcel with a land use designation of SFR. The proposed project is consistent with the subject parcel's land use designation, as described in the Mono County General Plan. The proposed project is also not in violation of any Mono County policies and, therefore, this finding can be made.



COUNTY ADMINISTRATIVE OFFICER
COUNTY OF MONO
 Sandra Moberly, MPA, AICP

ASSISTANT COUNTY ADMINISTRATIVE OFFICER
 Christine Bouchard

May 9, 2024

BOARD OF SUPERVISORS

CHAIR

John Peters / District 4

VICE CHAIR

Lynda Salcido / District 5

Jennifer Kreitz / District 1

Rhonda Duggan / District 2

Bob Gardner / District 3

COUNTY DEPARTMENTS

ASSESSOR

Hon. Barry Beck

DISTRICT ATTORNEY

Hon. David Anderson

SHERIFF / CORONER

Hon. Ingrid Braun

ANIMAL SERVICES

Chris Mokracek "Interim"

BEHAVIORAL HEALTH

Robin Roberts

COMMUNITY DEVELOPMENT

Wendy Sugimura

COUNTY CLERK-RECORDER

Queenie Barnard

COUNTY COUNSEL

Stacey Simon, Esq.

ECONOMIC DEVELOPMENT

Jeff Simpson

EMERGENCY MEDICAL

SERVICES

Bryan Bullock

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Janet Dutcher, DPA, MPA,

CGFM, CPA

HEALTH AND HUMAN

SERVICES

Kathryn Peterson

INFORMATION

TECHNOLOGY

Mike Martinez

PROBATION

Karin Humiston

PUBLIC WORKS

Paul Roten

To: Mono County Planning Commission

From: Tyrone Grandstrand, Housing Opportunities Manager

RE: Purchase of 264 Highway 182 Bridgeport, CA 93517

Strategic Plan Focus Area(s) Met

- A Thriving Economy Safe and Healthy Communities Mandated Function
 Sustainable Public Lands Workforce & Operational Excellence

Recommended Action:

Staff recommends that the Commission:

1. Determine purchase of 264 Highway 182 Bridgeport, CA 93517, APN: 008-213-011-000, is in conformity with the Mono County General Plan.

Summary:

The County is considering the acquisition of five units for conversion from short-term rental to long-term rentals for local workforce housing in Bridgeport, CA. Pursuant to Government Code §65402, the Planning Commission is required to report on whether the acquisition is in "conformity with" the County's General Plan.

Location: The five units are located at 264 Highway 182 Bridgeport, CA, 93517, APN: 008-213-011-000.

Size of property: 0.32 Acres

Land Use Designation: Mixed Use (MU)

Key Issues:

1. Is the acquisition by the County of the 0.32-acre site with five units of housing in conformance with the General Plan in terms of location, purpose, and extent pursuant to Government Code §65402?

Background:

Over the past year the County has committed itself to looking for opportunities to expand the supply workforce and affordable housing, while developing an overall housing program.

Project Proposal:

The proposed acquisition of the property in question will transition units from the transient rental (overnight rentals for less than 30 days) market into the long-term rental market, with the goal of housing workers and their families that have jobs in or around Bridgeport. The Planning Commission is required to report on whether the acquisition is in “conformity with” the Mono County General Plan.

Figure 1: Location Map



Site Land Use Designation:

The subject site is designated as Mixed Use (MU), which, “is intended to provide for a wide range of compatible resident- and visitor-oriented residential and commercial uses, including business, professional, and retail uses; to provide for efficient use of land and increased opportunities for affordable housing; to provide a transition between intensive commercial uses and residential uses; and to be applied to areas with existing mixed-use development.” (Mono County General Plan, Land Use Element-2023, Mixed Use (MU), Page II-160)

Analysis of Key Issues:

Key issue #1: Is the acquisition by the County of the 0.32-acre, five-unit site in conformance with the General Plan in terms of location, purpose, and extent pursuant to Government Code §65402?

California Government Code §65402 requires the County’s planning agency to review and report on whether the location, purpose, and extent of the subject property acquisition is “in conformance with” the County’s General Plan. In this context, General Plan conformity is limited to a review of whether the proposed use of the subject site is consistent with the General Plan land use designation and is otherwise consistent with the General Plan’s goals and policies.

The subject site has a General Plan land use designation of Mixed Use (MU). The MU land use designation is intended to, “*provide for a wide range of compatible resident- and visitor-oriented residential and commercial uses, including business, professional, and retail uses; to provide for efficient use of land and increased opportunities for affordable housing...*” and allows residential uses, “e.g., condominiums, townhomes, commercial lodging, cluster developments and apartments” subject to Director Review. As a result, staff finds that the proposed use of the property for the use of long-term rental units for local workforce housing is an appropriate use in the MU zone, subject to Director Review, and would be in conformance with the General Plan if properly permitted. In this regard, Mono County Community Development staff has located a Use Permit which permits four two-bedroom units on the subject property (see Attachment 2). At the time the Use Permit was issued, 1981, an additional duplex had already been permitted. Therefore, it is the opinion of the Mono County Planning Division that the multi-family residential use of the subject property was properly permitted. Transient rentals in the units were approved via Use Permit 18-012 in March 2019.

Environmental Review

The Planning Commission’s actions to approve the proposed property acquisition are Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This section provides an exemption for activities where there is no expansion of use beyond that is previously existing. Additionally, on a separate and independent basis, the actions are exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be determined with certainty that there is no possibility that approval of the proposed property acquisition will result in a direct or a reasonably foreseeable indirect significant impact on the environment.

Staff Findings and Recommendations

1. Staff finds that the acquisition by the County of the five units of housing located at 264 Highway 182 Bridgeport, CA 93517, APN: 008-213-011-000, for the purpose of transitioning from transient rentals to long-term rentals for the households of local workers is in conformance with the Mono County General Plan and recommends that the Planning Commission adopt the attached resolution.

Attachments

1. Planning Commission Resolution R24-02.
2. Use Permit 32-81-19.
3. Public hearing notice.



RESOLUTION R24-02

A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION DETERMINING PROPOSED PURCHASE AND USE OF A PARCELS LOCATED AT 264 HIGHWAY 182 BRIDGEPORT, CA 93517, APN: 008-213-011-000, IS IN COMPLIANCE WITH THE MONO COUNTY GENERAL PLAN

WHEREAS, Mono County is considering the acquisition of five multi-family residential units on a 0.32-acre site located at 264 Highway 182 Bridgeport, CA 93517, APN: 008-213-011-000 (the “Property”); and

WHEREAS, California Government Code Section 65402 provides that the Mono County Planning Commission must report upon the conformity of the acquisition with Mono County’s General Plan; and

WHEREAS, on May 9, 2024, the Mono County Planning Commission conducted a public hearing, duly noticed pursuant to the California Ralph M. Brown Act, and considered the acquisition of the Property by Mono County; and

WHEREAS, the Mono Planning Commission considered, without limitation:

- 1. The staff report to the Mono County Planning Commission with attachments;
- 2. The Mono County General Plan and Mono County Code;
- 3. Oral testimony presented at the hearing; and
- 4. Written testimony submitted at the hearing.

NOW, THEREFORE, THE MONO COUNTY PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION ONE: Pursuant to CEQA Guidelines §15061(b)(3), the acquisition of the Property is not subject to the California environmental Quality Act (CEQA) since it can be seen with certainty that there is no possibility that the action will have a significant effect on the environment due to the fact that no physical changes are proposed or authorized with this purchase. The Property is also exempt under CEQA Guidelines § 15301 (Existing Facilities). The only changes are in ownership of the site and conversion from transient rental use to long-term rentals, both of which are residential uses; and

SECTION TWO: Having reviewed and considered the analysis in the staff report, comments received during the public review process and testimony provided in the public hearing, the Planning Commission finds that Mono County’s acquisition of the Property is in conformance with the General

1 Plan in terms of location, purpose, and extent since the General Plan land use designation and the
2 future potential use of the property for residential long-term rentals is an appropriate use in the MU
3 Land Use designation and in conformance with the Mono County General Plan.

