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

Amended Meeting Agenda

October 16, 2025 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/82131814238
Or visit https://www.zoom.us/ and click on "Join A Meeting." *Use Zoom Meeting ID*: 821 3181 4238
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*: 821 3181 4238
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.
~~**3. 835 E 2nd Ave Suite 305 Durango, CO 81301**~~

**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**
   A. Review and adopt minutes of September 18, 2025 (pg. 1)

4. **PUBLIC HEARINGS**

   A. **No earlier than 9:00 am: Use Permit 25-011/ Bridgeport Vacation Trailer Rentals.** Consider approval of Conditional Use Permit 25-011 for RV/Trailer storage located at 34 Kirkwood Street in Bridgeport (APN #008-093-025-000). The property is 0.2 acres and designated Commercial (C). The project qualifies for an exemption under CEQA §15311 (b), small parking lots. *Staff: Melinda Guerrero* (pg. 3)

5. **REPORTS**
   A. Director (pg. 23)
   B. Commissioners

6. **INFORMATIONAL/ CORRESPONDENCE** (pg. 25)

7. **ADJOURN** to the Scheduled Special Meeting on November 20, 2025, at 11:00 am.

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. 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.

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

Draft Minutes

September 18, 2025 at 9:00 am
Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546
Zoom: https://monocounty.zoom.us/j/89871008147

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

STAFF: Heidi Willson, planning commission clerk; Emily Fox, County Counsel; Erin Bauer, planning analyst; Brent Calloway, Assistant director

PUBLIC: Heidi Vetter, Tonya Ferguson

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
   Meeting called to order at 9:01 am and the Commission lead the Pledge of Allegiances.

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 August 21, 2025
   - Lagomarsini pointed out that Commissioner Bush left the meeting at 11am. **Motion:** Approve minutes with corrections to the departure time for Commissioner Bush. Motion by Lagomarsini; Robertson second.
     Roll-call vote – Ayes: Bush, Robertson, Lagomarsini, Lizza. Absent: Fogg
     Motion Passes 4-0 with one absence.

4. **PUBLIC HEARINGS**
   A. **No earlier than 9:00 am: Use Permit 25-006/Ferguson VHR.** Applicant proposes to permit one single-family residence located at 65 Knoll Avenue in June Lake (APN #015-74-002-000) for seasonal use as a vacation home rental. The property is 0.12 acres and designated Mixed Use (MU). The portion of the home available for rent will allow for a maximum overnight occupancy of eight guests. The project qualifies for an exemption under CEQA §15301, Existing Facilities. *Staff: Erin Bauer.*

* Chair Lizza reported that Commissioner Fogg would have had to abstain from the public hearing if she was in attendances.

- Bauer gave a presentation and answered questions from the Commission.
- Public Hearing Opened at 9:23 am.
- Public Comments provided by the applicant Tonya Ferguson answering questions from the Commission.
- Public Hearing Closed at 9:25 am.
- Commissioner Deliberated the project, which included questions to, answers from, and exchanges with staff and the applicants.

Motion: Find that the project qualifies as a categorical exemption under CEQA guidelines §15301, and instruct staff to file a Notice of Exemption, determine that the required findings contained in the staff report can be made, and approve Use Permit 25-003.
Motion Bush; Lagomarsini second.
Roll-call vote – Ayes: Bush, Lagomarsini, Lizza. Nay: Robertson
Motion Passes 3-1 with one absence.

5. **REPORTS**
   A. Director- Deferred to October 16, 2025 meeting.
   B. Commissioners-No Commissioner's reports.

6. **INFORMATIONAL/ CORRESPONDENCE**

7. **ADJOURN at** 9:33 am to the Scheduled Special Meeting on September 30, 2025, at 11:00 am.

MONO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

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

Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420 phone, 932-5431 fax
www.monocounty.ca.gov

October 16, 2025

To: Mono County Planning Commission

From: Melinda Guerrero, Planning Analyst I

Re: Use Permit 25-011/Bridgeport Vacation Trailer Rentals

Recommendation

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

1. Find that the project qualifies as a Categorical Exemption under CEQA guidelines §15311(B), small parking lots, and instruct staff to file a Notice of Exemption.
2. Make the required findings as contained in the project staff report; and
3. Determine the use is similar to and not more obnoxious than the commercial uses permittable on parcels designated Commercial (C); and
4. Approve Use Permit 25-011, subject to attached conditions.

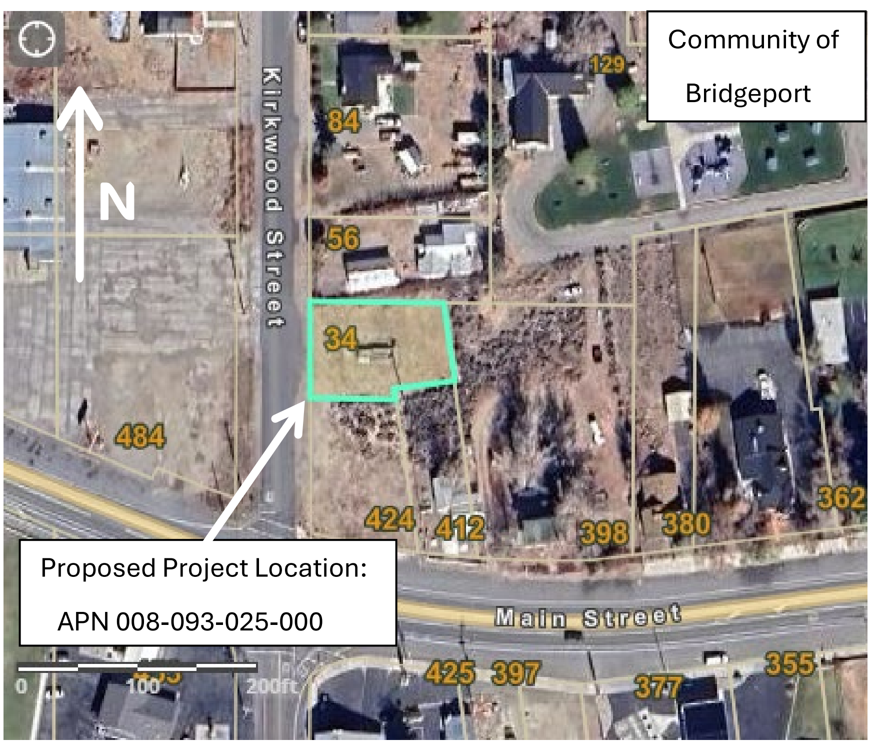

Figure 1: Parcel View of proposed project

Project Background & Description

Use Permit 25-011 would permit RV and trailer storage for an existing trailer rental business, Bridgeport Vacation Trailer Rentals at 34 Kirkwood Street. The business's main location is on a different parcel at 1 Kingsley Street. The subject property is currently vacant, and past use was a multi-family residential complex that burned down in 2017. The current business on 1 Kinglsey Street has been operating since at least 1972. The 34 Kirkwood Street property is proposed to serve as additional storage for RVs and trailers, however the Kirkwood Street location will be used only for trailer storage and will not have utilities including water, electricity, or sewage connected on the property. The property is 0.2 acres and has a Commercial (C) Land Use Designation.

