

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE December 13, 2023

PROJECT NAME Bridgeport RV/Glamping Park

ANTICIPATED PERMIT OR APPLICATION:

General Plan Amendment Specific Plan Conditional Use Permit Director Review

Other _____

doug@silveradonv.com

REPRESENTATIVE _____

ADDRESS _____

TELEPHONE _____

E-MAIL _____ **ASSESSOR PARCEL #** 008-111-015-000 and

008-111-016-000

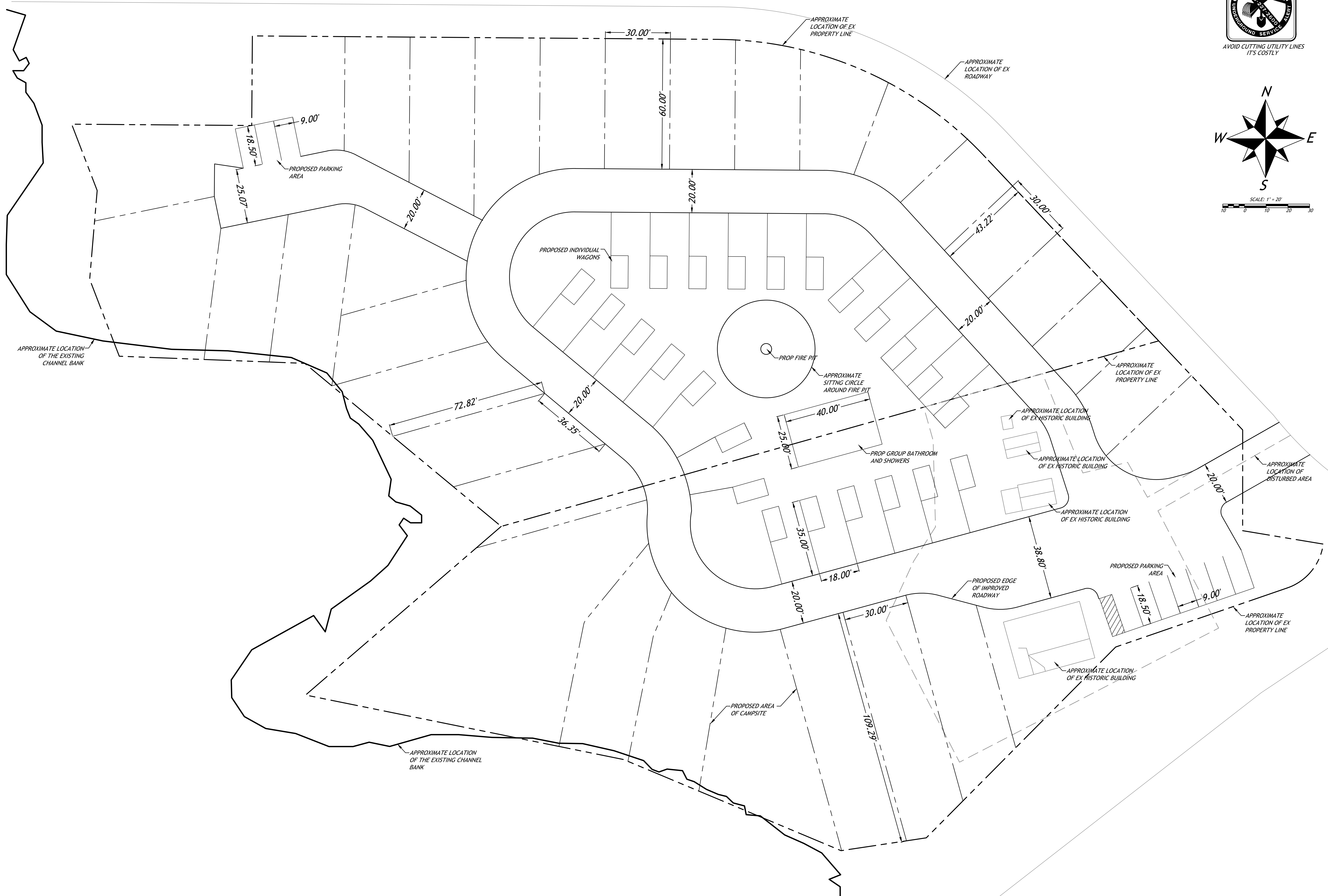
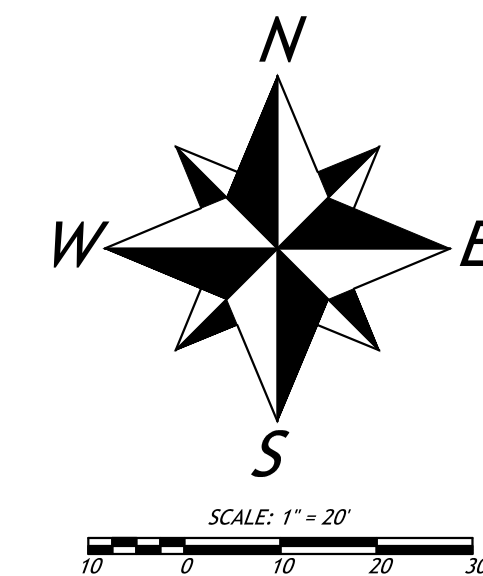
REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