4 **PASSED, APPROVED and ADOPTED** this 9th day of May 2024, by the following vote, to wit:

5 **AYES :**

6 **NOES :**

7 **ABSENT :**

8 **ABSTAIN :**

10 _____
11 Roberta Lagomarsini, Chair
12 Mono County Planning Commission

13 ATTEST:

APPROVED AS TO FORM:

14 _____
15 Clerk of the Board

16 _____
17 County Counsel

RECEIVED

APR 1 1981

P.O. Box 195¹⁴
Bridgeport, CA.
April 11, 1981

Mono County Planning Commission
Bridgeport, CA. 93517

Attn: Robert W. Sandy,
Executive Secretary

Re: Use Permit Appl. 32-81-19 ^{Hayes}

Dear Sir,

I always thought GP zone had to be one acre but your office told me differently yesterday.

However, according to other information I have, GP building density cannot be over 40%. There is already a building there and it seems another duplex would cover more than 40%. Is that right?

Yours truly
Dorothy Stewart



DEPARTMENT OF PLANNING

C O U N T Y O F M O N O

COURTHOUSE · BRIDGEPORT · CALIFORNIA · 93517

ROBERT W. SANDY
Director
P. O. Box 8
(714) 932-7911

APPLICATION
FOR USE PERMIT

APPLICATION # 32-8119
DATE RECEIVED _____
FEES RECEIVED \$ 10000
BY CS
RECEIPT NO. 4310
(CHECK # 2848 CASH _____)

TO BE COMPLETED BY APPLICANT:

NAME OF APPLICANT Philip and Mary Myers
ADDRESS P.O. Box 695 Bridgeport, CA. 93517
(Street, Box #) (City) (Zip)
TELEPHONE NUMBER 932-7021

NAME OF OWNER Philip and Mary Myers
OWNER'S MAILING ADDRESS P.O. Box 695 Bridgeport, CA. 93517
(Street, Box #) (City) (Zip)
OWNER'S TELEPHONE NUMBER 932-7021

PROPOSED USE: Describe in detail the request being made, or nature of the use, business or purpose for which the building, structure, improvement or premise is to be used.

Four-Plex; Four, 2 bedroom units all in one structure. There is an existing Du-Plex structure on property.

SUBMIT WITH APPLICATION: Plot plan, maps, plans and/or sketches of proposed use.

LEGAL DESCRIPTION OF PROPERTY:

Assessor's Parcel Number 0821311 Zone GP
Subdivision/Tract LOT #1 WALKER HEIGHTS SUBDIVISION Block A Lot/parcel 1
PRESENT USE OF PROPERTY Du-Plex and vacant land

PROPERTY ACQUIRED BY THE PRESENT OWNER: (Date) July 11, 1978

REASONS WHY such use will not be detrimental to public interest or safety, or to the public interest or safety, or to the property of other owners located in the vicinity thereof:

The structure will improve the appearance of the property and surrounding area. Also the

(continue on back)

APPLICATION FOR USE PERMIT
PAGE TWO

COMMUNITY WILL BENEFIT AS THERE IS A
NEED FOR MORE HOUSING.

A F F I D A V I T

I declare, under penalty of perjury, that I am the (owner),
(lessee) (attorney of the owner) or (person with power of
attorney from the owner) of the property involved in this
application, and the foregoing is true and correct.

Executed at BRIDGEPORT, California, this 18 day of
MARCH, 19 81.


(Signature)

NOTE: If applicant is a Corporation, Company or Partnership,
the names, addresses and titles of all officers of the Cor-
poration, Company or of all partners shall accompany this
application, unless said information is on file in the office
of the Planning Commission.

Obtain instructions as to the preparation of maps, plans,
sketches or other data or information pertinent to this partic-
ular request from the office of the Planning Department before
filing.

EXHIBIT C

COUNTY OF MONO

ENVIRONMENTAL INFORMATION FORM

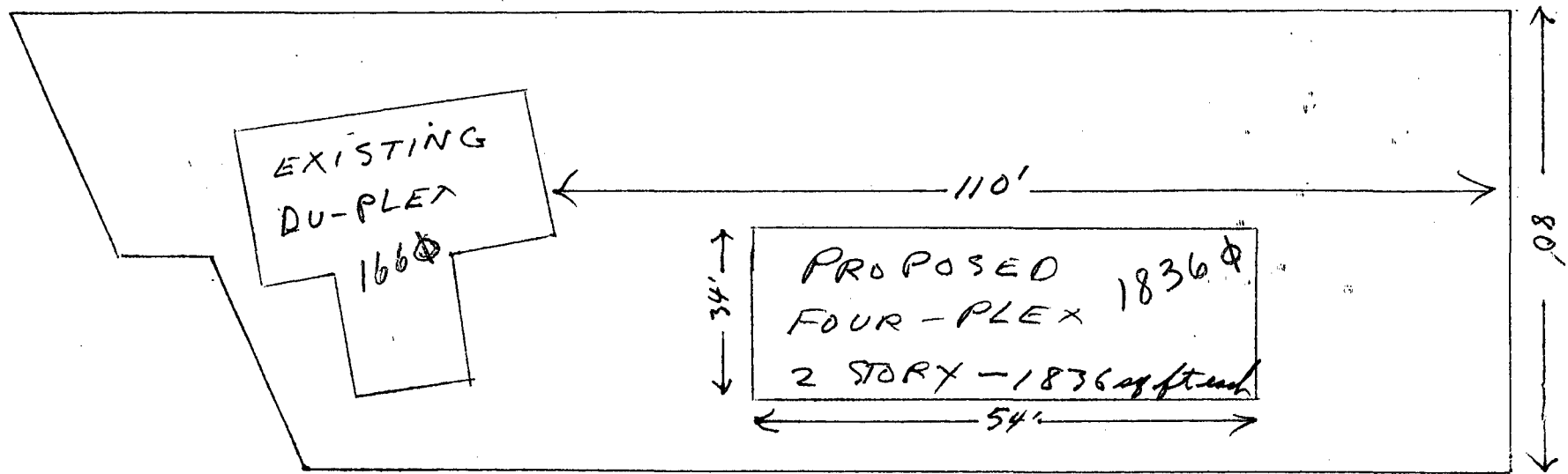
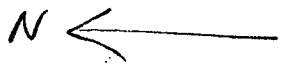
Date Filed: 3/18/81GENERAL INFORMATION

1. Name and address of developer or project sponsor: Philip And MARY MYERS, P.O. Box 695, BRIDGEPORT, CA.
2. Address of project: CORNER OF Hwy 182 AND AURORA CANYON Rd
Assessor's block and lot number: 0821311 LOT #1 BRIDGEPORT
3. Name, address, and telephone number of person to be contacted concerning this project: Philip And MARY MYERS, P.O. Box 695, BRIDGEPORT, CA 93517 (TEL. 932-7021)
4. List and describe any permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: USE PERMIT, BUILDING PERMIT
5. Existing zoning: GP
6. Proposed use of site (project for which this form is filed):
FOUR-PLEX; FOUR, 2 BEDROOM UNITS ALL IN ONE STRUCTURE.

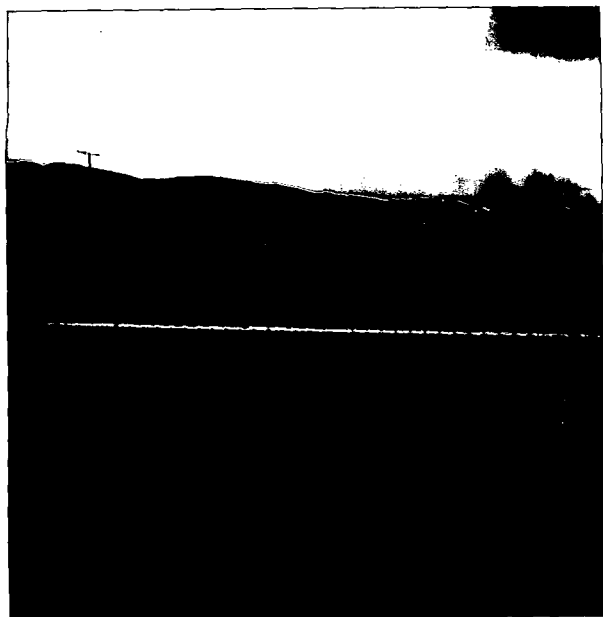
PROJECT DESCRIPTION

7. Site size. 8800 SQ FT ± (80' x 110')
8. Square footage. 1836 sq. ft of bottom UNITS
9. Number of floors of construction. 2 FLOORS - TOTAL 3672 sq. ft.
10. Attach plans.
11. Proposed scheduling.
12. Associated projects.
13. Anticipated incremental development.