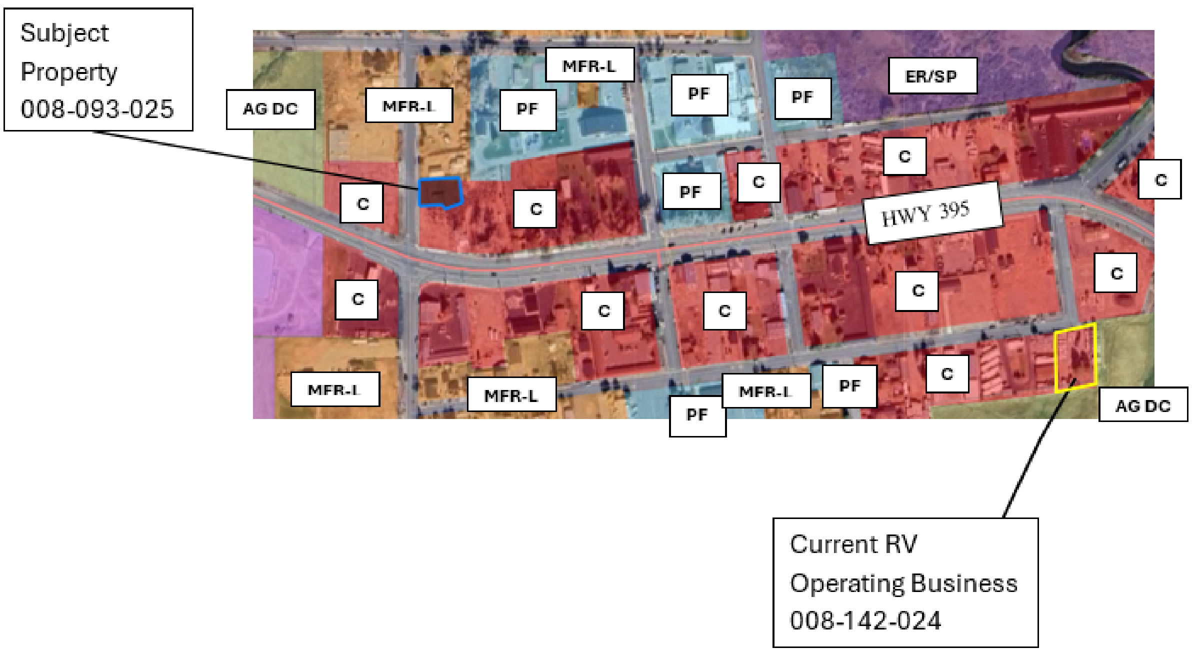

Figure 2: APN 008-093-025-000 proposed parcel and surrounding land use designations

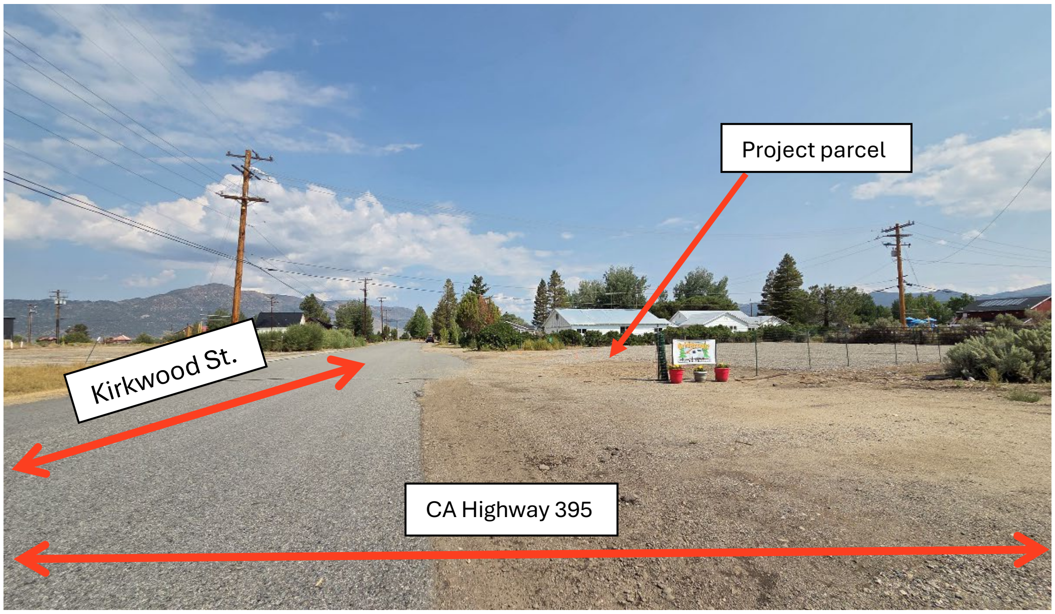

Figure 3: APN 002-353-021-000, seen from Highway 395

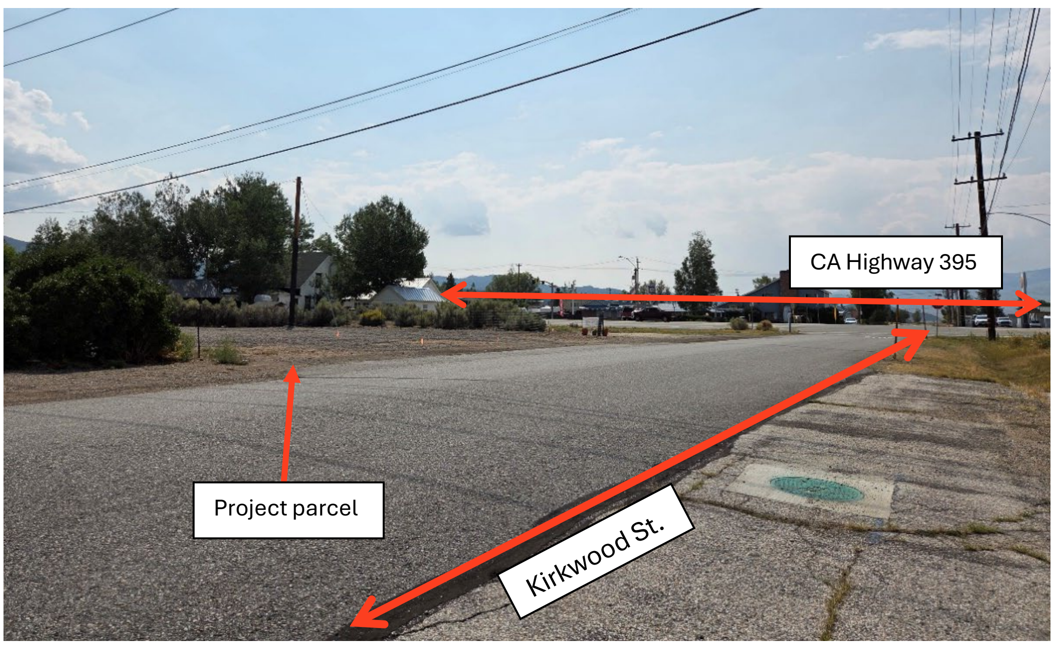

Figure 4: APN 008-093-025-000, seen from neighboring parcel across the street looking towards Highway 395

Operations

Trailers will be moved on and off site during the hours of 8am to 5pm, which coincides with the operational hours of Bridgeport Vacation Trailer Rentals. Their current business has 30 RV trailer rentals, each 28 feet long. No services shall be performed on the trailers during storage. Any units requiring service will be kept on the applicant's main location. All trailers shall be empty of waste prior to storage and vehicle repairs are prohibited on the parcel. Only operational RV vacation trailers will be permitted; abandoned, dismantled, and inoperative vehicles are not permitted on site. Engine idle time for vehicles delivering or removing trailers from storage is limited to 5 minutes while onsite. No generator use will be allowed onsite. Trailers shall be stored in an organized fashion, and the property shall be maintained in a neat and orderly condition.

