

MONO COUNTY PLANNING COMMISSION

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commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
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PLANNING COMMISSION AGNEDA

July 16, 2026 at 9:00 am

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546

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 -Bridgeport CAO Conferences Room,
First floor Annex 1, 74 N. School Street, Bridgeport CA.

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/88022180851>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 880 2218 0851
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: 880 2218 0851

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.

DISTRICT #1
COMMISSIONER
Michael Draper

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

3. **CERTIFICATE OF APPRECIATION FOR COMMISSIONER PATRICIA ROBERTSON:** Approve and authorize the Chair to sign.
- 4.
5. **CONSENT AGENDA**
 - A. Review and adopt minutes of June 18, 2026. (pg. 1)
6. **PUBLIC HEARINGS**
 - a) **UP 24-001 Sunny Slopes Station.** The project proposes a satellite station of the Long Valley Fire Protection District at 515 Owens Gorge Road (APN 062-040-022-000), in the community of Sunny Slopes. The 4,000-square foot, one-story station will allow inside storage for four department vehicles, plus an office, meeting room, and other facilities. The 1.08-acre parcel is designated as Public and Quasi-Public Facilities (PF) and is presently undeveloped. The project qualifies for a §15183 Exemption, as the project is consistent with existing Mono County General Plan policies for which an EIR was certified. *Staff: Erin Bauer* (pg. 3)
7. **WORKSHOPS**
8. **REPORTS**
 - A. Director (pg. 45)
 - B. Commissioners
9. **INFORMATIONAL/ CORRESPONDENCE**
10. **ADJOURN** to the scheduled regular meeting on August 20, 2026

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

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

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

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

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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Draft Minutes

June 18, 2026 at 9:00 am

Mono Lake Room
1290 Tavern Rd
Mammoth Lakes, CA 93546

Visit: <https://monocounty.zoom.us/j/82582983770>

COMMISSIONERS: Roberta Lagomarsini, Chris Lizza, Jora Fogg, Michael Draper

STAFF: Heidi Willson, planning commission clerk; Emily Fox, county counsel; Erin Bauer, planning analyst; Brent Calloway, assistant director; Olya Egorov, planning analyst; Wendy Sugimura, director; Sean Robison, County Surveyor

PUBLIC:

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:04 am and the Commission led the Pledge of Allegiance.
 - Commissioner Lagomarsini requested to use SB707 allowing to join and participate remotely due to a medical need.

Motion: Allow Commissioner Lagomarsini to join using SB707.
Motion by Fogg; Draper second.
Roll-call vote – Ayes: Bush, Fogg, Draper, Lizza.
Motion Passes 4-0.
2. **INTRODUCTION OF NEW PLANNING COMMISSIONER:** Michael Draper
 - Director Sugimura introduced Michael Draper as the new District 1 Commissioner.
3. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
 - No public comment.
4. **CONSENT AGENDA**
 - A. Review and adopt minutes of April 16, 2026

Motion: Approve minutes as presented.
Motion by Fogg; Lizza second.
Roll-call vote – Ayes: Bush, Fogg, Lagomarsini, Lizza.
Motion Passes 4-0.

DISTRICT #1
COMMISSIONER
Michael Draper

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

5. ACTION ITEMS

- A. **Subdivision Ordinance Update:** Review draft subdivision ordinance update and recommend the Board of Supervisors find the ordinance exempt under CEQA §15061(b)(3) and §15305, and adopt the ordinance with any desired modifications.

- Calloway provided a presentation on the Subdivision Ordinance Update to the Commission and answered questions.
- Chair Lizza called for public comment at 9:29 am
- No public comment
- Commission deliberated the project, which included questions too, answers from, and exchanges with staff and the applicants.

Planning Commission Modifications to Subdivision Ordinance

- Fix the duplicate numbering of 17.08.040
- 17.08.070 – wording is awkward, change to Mono County Director of Public Works (also change throughout the document)
- 17.08.440 – check the document for anywhere that the Surveyor may be identified as being the same as the Public Works Director, and fix the reference
- 17.36.020.A.3. – Remove the Planning Commission as a decision maker.
- Review the document to ensure “Planning Commission” is named and referenced correctly. (See 17.08.050)
- 17.12.120. – Capitalize Public Works Department

Motion: Recommend the Board of Supervisors find the ordinance exempt under CEQA §15061(b)(3) and §15305, and adopt the ordinance with any desired modifications outlined above.