PLOT PLAN



916 sqft each unit



- 14. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. *4 units, 916 sq. ft each unit, RENT \$300+/month*
- 15. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
- 16. If industrial, indicate type, estimated employment per shift, and loading facilities.
- 17. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
- 18. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary.)

- | <u>YES</u> | <u>NO</u> | |
|------------|-------------------------------------|--|
| — | <input checked="" type="checkbox"/> | 19. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. |
| — | <input checked="" type="checkbox"/> | 20. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| — | <input checked="" type="checkbox"/> | 21. Change in pattern, scale or character of general area of project. |
| — | <input checked="" type="checkbox"/> | 22. Significant amounts of solid waste or litter. |
| — | <input checked="" type="checkbox"/> | 23. Change in dust, ash, smoke, fumes or odors in vicinity. |
| — | <input checked="" type="checkbox"/> | 24. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| — | <input checked="" type="checkbox"/> | 25. Substantial change in existing noise or vibration levels in the vicinity. |
| — | <input checked="" type="checkbox"/> | 26. Site on filled land or on slope of 10% or more. |
| — | <input checked="" type="checkbox"/> | 27. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |

YES NO

- 28. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 29. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 30. Relationship to a larger project or series of projects.

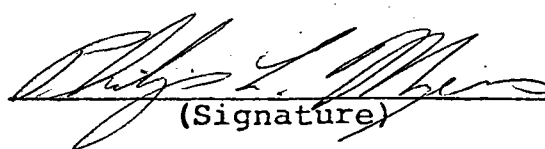
ENVIRONMENTAL SETTING

- 31. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
- 32. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

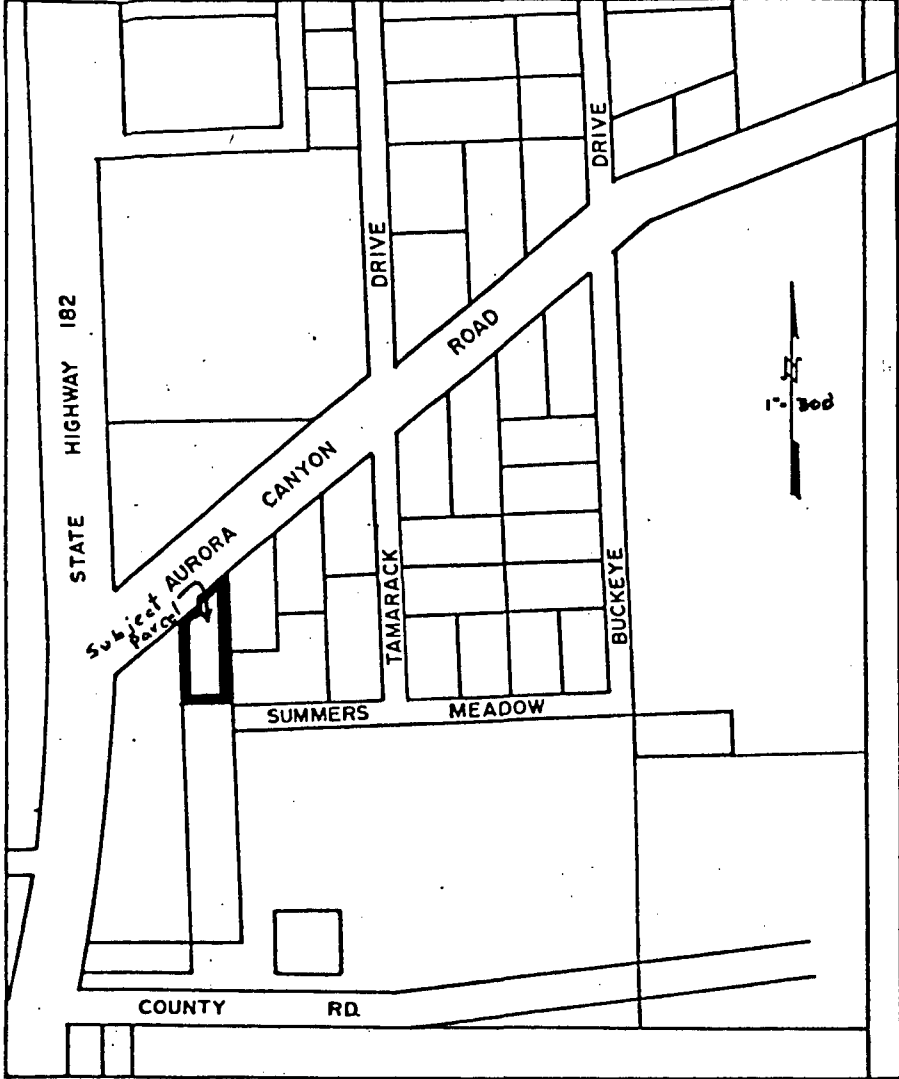
DATE: 3/18/81


(Signature)

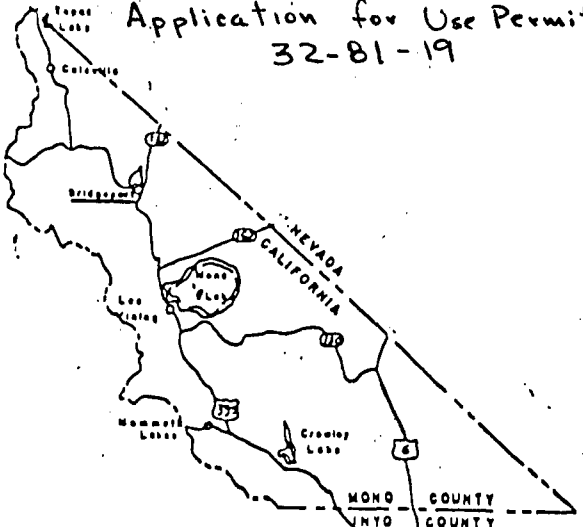
For: _____

The project site as it exists is vacant, level, with some sage brush. There would not be any cultural historical or scenic damage. There is an existing du-plex toward the front of the property.

The surrounding properties are in similar condition and the land uses are residential and storage units. There are mobil homes or trailers on some of the lots.



Application for Use Permit
32-81-19



Mailing List for

32-81-19 (AP 08-213-11)