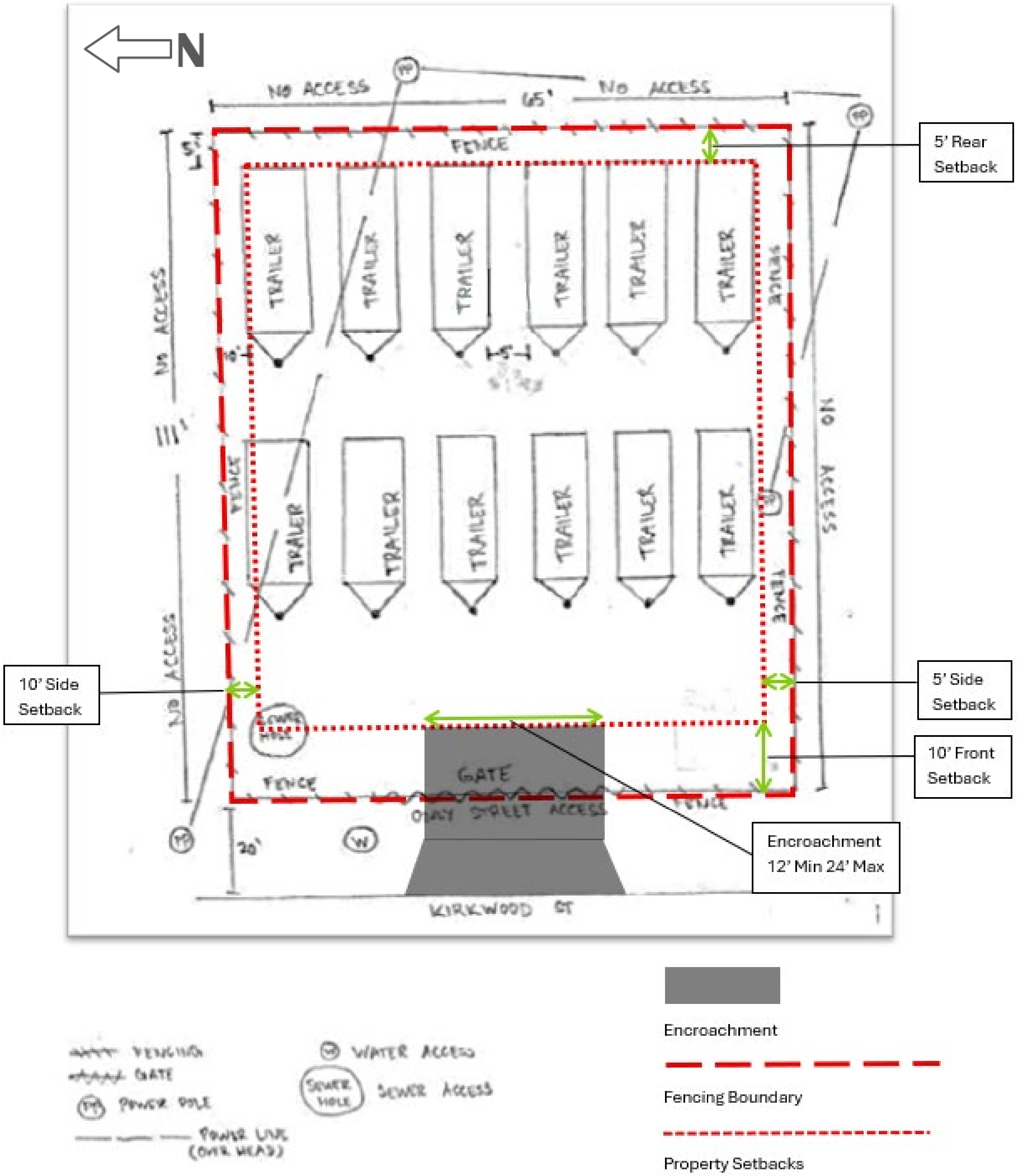

Figure 5: Site Plan

Parking and Driveways

The applicant will be required to obtain an encroachment permit from the Public Works Department in order to access the property from Kirkwood Street, a County maintained street. A paved driveway encroachment may be required by the Public Works Department. Mono County driveway standards require a minimum width of 12 feet, and maximum width of 24 feet for the driveway encroachment.

Parking and Paving requirements of Mono County General Plan LUE Chapter 6 require that land used for parking lots, or car or trailer sales lots, shall be developed with paving, drainage and painting according to the specifications of the county Planning Division and Public Works Department. Public Works has determined that a gravel base material is sufficient for the storage use as the trailers will be stored for long periods of time and only occasionally moved on and off site and that striping is not required as the parking is not intended for public use and trailers of varying sizes may be stored onsite. In addition, the lot is flat and the pervious nature of the gravel will allow for drainage to infiltrate onsite and prevent fugitive dust.

Figure 6: Current road access and screening detail to the property.

Setbacks, Snow Storage & Lot Coverage

Setbacks for the trailer parking on the property shall be maintained with rear and south side setbacks at 5 feet from the property line and a front and north side setback of 10 feet from the property line. The minimum required setbacks allow for sufficient space for the required snow storage and the impervious gravel does not count toward lot coverage, however, if setbacks are complied with, the trailer storage use area is less than the maximum 70% of allowed lot coverage.

Commercial designated parcels have required minimum 10’ front setbacks, 5’ rear setbacks, and 0’ side setbacks. However, because the property abuts a residential use on the northern property line, the side setbacks shall be extended to 10 feet from the north property line. Section 04.120.D.1. states that, “when a commercial use is proposed and is abutting a residential district, or a residential use is proposed within a commercial or mixed use designation, the required minimum side and rear yards shall be 10 feet."

Fencing

The General Plan Commercial Land Use Designation includes a section specific to fences and screening. Fences and/or screening shall be required when a project is abutting any residential district. Any use subject to use permit shall be required to either landscape (per approved landscape plan) or leave in natural open space (i.e., ungraded) all areas not covered by impervious surfaces. In order to comply with this standard, and consistent with the Mono County Design Guidelines, a 6 to 7 foot high solid fence is required along the north property line that abuts a residential district. The Planning Division recommends and has included as a condition of approval, the requirement for a 6-7 foot solid fence on all sides of the property. Solid fencing such as wood pickets is recommended for screening applications in the Mono County Design Guidelines however chain-link fencing with slats has also been utilized to meet the screening standard.

General Plan LUE section 04.160, fences shall not exceed 7' in height. Where a fence, hedge or wall is located in any required front yard, it shall not exceed 4' in height except when approved with a Use Permit and when the fence will not obstruct line of sight for vehicles in roadways or driveways. A sliding gate at the entrance has been proposed by the applicant.

Landscaping

No landscaping is proposed for the project. A gravel base material will prevent dust, and weeds will be controlled on the site if necessary and to comply with CalFire and local defensible space standards.

Figure 7: Proposed project site for additional RV storage, front property line facing Kirkwood St.

Signage

The signage will comply with Mono County's General Plan Chapter 7 Table 07.010 Sign Standards under the Sign type: Attached (wall). The applicant proposes a sign on the southern fence of the property line with their business logo and phone number. No exterior lights will illuminate the sign.

Figure 8: Applicant's proposed signage

Fire Safe

The project shall maintain vegetation in order to meet Calfire's State Minimum Fire Safe Regulations and the Bridgeport Fire Protection requirements. The Bridgeport Public Utilities District, Fire Protection District and CalFire were all noticed of the project and have not provided comments.

Utilities

There will be no water, power, electricity, or sewage used on the proposed property. There are existing overhead power lines and water access on the parcel.