Please see attached.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.



AVOID CUTTING UTILITY LINES
IT'S COSTLY



revisions	
△	
△	
△	
△	

Stephen J. Craig
730 New Hampshire, Ste 206
Lawrence, Kansas 66044

PRELIMINARY SITE LAYOUT
BRIDGEPORT RV / GLAMPING PARK
APN: 008-111-015-000 & -016-000
BRIDGEPORT CA

drawing information	
DESIGNED BY:	BAM
DATE:	JUNE 2024
CHECKED BY:	
DRAWN BY:	BAM
CHECKED BY:	
DWG NAME:	LAYOUT-CRAIG SITE.DWG
JOB #:	T.B.D.
SCALE H:	1"=20'
SCALE V:	N/A
CITY APPROVAL:	
DATE:	

Thoughts on the development of the 3-acre property, Ventura Hotel Corporation has in downtown Bridgeport, California. The 3-acre site is bounded by the Walker River on the West, Stock Dr. to the North and East with Court Street to the South. The 1.3-acre portion which was originally purchased in 2007, is a very historic site. (See attached photo of the E Clampus Vitus bronze plaque); this property is literally a stone's throw from the runway at Bryant Field and a short walking distance to the terminal building.

I would like to verify the current zoning, I understand it is a form of residential, a residential that permits rather intense development in the form of square footage of buildings to the ground area in 1-acre tracks. Also boarding of a horse, chickens, a trout pond, also with riparian rights to water from the Walker River. The property does have city water and electricity to the site. The portion of property closest to the Walker River is in a 100-year flood plain. However, both 2022 and 2023, which saw extensive flooding in the area, the Walker River has never flooded in Bridgeport. My prior meetings with Mono County officials I understood building in the flood plain is allowed. This can be accomplished by raising the ground or structure 18". However, 80% of the property is not in a flood plain.

It seems clear the highest and best use of this property is not as it is currently zoned. The foot bridge across the Walker River is immediately at the southwest corner of the property within a short walking distance to center of downtown. Historic buildings from 1903 are on the historic site, the most successful hotel/motel in Bridgeport, the Walker River Lodge is immediately across the river.

With the relocation of the county seat to Bridgeport in 1864, a new courthouse was needed. A survey of the town revealed only one suitable building - the American Hotel (Owned by J.C. Kingsley). Subsequently, the hotel was purchased by Mono County and converted into a courthouse, which also housed the offices of all county officials until it was replaced by a larger and more modern facility in 1881.

I have in recent years had extensive meetings about development of this property with members of Mono County Planning Department. The financial crisis of 2008 first caused my priorities to be directed elsewhere. Then the pandemic of 2020-2022 also become a business issue.

I would like to now pursue the development of site or a portion of the site as an upscale RV Park with Glamping facilities. A lot line adjustments that permit 2 acres for development. With water and electricity to the site but not sewer, disposal needs to be determined. One thought would be construction of a concrete holding tank. This is exactly what the Lawrence, Kansas Municipal Airport recently did for its large expansion.

I seek direction from you as to how best to accomplish the above. I trust you will agree that this very interesting and valuable property, adjoining a jet use airport in one of the most beautiful places in the U.S., deserves to be developed in a way that enhances the area – both to improve tax revenue