08-213-09✓

12✓

01✓

02✓

03✓

08✓

07✓

211- 09✓

10✓

11✓

12✓

~~211~~
212- 04✓

05✓


06✓

07✓

02✓

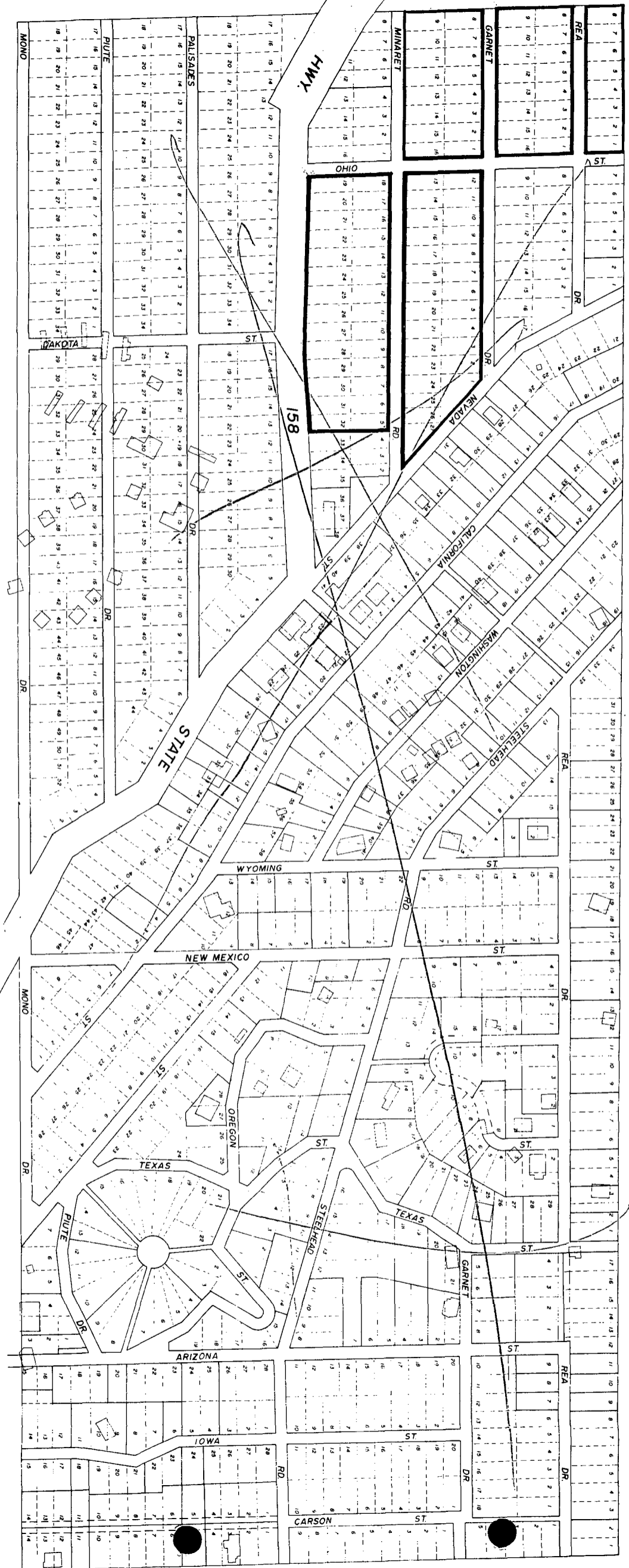
8-070-411✓

8-060-57-airport

	OFFICIAL RECEIPT COUNTY OF MONO BRIDGEPORT, CALIF. 93517		No 4310
	Office of <u>Planning</u> <u>March 31</u> 19 <u>81</u>		
Received from <u>Mary Myers</u>			
Amount \$ <u>100⁰⁰</u>			
For <u>UP 32-81-19</u>			
<input checked="" type="checkbox"/> CHECK <u>2848</u> <input type="checkbox"/> CASH		Signed <u>Cherie White</u>	

CHALFANT PRESS, BISHOP, CA.

[Handwritten scribble]



UP 32-81-19
MYERS/FOURPLEX

26
M.H. & B.B. DeChambeau
PO Box 92
Bridgeport, CA 93517
8-212-04

Local Transportation Comm.
ATTN: Marguerite

H.W. & L.B. Eitel
PO Box 248
Bridgeport, CA 93517
8-212-05,07

Road Department
ATTN: Ran

E.D. & A.C. Wilkes
Local
Bridgeport, CA 93517
8-212-06

Phillip & Mary Myers
PO Box 695
Bridgeport, CA 93517

Dorothy G. Stewart
PO Box 195
Bridgeport, CA 93517
8-212-2

Terry W. Chilcoat
PO Box 1507
Gardnerville, NV 89410
8-213-01

H.W. & L.B. Eitel
PO Box 636
Bridgeport, CA 93517
8-070-41

Bill & Lorene Hindman
PO Box 327
Bridgeport, CA 93517
8-213-02,03

Harry & Joan Stoneburner
PO Box 207
Bridgeport, CA 93517
8-213-06

Wayne & Audean Wooldard
General Delivery
Bridgeport, CA 93517
8-213-07

H.W. & L.B. Eitel
Local
Bridgeport, CA 93517
8-213-12

David & Sudie Bozon
PO Box 201
Bridgeport, CA 93517
8-211-09,10,11

Emerson & Arline Hall
PO Box 84
Bridgeport, CA 93517
8-211-12

CONDITIONAL USE PERMIT

DATE: May 12, 1981

TO: Philip and Mary Myers
P.O. Box 695
Bridgeport, CA 93517

FROM: ROBERT W. SANDY, DIRECTOR
MONO COUNTY PLANNING DEPARTMENT

SUBJECT: Construction of a four plex. Use Permit # 32-81-19.

On April 23, 1981, duly advertised and noticed, public hearing was held and the necessary findings, pursuant to Section 19.68.010 of the Mono County Code were made by the Mono County Planning Commission.

In accordance with those findings, Use Permit # 32-81-19 is hereby granted subject to the following conditions and requirements:

1. Provide twelve 10' X 20' on site paved parking spaces.
2. All required parking and driveways shall be paved.
3. Prior to approval of the building plans, a detailed plot plan shall be submitted to and approved by the Planning Department denoting the location of all required parking, driveway and drainage courses and required drainage easements.
4. Obtain an encroachment permit from the Department of Public Works.
5. Comply with the requirements of all special districts.

Compliance with the above conditions and requirements is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use of the land.

ISSUED THIS DATE: May 12, 1981


ROBERT W. SANDY, DIRECTOR

MONO COUNTY PLANNING DEPARTMENT

hearing open to receive testimony.

Present to speak in opposition to the proposed merger was Andy Oldfield and Candace Ross. No one was present to speak in favor of the proposed merger.

General discussion followed concerning access, frontage, original subdivision and the possibility of creative mergers.

Motion was made by Commissioner Thompson, seconded by Commissioner Lemmon and carried by unanimous voice vote to continue the hearing on Notice of Merger 81-05/Ross to the June 25, 1981 meeting in order to allow Deputy County Counsel adequate time to respond to the issues raised at the hearing.

~~ENVIRONMENTAL DETERMINATION AND
USE PERMIT APPLICATION 32-81-19~~

APARTMENTS/AP# 08-213-11

MYERS

BRIDGEPORT

The hearings were opened, and the Director read the Staff report recommending that the Commission adopt the environmental findings of the Director, and adopt and instruct the filing of a Negative Declaration and a Notice of Determination with the County Clerk.

Correspondence was received from Mrs. Stewart, concerned about the lot coverage. No correspondence was received in favor of the construction.

Mr. & Mrs. Myers were present to speak in favor of the proposed construction. General discussion followed concerning the setbacks, paving and encroachment permit. The hearings were closed.

Motion was made by Commissioner Long, seconded by Commissioner Good and carried by unanimous voice vote to adopt the findings of the Director and instruct the filing of a Negative Declaration and a Notice of Determination with the County Clerk and then approved Use Permit Application 32-81-19, subject to the five conditions as stated in the April 23, 1981 Staff report, having found it to be consistent with the adopted General Plan.

ENVIRONMENTAL DETERMINATION AND
TENTATIVE PARCEL MAP 34-22

AP#s 16-166-05,-06 and 16-168-05

MAHON

JUNE LAKE

The hearing was opened, and the Director read the Staff report recommending that the Commission adopt the environmental findings of the Director, and adopt and instruct the filing of a Negative Declaration and a Notice of Determination with the County Clerk.

Correspondence was received from the June Lake Fire Protection District stating that the 20' easement would be adequate access for fire equipment.

Mr. Mahon was present to speak in favor of the proposed division. General discussion followed concerning access, and setbacks. Mr. Sandy stated that he had made an on site inspection with the applicant and Supervisor Johnson.

NOTICE OF DECISION

USE PERMIT APPLICATION: 32-81-19

APPLICANT: Myers

SUBJECT PROPERTY: Assessor's Parcel 08-213-11, south side of Aurora Canyon Road, Bridgeport.

REQUESTED USE: Construction of a four plex.

Pursuant to Section 19.68.010 of the Mono County Code, you are hereby notified that the Planning Commission of the County of Mono did on April 23, 1981 hold a public hearing to hear any and all testimony relative to the issuance of the above and did unanimously approve Use Permit Application 32-81-19 subject to the following conditions:

1. Provide twelve 10' X 20' on site paved parking spaces.
2. All required parking and driveways shall be paved.
3. Prior to approval of the building plans, a detailed plot plan shall be submitted to and approved by the Planning Department denoting the location of all required parking, driveway and drainage courses and required drainage easements.
4. Obtain an encroachment permit from the Department of Public Works.
5. Comply with the requirements of all special districts.