Land Use Designation

The parcel has the Commercial (C) land use designation. The intent of the Commercial designation is to provide a wide range of visitor-oriented businesses and services in community areas including commercial lodging and higher density housing when found compatible with retail and service functions. Most parcels along the 395 Corridor on Main Street in Bridgeport are designated Commercial (C) with the exception of the Courthouse designated Public Facilities (PF) at the center of town.

The subject property abuts other Commercial (C) designated properties to the south and east, Multi-Family Residential Low (MFR-L) to the north and across the street to the west. While storage of RV/trailers is not a permitted use, the use of "parking lots" is permitted in the Commercial designation with a Use Permit. RV/trailer and boat storage uses have previously been permitted in Bridgeport within the Commercial designation. As part of an approval of this project, the Planning Commission would be required to determine that the proposed use is considered similar to and not more obnoxious than other uses permitted by Use Permit within the Commercial designation.

Permitting History

The history of Bridgeport Vacation Trailer Rentals on parcel APN # 008-142-024-000 at the corner of Kingsley Street and Hayes Street, dates back to at least 1972 as our records indicate a Use Permit for the storage and sales yard of firewood at the existing business site of Hank & Ray's Trailer Rentals.

The current owner has expanded the business and is seeking additional space for trailer storage. The parcel APN # 008-093-025-000 in which this applicant is applying for a Use Permit, is to serve as additional RV storage to accommodate for the growth of their business.

Code Enforcement performed a visual inspection and in August 2025 Code Enforcement sent a Notice of Violation to the applicant. A violation cited the presence of trailers, violating Section 04.020 of the MCGP LUE.

On August 29, 2025, it was confirmed that the trailers had been removed, and that the applicant was working with the Community Development Department to permit the storage use on the property.

Figure 9: current status on project parcel

Land Development Technical Advisory Committee (LDTAC)

The application was accepted for processing at LDTAC on August 18, 2025.

The conditions of approval were recommended for approval at LDTAC on October 6, 2025.

Noticing

Notice was posted in The Mammoth Times on October 2, 2025.

Notice was sent to neighboring property owners on October 1, 2025.

Public Comment

As of October 9, four public comments were made from the Bridgeport Valley community. All of the public comments are in support of the proposed project. Staff will provide an update at the public hearing on October 16, 2025, if any additional public comments are received after the release of this staff report.

CEQA Compliance

CEQA §15311(b) exemption class 11 is proposed, for small parking lots.

CEQA §15311(b) allows for the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: small parking lots.

General Plan Consistency

Countywide Land Use Policies

The applicant proposes to use an undeveloped lot within the existing community of Bridgeport for RV trailer storage. Countywide land use policies such as Policy 1.A.1. below, encourages new development to be contained within existing communities.

Objective 1.A. Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural, cultural and recreational resources and that is consistent with the capacities of the public facilities and services.

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

The project ensures compliance with Policy 1.A.1., which encourages economic growth in the town of Bridgeport; to increase recreational activities and tourism appropriate on the CA 395 corridor.

Objective 1.C. Provide a balanced and functional mix of land uses.

Objective 1.E. Provide for commercial development to serve both residents and visitors.

> ***Policy 1.E.4*** Allow for the integration of small-scale commercial uses with associated residential uses, such as employee housing.

The project would encourage development that benefits the recreation industry.

Bridgeport Valley Land Use Policies

The Bridgeport Area Plan describes the issues, opportunities, and constraints specific to the Bridgeport Valley and encourages the development of Bridgeport's main street and promotes growth of the economy:

> *There is an opportunity to develop and market recreation opportunities in the public lands surrounding Bridgeport.*
>
> *Bridgeport has faced a steady decline of population and economic activity in recent years. There is a critical need to create economic development opportunities in the town to reverse this trend.*
>
> ***Policy 7.C.5*** Support the development of recreation opportunities on public and private lands.

The applicant's proposed RV/trailer storage has the potential to benefit the economy of Bridgeport and provide growth for their local business.

Use Permit Findings

Use permits may be granted by the Planning Commission only when all of the following findings can be 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 project site is adequate in size and shape to accommodate the proposed RV trailer storage use. The project will comply with setbacks required for the Commercial designation. Required fencing/screening along the north property line is compliant with the designation and recommended fencing around the entire property will provide visual screening. The parking surface has been approved by the Public Works Department and adequate loading space exists so as not to impact Kirkwood Street. No landscaping is proposed. Other land development regulations such as dark sky lighting, signage and snow storage are in compliance.

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 property is located on a County maintained road that meets current standards. An encroachment permit from the Public Works Department is required. The trailers will be infrequently moved on and off-site and stored for long periods of time and movements limited to the hours of 8am to 5pm. Public Works has determined that there is adequate space for unloading and loading trailers onto the property while utilizing the County maintained road for brief periods of time that will not interfere with normal use of the road.

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.

Project conditions of approval will prevent conditions detrimental to the public welfare. Proposed screening will protect the visual character of the neighborhood, and an encroachment permit will prevent damage to the County road. This year-round recreational vehicle storage project is not expected to impact adjoining property owners, if conducted in accordance with Mono County General Plan standards, Mono County Code, and conditions of this Use Permit. Applicants have received no complaints from neighboring property owners at their current 105 Kingsley operations regarding noise, dust, or odors.

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

As noted above, the General Plan Land Use Designation for this property is Commercial (C). According to the Mono County General Plan, "*the 'C' designation is intended to provide for a wide range of compatible residential and commercial uses including business, professional, and retail uses….*" Permitted uses subject to a Use Permit include parking lots. As part of an approval of this project, the Planning Commission would be required to determine that the proposed storage use is considered similar to and not more obnoxious than other uses permitted by Use Permit within the Commercial designation. The project is consistent with polices that encourage economic development in the Bridgeport Area Plan.

Planning Commission
NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 25-011 **APPLICANT:** Angelica Talamantes
ASSESSOR PARCEL NUMBER: 008-093-025-000
PROJECT TITLE: UP 25-011 Bridgeport Vacation Trailer Rentals
PROJECT LOCATION: 34 Kirkwood Street, Bridgeport, CA 93517

See Conditions of Approval

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 Board of Supervisors, 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 the 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/USE PERMIT APPROVAL: October 16, 2025

EFFECTIVE DATE USE PERMIT: DATE October 26, 2025

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

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

MONO COUNTY PLANNING COMMISSION

DATED: DATE 10/16/2025

cc:
X Applicant
X Public Works
X Building
X Compliance

CONDITIONS OF APPROVAL

UP 25-011 is issued, subject to the following conditions:

1. Permitted storage is limited to operational RV vacation trailers; abandoned, dismantled, and inoperative vehicles as defined in Mono County Code 11.20.020 are not permitted on-site.
2. The applicant's business shall be conducted during operational hours of 8am to 5pm.
3. Vehicle repairs on the property are prohibited. No services shall be performed on the trailers during storage on the parcel. All trailers shall be empty of all waste prior to storage. No water, power, or sewage will be used on the property.
4. The site shall be screened with landscaping and/or fenced with a solid fencing material from 6 to 7 feet in height on all sides of the property. The screening/fencing shall also be maintained throughout the permitted use.
5. An encroachment permit shall be obtained from the Public Works Department.
6. The lot surface shall be maintained with a surface material approved by the Public Works Department.
7. The setbacks for trailer parking shall be maintained at 5 feet from the rear and south side property line, and 10 feet from the front and northern side property line.
8. Signage will comply with Mono County's General Plan Chapter 7.
9. Parking surface will be maintained to prevent dust and erosion.
10. Trailers shall be stored in an organized fashion, and the property shall be maintained in a neat and orderly condition at all times.
11. Engine idle time shall be limited to 5 minutes while onsite. Generator use will not be allowed onsite.
12. No exterior lighting shall be allowed.
13. The project shall comply with this Use Permit, Mono County General Plan, Mono County Code, Building Division, Public Works, Environmental Health, and all conditions.
14. Project shall comply with Mono County's Code for Noise Regulations Chapter 10.16.
15. Additional commercial use of subject project requires review and possible amendment of this Use Permit.
16. The project shall comply with Bridgeport Fire Protection District requirements.
17. Use Permit is not valid until all county fees are paid in full.
18. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
19. 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. Exercise of rights shall mean substantial construction or physical alteration of property in compliance 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.
    c. No extension is granted as provided in Section 32.070.