Motion by Fogg; Bush second.

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

Motion Passes 5-0.

6. **WORKSHOPS-** No workshops.

7. REPORTS

- A. Director- Sugimura provided an overview of the written report.
- B. Commissioners- No Commissioner reports.
Commissioner Fogg requested that staff bring back a certificate of appreciation for Commissioner Robertsons service on the Planning Commission.

8. INFORMATIONAL/ CORRESPONDENCE

9. **ADJOURN at 10:12 am** to the scheduled regular meeting on July 16, 2026.

3. Make the required findings as contained in the project staff report and approve Use Permit 24-001 LVFPD Sunny Slopes subject to Conditions of Approval.

Summary

The Long Valley Fire Protection District (District) is proposing a new fire station (project) at 515 Owens Gorge Road (APN: 062-040-022-000), an undeveloped 1.08-acre parcel in Sunny Slopes, a community within the Long Valley planning area. The parcel is designated Public and Quasi-Public Facilities (PF), which can accommodate a wide variety of facilities and uses. Within the PF land use designation (LUD), public facilities like a fire station can be approved via Use Permit.

The one-story fire station, not to exceed 4,000-square feet (sf), will house four District vehicles including one fire engine, one tanker, one rescue unit and one command vehicle. Volunteers will staff the Sunny Slopes station, and no full-time employees will be assigned to work at the site. The structure will also include an office, a public meeting room with a maximum occupancy of 12 persons, a restroom, shower and laundry facilities, additional storage, and a generator room. A six-space, paved parking lot will serve the structure.

The project may see infrequent use as an ad hoc Incident Command Center during emergencies. The Birchim Community Services District will make occasional use of the meeting room for ADA-accessible district meetings.

The potential for archeological impacts peculiar to the project were examined in a Cultural Resources Survey and Limited Testing Report which has not been included as an attachment because of its confidential nature. However, the report concludes that impacts of the project on cultural resources will be less than significant.

For these reasons, the project qualifies for a §15183 exemption under the California Environmental Quality Act (CEQA; Attachment 1).

Background

Long Valley Fire Protection District (District), was formed in 1974 to provide fire protection to the communities in Long Valley, i.e. Sunny Slopes, Aspen Springs, Crowley Lake, McGee Creek, and Long Valley. The District boundaries (shown in Figure 7) include approximately 114 square miles of public and private lands along US 395 in Long Valley.

At present, the District operates a single station in the Crowley Lake Community. Several agencies share a station at the Mammoth-Yosemite Airport, which is part of the Town of Mammoth Lakes.