Any affected person, including the applicant, not satisfied with the decision of the Commission may within fifteen (15) days of the effective date of the decision, submit an appeal in writing to the Board of Supervisors, County of Mono.

The appeal shall include the appellant's interest in the subject property, or in property located within three hundred(300) feet of the exterior boundaries of the subject property, the decision or action appealed, and specific reasons why the appellant believes the decision appealed from should not be upheld.

DATE OF DECISION: April 23, 1981

MONO COUNTY PLANNING COMMISSION

ROBERT W. SANDY, Executive Secretary

*Mailed
4-27-81*

EXHIBIT E
NOTICE OF DETERMINATION
COUNTY OF MONO
PLANNING DEPARTMENT

FILED 30

APR 24 1981

Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, CA 94814

RENN NOYAN
COUNTY CLERK, MONO COUNTY
Renn Noyan

Or
 County Clerk
County of Mono

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Use Permit Application 32-81-19

Project Title

State Clearinghouse Number Contact Person Telephone Number
(If submitted to Clearinghouse)

Assessor's Parcel 08-213-11, South side of Aurora Canyon Road, Bridgeport.

Project Location

Construction of a four plex

Project Description

This is to advise that on April 23, 1981 the Mono County Planning Commission (Lead Agency or Responsible Agency) has approved the above described project and made the following determinations regarding the above described project:

1. The project ~~will~~, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at: Mono County Planning Department, P.O. Box 8, Bridgeport CA.

3. Mitigation Measures ~~were~~, were not, made a condition of the approval of the project.
4. A Statement of Overriding Considerations ~~was~~, was not, adopted for this project.

Date Received for Filing: April 23, 1981

Robert M. Sandy
Signature
Planning Director

Note: Authority cited: Section 21083, Public Resources Code; Reference Sections 21108, 21152, and 21167. Public Resources Code.

APR 24 1981

NEGATIVE DECLARATION

Use permit Application 32-81-19

By RENN NOJAN
COUNTY CLERK, MONO COUNTY

Project Title

Assessor's Parcel 08-213-11, South side of Aurora Canyon Rd. Bridgeport.

Project Location

Construction of a four plex

Project Description

On the basis of the initial study I find that this project will not have a significant effect upon the environment.

DATE: April 23, 1981

Robert Melandy
Planning Director

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIAL SIGNIFICANT ADVERSE EFFECTS:

ADOPTED AND ORDERED FILED THIS 23 DAY OF April 19 81

BOARD OF SUPERVISORS

PLANNING COMMISSION

Waris L. Schaker
Chairman
Planning Commission

PUBLIC HEARING HELD: April 23, 1981

AGENDA ITEM IV-I 1:45 P.M.
MONO COUNTY PLANNING COMMISSION
APRIL 23, 1981

ENVIRONMENTAL DETERMINATION AND
USE PERMIT APPLICATION 32-81-19
APARTMENT COMPLEX
MYERS
BRIDGEPORT

Use Permit Application 32-81-19 is for the construction of a four-plex on Assessor's Parcel 08-213-11, located on the south side of Aurora Canyon Rd., Bridgeport. The zoning is GP (General Purpose).

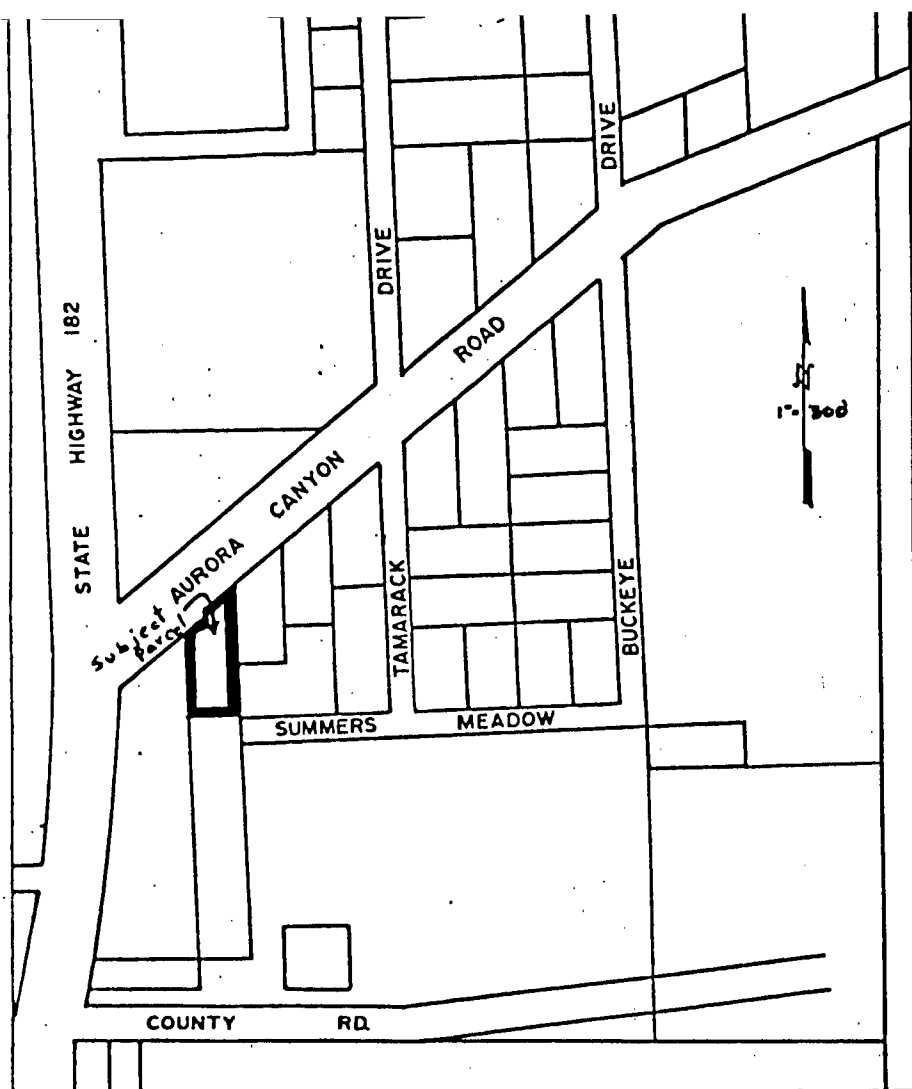
The application has been reviewed and it is the Director's Determination that it is not categorically exempt and that the project will not have a significant effect on the environment and a Negative Declaration has been prepared.

The applicant proposes to construct four two-bedroom apartment units in one two story structure; one duplex exists on the site, bringing the total number of dwelling units to six on the 14,500 sq. ft. parcel.

- * In the opinion of Staff, the required findings of Section 19.68.010 of the Mono County Code can be made. It is the recommendation of Staff that the Commission adopt the findings of the Director and instruct the filing of a Negative Declaration and Notice of Determination with the County Clerk and then approve Use Permit Application 32-81-19, subject to the following conditions, having found it to be consistent with the adopted General Plan.

Conditions

1. Provide twelve 10'x20' on-site paved parking spaces.
2. All required parking and driveways shall be paved.
3. Prior to approval of building plans, a detailed plot plan shall be submitted to and approved by the Planning Dept. denoting the location of all required parking, driveway and drainage courses and required drainage easements.
4. Obtain an encroachment permit from the Dept. of Public Works.
5. Comply with the requirements of all special districts.



NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that on the 23rd day of April 1981, beginning at the hour of 1:45 P.M. in the Board of Supervisors Room, Courthouse, Bridgeport, California, the Mono County Planning Commission will hear testimony relative to the following:

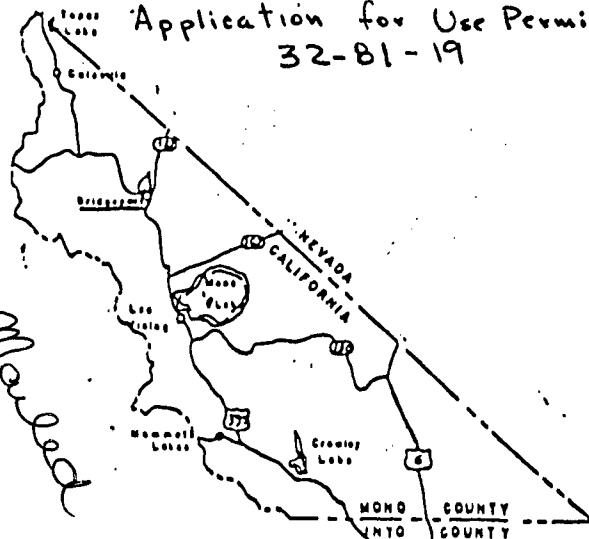
USE PERMIT APPLICATION 32-81-19/MYERS is for the construction of a four-plex on Assessor's Parcel 08-213-11, located on the east side of Cemetery Road, Bridgeport, The zoning is GP.