20. Extension: If there is a failure to exercise the rights of the Use Permit within two years (or as specified in the conditions) 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. 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.
21. Revocation: The Planning 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 revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted 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.

Attachments

Notice to neighbors
October 2 notice to The Mammoth Times
Public Comments

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

Date: September 29, 2025

To: Mammoth Times

From: Melinda Guerrero

Re: Legal Notice for the **October 2** issue.

Invoice: Deanna Tuetken, PO 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 October 16, 2025, in the Board Chambers on the 2nd floor of the County Courthouse at 278 Main Street in Bridgeport, CA 93517. The meeting will be accessible remotely by livecast at https://monocounty.zoom.us/j/82131814238, or via teleconference at the Dana Room on the 2nd floor of the Mono County Civic Center, 1290 Tavern Road in 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 9:00 a.m. Use Permit 25-011/Talamantes RV Storage.** The proposal is to permit RV vacation rental trailer storage located at 34 Kirkwood Street in Bridgeport (008-093-025-000) for year-round RV storage in support of an existing trailer rental business. The property is 0.2 acres and designated Commercial (C). The project qualifies for an exemption under CEQA §15311, construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: CEQA §15311B: small parking lots. Project materials will be available on or before October 16, 2025 for public review online at https://monocounty.ca.gov/planning-commission and hard copies will be available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 p.m. on Wednesday, October 15, 2025, to ensure timely receipt, or by email at cddcomments@mono.ca.gov. 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

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **October 16, 2025,** in the Board Chambers on the 2nd floor of the County Courthouse at 278 Main Street in Bridgeport, CA 93517. The meeting will be accessible remotely by livecast at https://monocounty.zoom.us/j/82131814238, or via teleconference at the Dana Room, 2nd floor of the Mono County Civic Center, 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 9:00 a.m. Use Permit 25-011/Talamantes RV Storage**. The proposal is to permit the storage of trailers for a RV/trailer rental business located at 34 Kirkwood Street in Bridgeport (APN 008-093-025-000). The property is 0.2 acres and designated Commercial (C). The project qualifies for an exemption under CEQA §15311(b): small parking lots. Project materials will be available on or before October 9, 2025 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 online or in person to comment; or 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 5 p.m. on Wednesday, October 15, 2025.** 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.

Project Contact Information:
Melinda Guerrero
PO Box 8
Bridgeport, CA 93517
(760) 924-1810
meguerrero@mono.ca.gov

Dear Ms. Guerrero,

I am writing to convey my unequivocal support for Talamantes Storage, as it is a necessary business to Bridgeport.

The current proprietors, who inherited the business following the passing of their esteemed grandfather, Mike Montgomery, in 2022, uphold a proud family legacy. Their long-standing presence and commitment underscore their deep roots within our town, evolving from a generational heritage to a vital local enterprise.

Bridgeport Vacation Trailer Rentals provides an absolutely essential service, particularly and this piece of property having developed by them will allow their business to grow, thus bringing more revenue to the Bridgeport area. . Such accessible and reliable storage solutions are indispensable for supporting tourism and facilitating smooth operations for those who frequent our community.

Furthermore, the owners consistently exemplify outstanding community spirit, actively contributing to and supporting various local initiatives. Their dedication extends beyond commerce, making them integral contributors to the social and economic fabric of Bridgeport.

In light of their enduring commitment, crucial services, and unwavering community support, I wholeheartedly recommend Talamantes Storage as a foundational and much-valued asset to Bridgeport.

Sincerely,

Charlene Lopez

CH Cathy Hysell<hysellcathy@gmail.com>
To: Melinda Guerrero

Reply Reply all Forward

Wed 9/24/2025 8:44 AM

Retention: Mono County 2 Year Retention Policy (2 years) Expires: Fri 9/24/2027 8:44 AM

You don't often get email from hysellcathy@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Dear M E Guerrero,

I would like to address the Property owned by this company on Kirkwood St.
We live at 194 Emigrant St. with Kirkwood being the cross St.
My husband and I do NOT oppose them using this property for storage of their trailers.
These ladies run a very clean and successful business. we would like you to reconsider this decision not to allow them to store their trailers. Some of Bridgeports tourism does depend on the availability of trailer rentals for the campgrounds.
Thank you for your consideration.

Randy and Cathy Hysell

9-23-25

To whom it may concern

I would like to express my support for Danni and Angel so they can use their land.

I have had the pleasure of knowing them and have done a lot of business with them over the years, and I can confidently say that they possess the skills necessary to do a wonderful job on this property it is already obvious their intent when you look at it and see all the improvements they have already made.

Please give them the opportunity to use this land.

Sincerely
Josie Cennett

Annett's Mono Village, Inc.
P.O. Box 455
Bridgeport, CA 93517
(760) 932-7071

October 3, 2025

Attn: Melinda Guerrero; LDTAC Mono County

Dear Ms. Guerrero,

We are writing this letter to you today in support of Talamantes Storage and their plans to be able to access their recently purchased property for the purpose of storing their rental trailers.

We have personally dealt with Ms. Talamantes for more than twenty years, as she has grown up in the area and taken over the running of Bridgeport Vacation Rentals since the passing of her grandfather, Mike Montgomery.

Alongside her wife, these ladies have maintained and operated a thriving business that is a positive force in the Bridgeport area. Not only do they maintain their trailers to the highest levels, they also regularly update their fleet and keep all of their vehicles looking brand new.

To consider denying them the ability to store on their own property, makes absolutely zero business sense. The town of Bridgeport has already lost so many businesses over these past few years, to drive away another reputable and economic draw for the county would be insane. The amount that Bridgeport Vacation Rentals helps bring to the TOT tax imposed on rental businesses should be enough to convince the LDTAC to approve their application and support them in any way possible to ensure that they do in fact, remain in Bridgeport.

Your consideration of their reasonable request is greatly appreciated.

Should you require anything further, please do not hesitate to contact us at the above phone number.

Very sincerely,

Norman Annett
Kellie Annett

Norman & Kellie Annett
Annett's Mono Village, Inc.