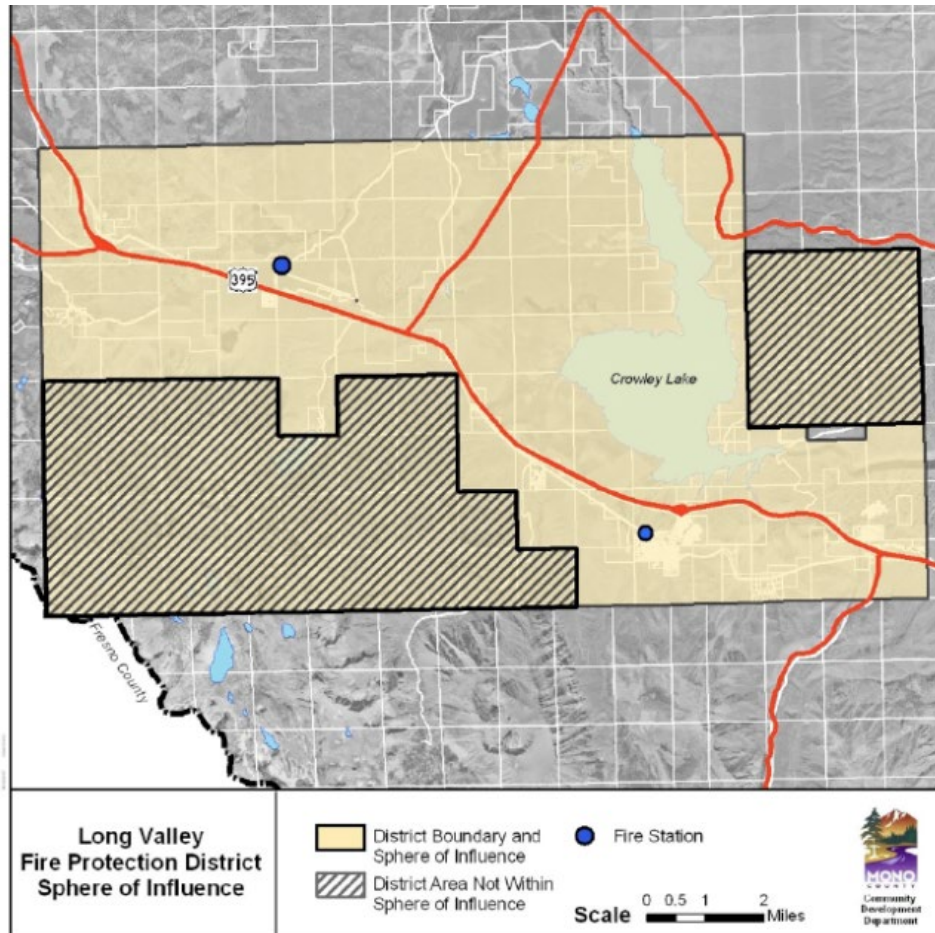


Figure 2: LVFPD Sphere of Influence

The satellite station (see Figure 1) will provide firefighting and emergency response services to Sunny Slopes, Tom's Place, Aspen Springs, Rock Creek, Sherwin Grade, and to unprotected areas outside of the fire district, primarily the US 395 area.

Reaching these areas from the existing Long Valley station in Crowley Lake takes an average of 5-8 minutes, and emergency response time in communities that aren't clustered alongside US 395 can increase significantly. A satellite station will ensure consistent coverage of the area and proper distribution of emergency resources.



Figure 3: Fire Hazard Severity Zones in State Responsibility Areas and Locations of Regional Fire Stations

The station will also provide fire protection services to critical water infrastructure operated and maintained by the Los Angeles Department of Water and Power (LADWP) in and around the Crowley Lake reservoir and the Long Valley Dam. At present, these facilities are protected by the District and subject to the same delays as residential properties.

The reservoir provides water storage and flood control services for LADWP and the Los Angeles Aqueduct. Damage to LADWP infrastructure could have major downstream impacts along the aqueduct and potentially harm the availability of water resources for the Los Angeles metropolitan area.

The facility will also improve the ability of LVFPD and Mono County to steward regional public lands in partnership with state and federal land management agencies.

CalFire places much of Long Valley in a High or Very High Fire Hazard Severity Zone (as seen in Figure 8).

Project Setting & Description



Figure 4: Overhead view of project area, with project parcel highlighted in turquoise

The project proposes a new fire station of 4,000-sf or less at 515 Owens Gorge Road (APN: 062-040-022-000), an undeveloped 1.08-acre parcel in Sunny Slopes, a residential community within the Long Valley planning area.

The parcel, roughly triangular in shape, is bounded by roads on two sides—Crowley Lake Dam Road to the north and Owens Gorge Road to the east. As seen in Figure 3 below, parcels to the north, across Crowley Lake Dam Road, are designated for residential use and developed with homes. A single parcel owned by the Los Angeles Department of Water and Power (LADWP), undeveloped and designated Open Space (OS), surrounds the remainder of the property.