All persons having an interest in the lands subject to the aforementioned application or in lands within three hundred (300) feet of the exterior boundaries thereof, may appear before the Planning Commission either in person or represented by counsel and present testimony or may, prior to said hearing file with the Executive Secretary written correspondence pertaining thereto.

MONO COUNTY PLANNING COMMISSION

ROBERT W. SANDY, Executive Secretary

Application for Use Permit
32-81-19



H-10-81
Mandel

PROOF OF PUBLICATION
(2015.5 C C.P.)

STATE OF CALIFORNIA,
County of Mono,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lakes District Review, a newspaper of general circulation, printed and published in the County of Mono, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mono, State of California, under the date of December 12, 1975, Case Number 1029; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 9

all in the year 19*81*

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at *Mammoth Lakes*

California, this *9* day of *April*, 19*81*

Carolyn Smith
Signature

MAMMOTH LAKES PRESS
Established 1972

P.O. Box 110, Mammoth Lakes, Calif. 93546
Pine Tree Plaza, Main St., Mammoth Lakes
Phone: (714) 934-8555

This space is for the County Clerk's Filing Stamp

Proof of Publication of

Notice of Hearing

Paste
of N
SECL
In This

DRELL is for the merger of Assessor's Parcels 15-113-10, -14, -35, -54, -65, located on the west side of Boulder Dr. 1/8 mile south of Knoll Ave., June Lake. Zone: CHCP. 11:15 a.m. NOTICE OF MERGER/THEE is for the proposed merger of Assessor's Parcels 15-104-04 & -36, located on the southwest side of Granite Ave., June Lake. Zone: GP (Openspace). 11:30 a.m. NOTICE OF MERGER/MARZANO is for the merger of Assessor's Parcels 15-104-10, -22 & -23 located at the southern intersection of Alderman and Granite Ave., June Lake. Zone: CHCP. 11:30 a.m. NOTICE OF MERGER/MARZANO is for the merger of Assessor's Parcels 15-105-10, & -28, located on the east side of Bruce St., June Lake. Zone: GP (Openspace). 11:30 a.m. NOTICE OF MERGER/MARZANO is for the merger of Assessor's Parcels 15-105-06, -16 & -17, located at the northwest corner of Alderman and Crawford Ave., June Lake. Zone: R3CP. 1:45 p.m. USE PERMIT APPLICATION 32-81-19/MYERS is for the construction of a four-plex on Assessor's Parcel 08-213-11, located on the east side of Cemetery Rd., Bridgeport. Zone: GP. 2:15 p.m. APPROVAL OF TENTATIVE TRACT MAP 37-29 for the division of Assessor's Parcel 64-100-02 into 51 residential lots, located to the south of the Hilltop Estates subdivision, Swall Meadows. Zone: RR-SC. 2:45 p.m. USE PERMIT APPLICATION 31-81-20/PARK LIVESTOCK CO. is for the placement of a mobile home on Assessor's Parcel 01-150-11, located on the north side of Topaz Lane, approximately two miles east of US 395, Antelope Valley. Zone: GP.

**NOTICE OF HEARING
APPLICATIONS FOR
USE PERMITS/ZONE VARIANCES**

NOTICE IS HEREBY GIVEN that on April 23, 1981, beginning at the times indicated and continuing until finished, in the Board of Supervisors Room, Courthouse, Bridgeport, CA, the Mono County Planning Commission will hear applications for the following: 10:15 a.m. NOTICE OF MERGER/M.S.V. DEVELOPMENT is for the merger of Assessor's Parcel 16-152-04, located on the north side of California St. between New Mexico and Mono streets, June Lake. Zone: R-1-CP. 10:25 a.m. NOTICE OF MERGER/STANTON is for the merger of Assessor's Parcel 16-188-03, located at the southeast corner of Piute and Riverside Dr., June Lake. Zone: R-1-CP. 10:35 a.m. NOTICE OF MERGER/BOURGAULT is for the merger of Assessor's Parcels 16-202-09 & -10, located on the west side of Rainbow St. between Rea and Garnet streets, June Lake. Zone: R-1-CP. 10:45 a.m. NOTICE OF MERGER/GERKIN is for the merger of Assessor's Parcels 15-111-08, & -09, -10, -11, located on the south side of Raymond Ave., between Alderman and Brenner streets, June Lake. Zone: R-3-CP. 11 a.m. NOTICE OF MERGER/

All persons having an interest in the lands subject to the aforementioned application or in any lands within three hundred (300) feet of the exterior boundaries therefore may appear before the Planning Commission either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Executive Secretary written correspondence pertaining thereto.
MONO COUNTY PLANNING COMMISSION
Robert W. Sandy, Executive Secretary
(LDR: April 9, 1981-2158)

PROOF OF PUBLICATION

(2015.5 C C. P.)

STATE OF CALIFORNIA,
County of Mono,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lakes District Review, a newspaper of general circulation, printed and published in the County of Mono, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mono, State of California, under the date of December 12, 1975, Case Number 1029; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 7

all in the year 19*81*.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at *Mammoth Lakes*

California, this *7* day of *April*, 19*81*

Carolyn Smith
Signature

MAMMOTH LAKES PRESS

Established 1972

P.O. Box 110, Mammoth Lakes, Calif. 93546
Pine Tree Plaza, Main St., Mammoth Lakes
Phone: (714) 934-8555

This space is for the County Clerk's Filing Stamp

Proof of Publication of

Notice of Determination

**NOTICE OF DETERMINATION
ENVIRONMENTAL EVALUATION**

NOTICE IS HEREBY GIVEN that the Director has completed the Environmental Assessment on the following projects and has determined that they are not categorically exempt, that said projects will not have a significant effect upon the environment, and a Negative Declaration has been prepared for each and is on file in the Mono County Planning Dept., Courthouse Annex I, Bridgeport, CA.

1:45 p.m. USE PERMIT APPLICATION 32-

81-19/MYERS is for the construction of a

four-plex on Assessor's Parcel 08-

213-11, located on the east side of

Cemetery Rd., Bridgeport. Zone: GP. 2

p.m. TENTATIVE PARCEL MAP 34-22/

MAHON is for the division of Assessor's

Parcels 16-166-05 & -06 and 16-168-05

into three parcels, located at the northern

intersection of Bay St. and Rea Dr., June

Lake. Zone: R1CP. 2:30 p.m. TENTATIVE

PARCEL MAP 36-107/SMITH is for the proposed

division of Assessor's Parcel

22-480-42 & -43 into two parcels, located

southeast of the Mammoth Park Tract off

of Red Fir Rd., Mammoth Lakes. Zone:

R-1. 2:45 p.m. USE PERMIT APPLICATION

31-81-20/PARK LIVESTOCK CO. is for the

placement of a mobile home on

Assessor's Parcel 01-150-11, located on

the north side of Topaz Lane, approx-

imately two miles east of US 395, Antelope

Valley. Zone: GP. 3 p.m. TENTATIVE

PARCEL MAP 36-106/THOMPSON is for

the division of Assessor's Parcel 33-110-

07 & -08 into three parcels, located on

the south side of Hwy. 203, just west of Sierra

Valley Sites I, Mammoth Lakes. 3:15 p.m.

TENTATIVE PARCEL MAP 37-95/

BROWN is for the proposed division of

Assessor's Parcel 60-160-03 into three

parcels, located on the northeast side of

Juniper Dr., Hilton Creek. Zone: R-1. 3:30

p.m. TENTATIVE PARCEL MAP 37-96/

BEHNKE is for the proposed division of

Assessor's Parcel 60-250-09 into two

parcels, located at the northwest corner of

Delta and Placer drives, Hilton Creek.