Mono County Planning Division*: Current Projects

October 9, 2025

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

Completed Planning Work		
GPA/SP	Countywide	STR policy package to Planning Commission for recommendation
UP	Sierra Business Park	wood pellet manufacturing - expired
Administration	Recruiting for open positions, project billing	
Regular Workflow	Meetings (LDTAC, LV HAC, CPT, 3 RPACs, LTC), inquiries, plan checks	
Active Planning Permit Applications		
Permit Type	**Community**	**Description**
GPA/SP	Mono Basin	Convert D&S Waste UP into a SP to limit permitted uses to those approved in the UP
DR	Sonora Junction	Permit existing nonconforming personal campground, uses limited to proven historic uses
DR	Crowley Lake	ADU over 850 sf but less than 1,400 sf
DR	Swall Meadows	Two tiny homes/trailers during construction
DR	Chalfant	ADU exceeding streamlining size
UP	Bridgeport	RV storage
UP	June Lake	New RV Park (Bear Paw)
UP	Sunny Slopes	New Long Valley Fire Dept station
UP	June Lake	four workforce housing units
UP	June Lake	STR
UP	June Lake	4 visitor lodging cabins
UP	Crowley Lake	Hosted STR
UP	June Lake	Interlaken STR
UP	June Lake	SFR STR
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels
LM	Virginia Lakes	merger of two parcels
LM	June Lake	merger
Active Policy/Planning Projects		
Name	**Community**	**Description**
Short-Term Rental Housing Study	*Countywide*	*PC recommendation to Board in Oct/Nov*
RHNA Calculations	*Countywide*	*Received from HCD - see attached letter*
STIP/RTIP	*Countywide*	*Received STIP estimate, drafting RTIP for adoption by LTC*
Overall Work Program Draft	*Countywide*	*Implementing, tracking budget*
Multi-Jursidictional Hazard Mitigation Plan Update	*Countywide*	*Drafting of mitigation measures underway, final draft underway, RPAC public review being planned*
Drought Management Plan	*Countywide*	*In progress*
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
Safe Park Facility	Mammoth Vicinity	"Low Barrier Navigation Facility" at old Sheriff Substation, CDD compiled comments from all County departments, correction letter sent 4/18/25

Active Policy/Planning Projects		
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
HMO Update	Countywide	Budget request approved, preparing RFP for consultant
US 395 Wildlife Crossings	Long Valley	
Sage grouse conservation	countywide	Presentation to Mammoth High School class
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

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Ste. 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

September 29, 2025

Wendy Sugimura, Community Development Director
Mono County Community Development Department
PO Box 347
Mammoth Lakes, CA 93546

Dear Wendy Sugimura:

RE: Final Regional Housing Need Determination and Draft Plan

This letter provides Mono County its final Regional Housing Need Determination and draft Allocation Plan. Pursuant to state housing element law (Gov. Code, § 65584, et seq.), the Department of Housing and Community Development (HCD) is required to provide the determination of the region's existing and projected housing need.

In assessing Mono County's regional housing need, HCD and Mono County staff completed a consultation process from June 2025 through August 2025 covering the methodology, data sources, and timeline for HCD's determination of the Regional Housing Need. To inform this process, HCD also consulted Walter Schwarm and Jim Miller of the California Department of Finance (DOF) Demographic Research Unit.

Attachment 1 displays the minimum regional housing need determination of **727** total units among six income categories. Attachment 2 explains the methodology applied pursuant to Government Code section 65584.01. In determining the region's housing need, HCD considered all the information specified in state housing law (Gov. Code, § 65584.01(c)). Attachment 3 displays HCD's methodology and draft RHNA Plan for the region, for the *projection* period beginning June 30, 2027 and ending June 15, 2035.

Government Code section 65588(e)(6) specifies the RHNA *projection* period begins December 31 or June 30, whichever date most closely precedes the previous *projection* period end date. The RHNA *projection* period end date is set to align with the *planning* period end date. Mono County local governments are responsible for updating their housing elements for the *planning* period beginning June 15, 2027 and ending June 15, 2035 to accommodate their share of new housing need for each income category. Please note, a jurisdiction authorized to permit residential development may take RHNA credit for new units approved, permitted, and/or built since the start date of the RHNA *projection* period (June 30, 2027).

As specified in Government Code section 65584.06(c), a city or county may, within 90 days from the date of this letter, propose to revise the distribution of its share of regional housing need. Such a proposal must comply with the criteria set forth in the draft distribution and be based on comparable data available for all affected jurisdictions, accepted planning methodology, and adequate documentation.

HCD encourages all Mono County's local governments to consider the many affordable housing and community development resources available to local governments. HCD's programs can be found at https://www.hcd.ca.gov/grantsfunding/nofas.shtml.

HCD commends Mono County's leadership in fulfilling their important role in advancing the state's housing, transportation, and environmental goals. HCD looks forward to continued partnership with the region and assisting in planning efforts to accommodate the region's share of housing need.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Kevan Rolfness, Data Specialist, at kevan.rolfness@hcd.ca.gov or Balaji Balaganesan, Senior Specialist at Balaji.balaganesan@hcd.ca.gov.

Sincerely,

Marisa Prasse
Fair Housing Section Chief

Enclosures

cc: Erin Bauer, Planning Analyst, Mono County Community Development Department, Planning Division
Nolan Bobroff, Community & Economic Development Director, Town of Mammoth Lakes Community and Economic Development Department

ATTACHMENT 1
HCD REGIONAL HOUSING NEED DETERMINATION
Mono County:
June 30, 2027 through June 15, 2035

INCOME CATEGORY	PERCENT	HOUSING UNIT NEED
Acutely Low	7.0%	51
Extremely Low	8.5%	61
Very Low	7.8%	57
Low	20.1%	146
Moderate	27.6%	201
Above Moderate	29.0%	211
Total	**100.0%**	**727**

Notes:
Income Distribution:
Income categories are prescribed by California Health and Safety Code (section 50063.5, et. seq.). Percentages are derived based on Census/ACS reported household income brackets and county median income as determined by HCD.

ATTACHMENT 2
HCD REGIONAL HOUSING NEED DETERMINATION
Mono County:
June 30, 2027 through June 15, 2035

Methodology

Mono County: June 30, 2027 – June 15, 2035 (8 years) HCD Determined Population, Households, & Housing Unit Need		
Reference No.	*Steps Taken to Calculate Regional Housing Need*	*Amount*
1.	**Population: June 30, 2034 (DOF June 30, 2034 projection adjusted + 11.5 months to June 15, 2035)**	12,328
2.	*- Group Quarters Population: June 30, 2034 (DOF June 30, 2034 projection adjusted + 11.5 months to June 15, 2035)*	-339
3.	**Household (HH) Population**	11,991
4.	**Projected Households**	**5,685**
5.	+ Vacancy Adjustment for Existing Households	+0
5.	+ Vacancy Adjustment for Projected Households	+4
6.	+ Overcrowding Adjustment	+155
7.	+ Cost-burden Adjustment	+447
8.	- Adjustment to account for HHs that experience both overcrowding and cost-burden (DOF data)	-37
9.	+ Replacement Adjustment Demolitions (0.10%)	+6
10.	+ Replacement Adjustment Seasonal, Recreational, and Occasional Use (2015 vs. 2023)	+0
11.	+ Jobs Housing Relationship Adjustment	+201
12.	+ Homelessness Adjustment	+19
13.	+ State of Emergency Adjustment	+0
14.	*- Occupied Units (HHs) estimated projected June 30, 2027 (from DOF data)*	-5,753
15.	**Preliminary Regional Housing Need (Not including Replacement Adjustment Seasonal, Recreational, and Occasional Use)**	**727**
16.	+ Feasible Jobs/Housing Balance Adjustment	+0
Total	**7th Cycle Regional Housing Need Assessment (RHNA)**	**727**

Detailed background data for this chart is available upon request.

Explanation and Data Sources

1-4. Population, Group Quarters, Household Population, & Projected Households: Pursuant to Government Code section 65584.01, projections were extrapolated from Department of Finance (DOF) projections. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institution, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons, by age-groups, to form households at different rates based on Census trends.