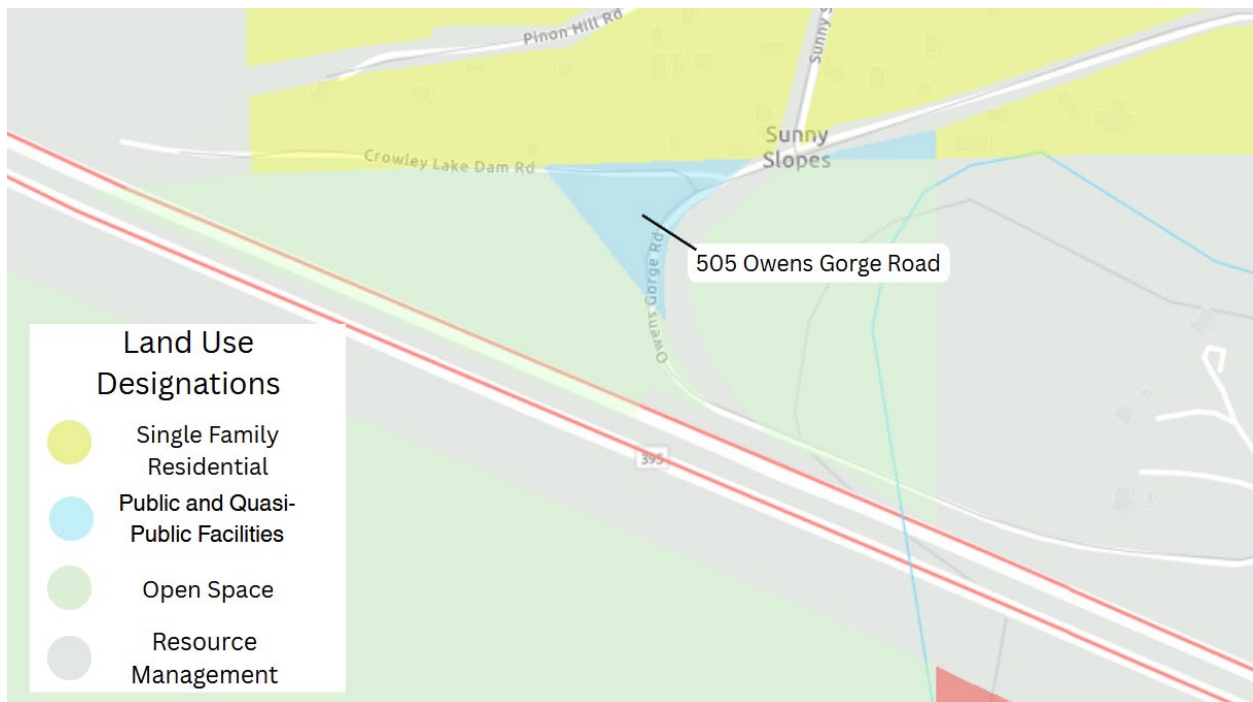


Figure 5: Land Use Designations in surrounding area

The applicant proposes to access the parcel via Owens Gorge Road, which forms the eastern boundary of the parcel. Approximately one-half mile to the southeast, Owens Gorge Road provides access to a recently enlarged segment of U.S. Highway 395 (US 395), a major regional thoroughfare. Because the nearest section of the highway is a state-designated scenic highway and the project parcel is within 1,000 feet of the highway, the project falls within the scenic combining district—an overlay district intended to regulate development activity in scenic areas.

The project parcel is designated for Public and Quasi-Public Facilities (PF), which can accommodate a wide variety of facilities and uses. Public facilities such as a fire station can be approved on PF parcels with a Use Permit.

The station is planned to be one story, with a building footprint that will not exceed 4,000 square feet, painted brown and taupe to match the existing station in Crowley Lake (seen in Figure 4). The main vehicle bay, at a planned 2,450-sf, will include inside storage for four District vehicles. Current conceptual designs accommodate one fire engine, one tanker, one rescue unit and one command vehicle. Reinforced bay floors will support the vehicles, and the garage will also incorporate floor drains, a diesel exhaust treatment system, and an air compressor to maintain pressure in vehicle brake systems.



Figure 6: Existing LVFPD station in Crowley Lake

The interior will incorporate a front office with communications equipment, a public meeting room with a maximum occupancy of 12 persons, a decontamination area with sink, and a bathroom with shower and laundry facilities, all ADA compliant. Additional features will include storage and an emergency generator.

Solar panels may be installed on the parcel to increase energy efficiency and mitigate operating costs. A retention basin on the northwest corner of the property will mitigate drainage issues (see Figure 5 for a site plan which includes the retention basin). The project is not proposing any screening from US 395 through landscaping or fencing.