Zone: R-2-E.

Said determinations have been transmit-

ted to the Mono County Planning Commis-

sion to be reviewed on April 23, 1981 at

the times indicated in the Board of Super-

visors Room, Courthouse, Bridgeport, CA,

at which time public comments may be

submitted.

MONO COUNTY PLANNING COMMISSION

Robert W. Sandy, Executive Secretary

(LDR: April 9, 1981-2159)

Proof of Publication

(2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF INYO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

Mono Herald
a newspaper of general circulation, published in
Bridgeport
Chronicle-Union

County of Mono, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mono, State of California, under date of Oct. 23, 1953, Case Number 661, that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

April 9,

all in the year 1981

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Bishop,

California,

this 9th day of April, 19 81

Helen M. Macklin
Signature

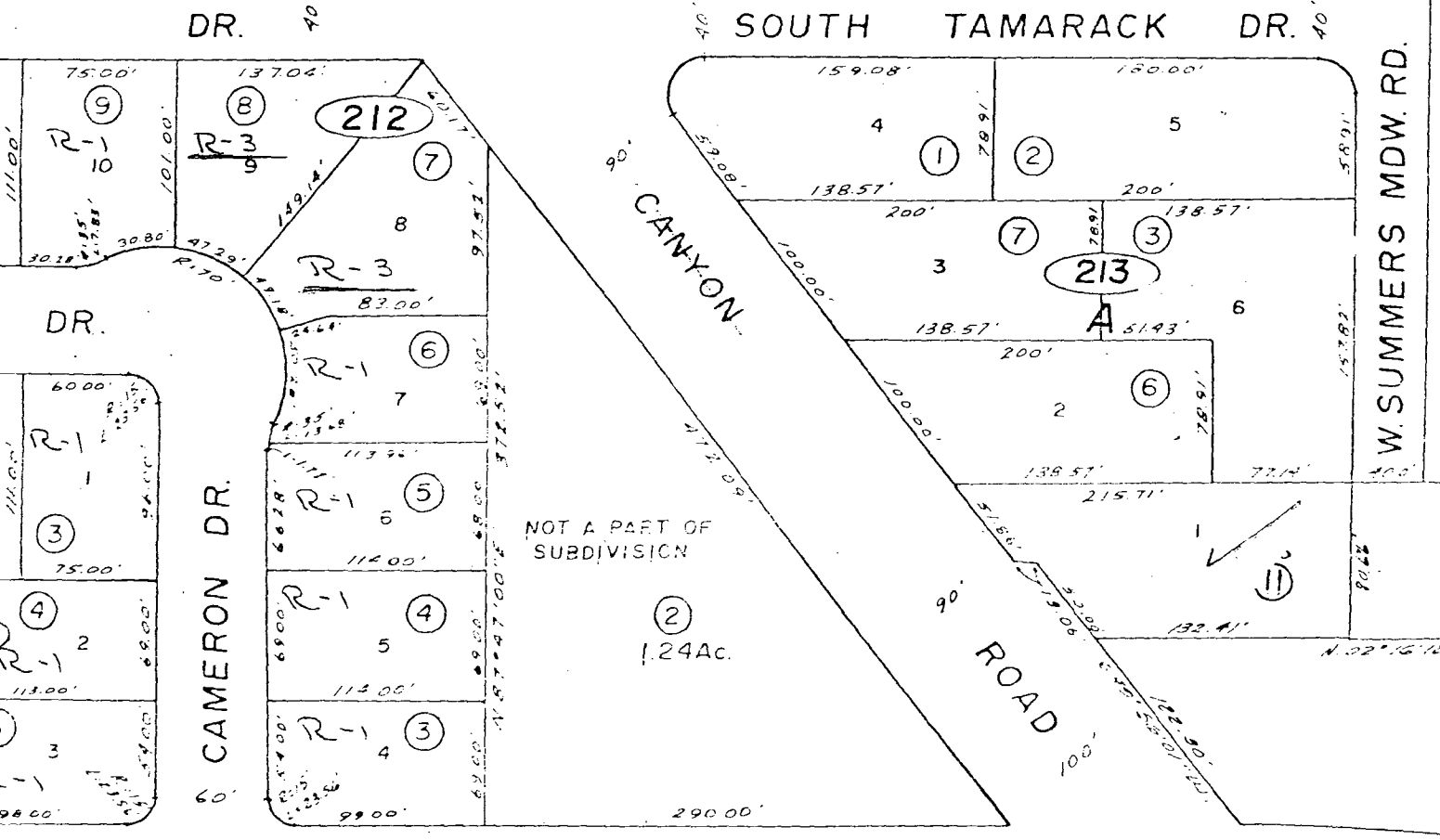
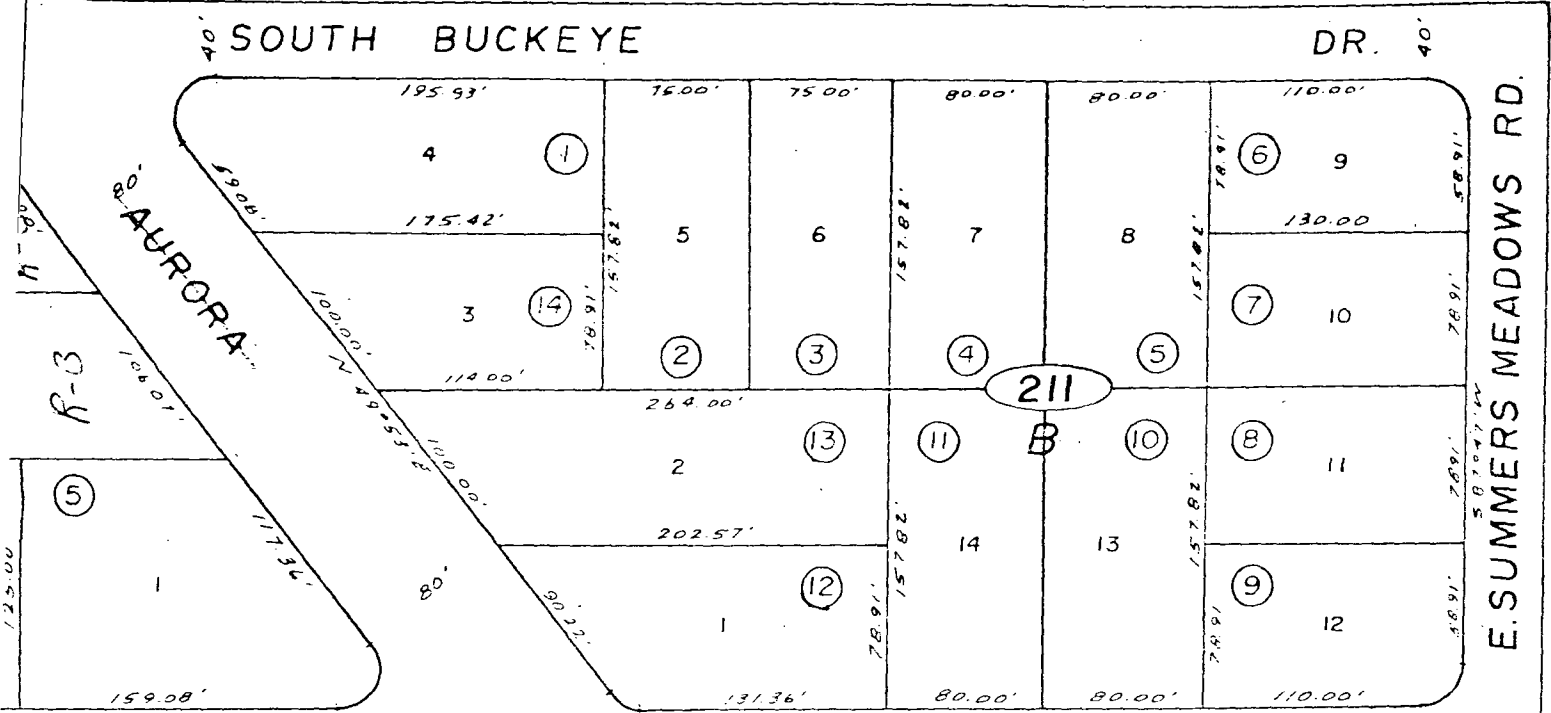
Proof of Publication of
Notice of Determination
Environmental Evaluation