5. Vacancy Adjustment: HCD applies a vacancy adjustment based on Mono County's current vacancy percentage to promote healthy market vacancies that facilitate housing availability and resident mobility. Healthy vacancy rates are 2% owner and 6% renter for non-MPO regions (7% for MPO regions). There are two methodologies utilized to calculate this adjustment. The first methodology is to calculate the vacancy adjustment for existing households. The adjustment for existing households is the difference between standard 2% and 6% vacancy rates and the region's current vacancy rates based on the 2019-2023 5-year American Community Survey (ACS) data. That difference is then multiplied by the number of existing households by tenure (existing households multiplied by current rates of renter and owner). For Mono County, the existing household owner vacancy rate (2.82%) is above the healthy standard, resulting in no adjustment. The existing household renter vacancy rate (13.75%) is also above the healthy standard, resulting in no adjustment. The second methodology is to calculate the vacancy adjustment for projected households. The projected household vacancy adjustment is obtained by applying the standard 2% and 6% vacancy rates to the projected owner and renter households. The healthy vacancy rates (2% and 6%) are then multiplied by the number of projected households by tenure (projected households multiplied by current rates of renter and owner). Data is from the 2019-2023 5-year ACS and DOF.

6. Overcrowding Adjustment: Pursuant to Government Code section 65584.01(b)(1)(C), HCD uses ACS data to consider the percentage of households that are overcrowded in the region compared to the United States national average of households that are overcrowded. In regions where the overcrowding rate is greater than the U.S. national average overcrowding rate (3.40%), HCD applies an adjustment based on the amount the region's overcrowding rate exceeds the U.S. overcrowding rate. For Mono County, the region's overcrowding rate (6.19%) is higher than the national average (3.40%), resulting in a 2.79% adjustment. Data is from the 2019-2023 5-year ACS.

7. Cost Burden Adjustment: Pursuant to Government Code section 65584.01(b)(1)(H), HCD uses ACS data to consider the percentage of households that are cost burdened in the region compared to the United

States national average of households that are cost burdened. In regions where the cost burdened rate is greater than the U.S. national average rate (31.68%), HCD applies an adjustment based on the amount the region's overcrowding rate exceeds the U.S. overcrowding rate. For Mono County, the region's cost burdened rate (39.73%) is higher than the national average (31.68%), resulting in an 8.05% adjustment. Data is from the 2019-2023 5-year ACS.

8. Adjustment to account for HHs that experience both overcrowding and cost-burden: To minimize double counting the housing needs of households that are both overcrowded and cost burdened, HCD has implemented an additional overcrowding and cost burden adjustment. For regions with an adjustment for both overcrowding and cost burden, a downward adjustment is applied based on the number of households that are estimated to be both overcrowded and cost burdened according to an analysis of 2023 ACS Public Use Microdata Sample File data (PUMS) provided by DOF. If the DOF data for this adjustment exceeds the individual adjustments for overcrowding or cost burden, then this adjustment is limited to the lesser of the two. This double counting consideration resulted in a 37-unit reduction.
9. Replacement Adjustment (Demolitions): HCD applies a replacement adjustment between 0.1% to 5% to the total housing stock based on the current 10-year average percent of demolitions in the region's local government annual reports to DOF. Units lost during a state of emergency declaration are not included. For Mono County, the 10-year average was 0.1% so the minimum adjustment of 0.1% is applied to the projected occupied households.
10. Replacement Adjustment (Seasonal, Recreational, and Occasional Use Housing Units): In addition to the demolition replacement adjustment, HCD also applies a replacement adjustment to account for housing units that are not available for permanent year-round occupancy. This adjustment is calculated based on the change in the percentage of housing units that are for seasonal, recreational, and occasional use per ACS data. There are two methodologies utilized to calculate this adjustment, depending on changes in the occupied housing stock over the period of analysis. If both the total number of seasonal, recreational, and occasional use housing units and the overall occupied housing stock increased over the relevant 8-year period, HCD calculates the adjustment based on the proportion of newly added housing units used for seasonal, recreational, or occasional purposes during that timeframe. This proportion is then applied as a percentage increase to the preliminary housing need assessment. If, however, either the total number of seasonal, recreational, and occasional use housing units or the overall occupied housing stock decreased, HCD instead compares the change in the share of seasonal, recreational, occasional use housing units to total occupied housing units. For Mono County, the

percentage of seasonal, recreational, occasional use housing units decreased while total occupied housing units increased from 2015 to 2023, therefore HCD applied the methodology based on the change in the percentage share of seasonal, recreational, occasional use units. Mono County is abnormal in that there are more seasonal, recreational, and occasional use units in the region than occupied housing stock. In 2015, there were 152.89% as many seasonal, recreational, and occasional use housing units as there were total occupied housing units. In 2023, that share of seasonal, recreational, and occasional use housing units decreased to 126.81% compared to total occupied housing units. Therefore, for Mono County there was no replacement adjustment (Seasonal, recreational, and occasional use housing units). Data is from the 2015 and 2023 ACS 5-year estimates.

11. Jobs Housing Relationship Adjustment: HCD applies an adjustment based on the number of in-commuters to a region. The adjustment is calculated by dividing the number of in-commuters to the region by HCD's jobs/housing standard of 1.5. This adjustment does not include commuters entering from or leaving to states other than California. In Mono County, the number of employed residents was below the number of people employed in the region, resulting in an adjustment of 201 units. Data is from the US Census Bureau LEHD Origin-Destination Employment Statistics, 2022 and 2019-2023 5-year ACS.
12. Homelessness Adjustment: HCD applies an adjustment based on the housing needs of individuals and families experiencing homelessness. For non-COG regions and COGs that do not provide their own data, by default HCD uses the most recent Point-in-Time counts from the region's Continuum of Care and DOF household formation rates. Because Mono is one of three counties included in the Eastern Sierra Continuum of Care, the adjustment was calculated based on Mono County's share of the total population for the region covering Alpine, Mono, and Inyo counties. An adjustment of 19 units was applied to Mono County using data from the Eastern Sierra Continuum of Care 2024 Point-in-Time Count and DOF household formation rates.
13. State of Emergency Adjustment: HCD used data provided by the California Governor's Office of Emergency Services (CalOES) and the California Department of Forestry and Fire Protection (CAL FIRE) pursuant to Government Code section 65584.01(b)(1)(I) to adjust for units lost due to a declared state of emergency during the previous planning period (since 2019). Data is from 2025. To estimate the percentage of units lost that were originally occupied, HCD uses 2019-2023 ACS data to calculate the percentage of units in the region that are temporarily occupied by persons with a usual residence elsewhere. HCD then multiplies the occupancy rate by the units lost due to a state of emergency. For Mono County, this

resulted in no adjustment to the RHNA. HCD uses the California Franchise Tax Board and CalOES list of disasters and emergency proclamations data to ensure that only units destroyed by a Governor-declared State of Emergency are utilized when calculating this adjustment.

14. Occupied Units: Reflects DOF's projected occupied units at the start of the projection period (June 30, 2027).
15. Preliminary Regional Housing Need Determination: Housing need calculated after applying factors described in Government Code section 65584.01(b). This preliminary Regional Housing Need Determination is used to evaluate feasible balance between jobs and housing and the Replacement Adjustment (Seasonal, Recreational, and Occasional Use).
16. Feasible Jobs/Housing Balance Adjustment: According to statute, the "region's existing and projected housing need shall reflect the achievement of a feasible balance between jobs and housing within the region using the regional employment projections in the applicable regional transportation plan" (Gov. Code section 65584.01(c)(1)). After applying the adjustments noted above, HCD compared the 7th cycle RHNA determination and the region's total occupied housing units to the Caltrans employment projections for Mono County to determine whether a feasible balance was achieved. This analysis resulted in a jobs housing balance of 1.4 (0.71 housing units for every projected job). Because this is below the healthy rate of 1.5, no additional adjustment is needed. Data is from the 2019-2023 5-Year ACS data, US Census Bureau LEHD Origin-Destination Employment Statistics, 2022, and Caltrans, Long-Term Socio-Economic Forecasts by County, 2023.

ATTACHMENT 3
HCD DRAFT REGIONAL HOUSING NEEDS ALLOCATION PLAN:
MONO COUNTY LOCAL GOVERNMENTS:

June 30, 2027 through June 15, 2035

Distribution of Draft RHNA

This table reflects the draft Regional Housing Need Allocation (RHNA) distribution for each local government based on the methodology discussed below:

Regional Housing Need Allocation by Income Category

Jurisdiction	Acutely Low	Extremely Low	Very-Low	Low	Moderate	Above-Moderate	Total
Mono County Region Total	51	61	57	146	201	211	727
City of Mammoth Lakes	27	33	34	69	95	105	363
Unincorporated Mono County	24	28	23	77	106	106	364

Purpose of Regional Housing Need Allocation Plan

The purpose of the RHNA plan is to comply with state law (Gov. Code, § 65584, et. seq.) in allocating to each local government a share of regional housing need for use in updating the General Plan housing element. The housing element must accommodate the total RHNA for each of the six (6) income categories (acutely low, extremely low, very-low, low, moderate, and above-moderate) over the designated planning period (June 15, 2027 through June 15, 2035). These requirements were enacted into state housing law (Article 10.6 of the Government Code) upon the California legislature determining that the provision of adequate housing is an issue of statewide concern.

HCD, pursuant to Government Code section 65584(a), is required to determine the existing and projected need for housing within regions of the state. In addition, HCD (per Gov. Code, § 65584.06) is required to develop a plan to distribute the determination of regional housing need to each local government not represented by a COG. The RHNA, per Government Code section 65584(d), is required to further all of the following objectives:

(1) Increasing the housing supply and mix of housing types, tenure, and affordability.
(2) Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns.
(3) Promoting an improved intraregional relationship between jobs and housing.
(4) Balancing disproportionate household income distributions.
(5) Affirmatively furthering fair housing.

The RHNA is based on the projection of population and new household formation determined by the Demographic Research Unit of DOF. The resulting RHNA is a minimum projection of additional housing needed to accommodate household growth over the planning period; it is not a prediction, production quota, or building permit limitation for new residential construction.

To comply with state law in addressing the jurisdiction's RHNA, the updated housing element must identify adequate sites and program actions to accommodate the total RHNA for each income category. Housing elements are required to be updated by June 15, 2027 and sent to HCD for determination of compliance with state law. In updating the housing element, jurisdictions may take credit for and subtract from their RHNA (by income category) new units permitted since the beginning of the RHNA projection period June 30, 2027.

RHNA Plan Methodology

HCD considers three factors when distributing the regional housing need to local governments. HCD applies a weighting to each factor that determines how much of the total regional housing need is distributed based on this factor. The individual factors and example of their weighting is shown below for a hypothetical regional determination of 1000 units.

	Factor 1: Distribution by Household Population (-XX percent from unincorporated county)	**Factor 2: Jobs/Housing Balance**	**Factor 3: Affirmatively Furthering Fair Housing**	**Total**
Weighting	33%	47%	20%	100%
Units	330	470	200	1000

Once weighting of each factor is applied, HCD uses a five-step approach in distributing RHNA to local governments within the county.

First, DOF's January 1, 2025 estimates (E-5 reports available on DOF's website) were used to determine each jurisdiction's percentage of household population in the county. The RHNA for each jurisdiction was derived by multiplying the jurisdiction's percentage of household population against the total countywide RHNA. This approach is aligned with the first statutory objective, and also considers market demand for housing consistent with Government Code section 65584.06(b).

Second, a policy adjustment of 10% percent was applied to the unincorporated county RHNA total to decrease the unincorporated share and increase city shares to address the second statutory objective to protect agricultural resources and encourage efficient development patterns.

Below is hypothetical example of results after completing the first and second steps:

Factor 1 - Explanation	*HH Population*	*Share*	*Weighted Share of RHNA*	*Adjustment (XX%)*	*Weighted Share of RHNA*
County	*50,000*	*100%*	*330*		*330*
City A	*10,000*	*20%*	*66*	*+33*	*99*
Unincorporated County	*40,000*	*80%*	*264*	*-33*	*231*

The third step applies the jobs/housing adjustment factor and is consistent with the third statutory objective. This step also takes into consideration employment opportunities and commuting patterns per Government Code section 65584.06(b). Data on the number of primary jobs in each jurisdiction is determined from Longitudinal Employer-Household Dynamic data from the US Census Bureau. This is compared with the total number of housing units in each jurisdiction to calculate a ratio of jobs to housing. This ratio is normalized on a scale of 1.5 to .5, with the jurisdiction with the highest jobs/housing ratio assigned a ratio of 1.5 and the jurisdiction with the lowest ratio assigned a ratio of .5. The normalized ratio is divided by the number of housing units assigned after the first and second step, then converted to a percentage. This ensures the size of the adjustment is proportional to the size of the jurisdiction.

Factor 2 - Explanation	*Jobs*	*Units*	*Ratio*	*Normalized ratio scale .5-1.5*	*Convert to percent share*	*Weighted Share of Allocation*
Jurisdiction 1	*1000*	*600*	*1.39*	*0.50*	*16%*	*74*
Jurisdiction 2	*1000*	*400*	*1.64*	*1.50*	*84%*	*396*

The fourth step applies the fair housing adjustment and is consistent with the fifth statutory objective. Data on the number of households within high/highest opportunity areas, as defined in the COG Geography HCD/TCAC Opportunity Map is used to create normalized scores for each jurisdiction from 1.5 to .5, with 1.5 being the highest opportunity jurisdictions and .5 being the lowest opportunity jurisdictions. The normalized ratio is divided by the number of housing units assigned after the first and second steps, then converted to a percentage. This ensures the size of the adjustment is proportional to the size of the jurisdiction.

Factor 3 - Explanation	*% in High/Highest Resource*	*Normalized %*	*Convert to percent share*	*Weighted share of allocation*

Jurisdiction 1	50%	0.5000	15.8%	32
Jurisdiction 2	75%	1.5	84.2%	168

Once a weighted share of the allocation is calculated for each factor, they are added together for each jurisdiction in order to determine the total allocation for each jurisdiction.

The last step is the determination of RHNA by income category. To assist in meeting the first, fourth, and fifth statutory objectives (mix of housing type, affordability and income category allocation based on the countywide distribution of household incomes, affirmatively furthering fair housing), the income distributions of each jurisdiction's households were compared to the countywide distribution. A "fair share" policy adjustment (150%) was applied to city income categories to move city percentages closer to county percentages as demonstrated in this hypothetical example.

County/ City	*Very-Low Income %*	*Difference County-City*	*Fair Share Multiplier*	*Fair Share Adjustment*	*Adjusted Very-Low RHNA*
County	*22%*	*0*	*None*	*N/A*	*Same*
City A	*41%*	*22% - 41% = = -19%*	*1.5*	*(-19%)*1.5 = = -28.5%*	*41% - 28.5% = 12.5%*

City's Low-Income RHNA = City Total RHNA x 12.5% = 720 x 12.5% = 90 units