Paste Clipping of Notice SECURELY in this Space

Notice of Determination, Environmental Evaluation. Notice is hereby given that the Director has completed the Environmental Assessment on the following project(s) and has determined that if (they) are not categorically exempt, that said project(s) will not have a significant effect upon the environment, and a Negative Declaration has been prepared for each and is on file in the Mono County Planning Department, Courthouse Annex 1, Bridgeport, California. 2:00 p.m. Tentative Parcel Map 34-22/Mahon is for the division of Assessor's Parcels 16-166-05 & -06 and 16-168-05 into three parcels, located at the northern intersection of Bay St. and Rea Drive, June Lake. Zone: R1CP. 2:30 p.m. Tentative Parcel Map 36-107/Smith is for the proposed division of Assessor's Parcel 22-480-42 & -43 into two parcels, located southeast of the Mammoth Park Tract off of Red Fui Road, Mammoth Lakes. Zone: W-1. 2:45 p.m. Use Permit Application 31-81-20/Park Livestock Co. is for the placement of a mobilehome on Assessor's Parcel 01-150-11, located on the north side of Topaz Lane, approximately two miles east of Hwy. 395, Antelope Valley. Zone: GP. 3:00 p.m. Tentative Parcel Map 36-106/Thompson is for the division of Assessor's Parcel 33-110-07 & -08 into three parcels, located on the south side of Hwy. 203, just west of Sierra Valley Sites 1, Mammoth Lakes. 3:15 p.m. Tentative Parcel Map 37-95/Brown is for the proposed division of Assessor's Parcel 60-160-03 into three parcels, located on the northeast side of Juniper Drive, Hilton Creek. Zone: R-1. 3:30 p.m. Tentative Parcel Map 37-96/Behnke is for the proposed division of Assessor's Parcel 60-250-09 into two parcels, located at the northwest corner of Delta and Placer Drives, Hilton Creek. Zone: R-2-E. 1:45 p.m. Use Permit Application 32-81-19/Myers is for the construction of a four-plex on Assessor's Parcel 08-213-11, located on the east side of Cemetery Road, Bridgeport. Zone: GP. Said determinations have been transmitted to the Mono County Planning Commission to be reviewed on April 23, 1981 at the times indicated in the Board of Supervisor's Room, Courthouse, Bridgeport, California, at which time public comments may be submitted. Mono County Planning Commission, Robert W. Sandy Executive Secretary. (MH-CU: Apr. 9, 1981-386c)

POR. W/2 S.E. 1/4 SEC. 28, T.5N., R.25E., M.D.B.&M.

(07)

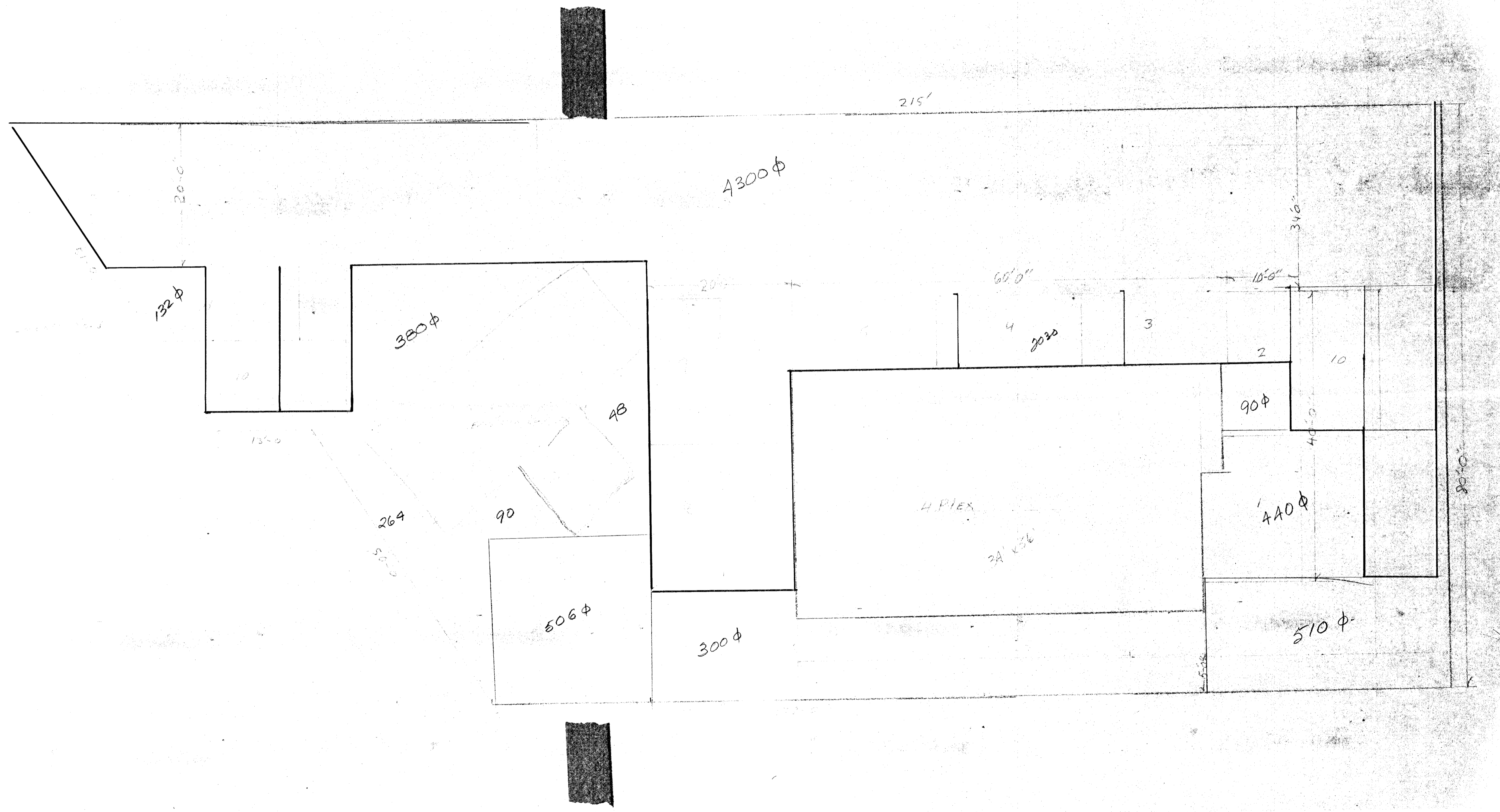


HWY. 182

(07)

NOTE - Assessor's Block Numbers Shown in []
Assessor's Parcel Numbers Shown in []

UP 32-81-19 / MYERS PLOT PLAN



1800
 230
 4030
 4300
 6330

2000 φ

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

April 22, 2024

To: The Sheet

From: Tyrone Grandstrand

Re: Legal Notice for the April 27th edition

Invoice: Tyrone Grandstrand, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Planning Commission will conduct a public hearing **May 9, 2024**. The meeting will be held virtually at <https://monocounty.zoom.us/j/81826768071> and in the Bridgeport Board Chambers, Second Floor, Mono County Courthouse, 278 Main Street, Bridgeport, CA 93517 or via teleconference at the Dana Room of the Mono County Civic Center, Second Floor, 1290 Tavern Road, Mammoth Lakes, CA 93546, where members of the public shall have the right to observe and offer public comment and to consider the following: **no earlier than 9:05 a.m. Purchase of 264 Highway 182 Bridgeport, CA 93517 (APN 008-213-011-000) by Mono County**: General Plan conformance determination for the County acquisition of short-term rental property for conversion to long-term rentals for local workforce.

INTERESTED PERSONS are strongly encouraged to attend the meeting in-person; and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546 or by email at cddcomments@mono.ca.gov, **by 8 am on May 8th**. 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 to the Secretary to the Planning Commission at, or prior to, the public hearing.

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