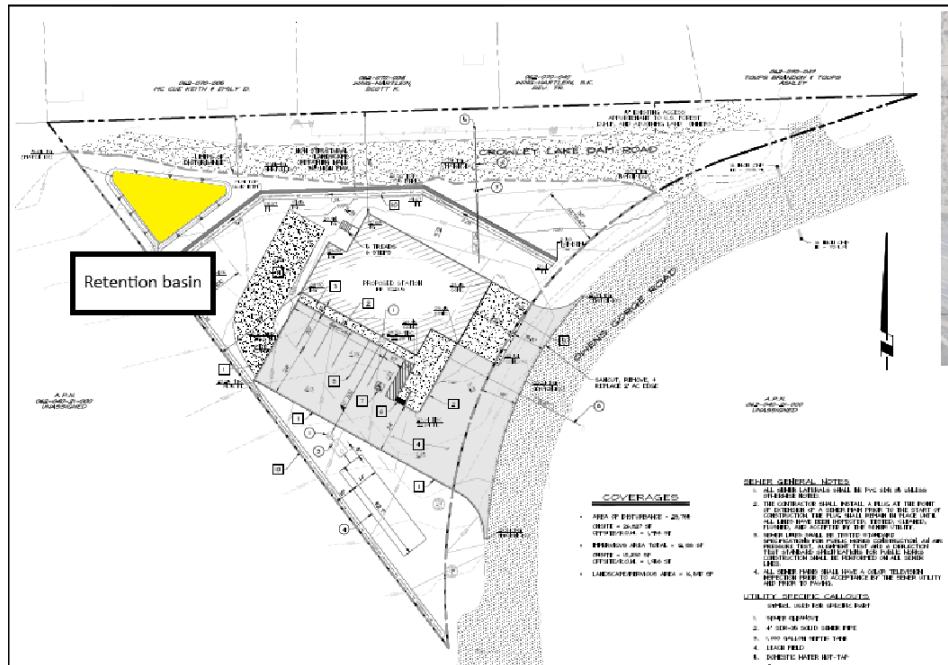


Figure 7: Site plan with retention basin highlighted in yellow

Plans for trash management have not yet been finalized. Environmental Health has determined that the proposed site plan is feasible.

A paved, ADA-compliant parking lot will serve the structure, with accommodation for overflow parking during infrequent periods of high use. The sign has not yet been finalized and is anticipated to be a building identification or attached sign. Any exterior light that would be turned off at night and will comply with County Dark Sky regulations. A condition of use ensures that the sign would comply with all requirements of MCGP LUE Chapter 7, Signs, in force at the time of installation.

In response to a request to describe the nature and type of use of the parcel during emergency response situations, the District provided the following:

The Long Valley Fire Protection District is what's known as an "Allied Agency" or "Cooperator" when it comes to the need of other Governmental entities to utilize facilities, other than their own, to support emergency operations. The Fire District offers the use of its facilities to outside entities to facilitate incident mitigation. The type and number of resources that might temporarily be placed at the facility would depend on the nature of the incident and the entity tasked with its management. For incidents strictly under the control of the Long Valley Fire District, once the satellite Fire Station is completed, the District does not anticipate the need to place emergency incident management resources at the new Station since resources are already placed at the current facility to support the Fire District's needs.

For the purpose of this discussion incidents are defined as occurrences covered in the Mono County Multi Hazard Mitigation plan and any other occurrence potentially requiring an expanded response. Entities that might require facility use include:

- Mono County – Sheriff or other Law Enforcement, County EMS Program, Mono County Search and Rescue, or any other Department, such as Public Health, best qualified to manage whatever the incident is. The Fire District expects that the Mono County Emergency Services Department, once reorganized, will coordinate the request for facility use and assign the appropriate resources.
- LADWP – This Department is included because the new station is located on the access road to the Crowley Lake Dam.
- State agencies – Cal Trans, Fish and Wildlife, CHP.
- Wildland agencies – Cal Fire, USDA Forest Service, and the Bureau of Land Management. This is unlikely since the Inyo National Forest has a facility on the opposite side of Highway 395 adjacent to Tom's Place Resort.

Finally, County Staff inquired if helicopters could use the Fire Station site. There is already a Forest Service helipad located between Highway 395 and the Tuff Campground should a helicopter landing site be needed so there is no need at the Fire Station site. Mammoth Hospital, as part of their emergency preparedness, has cataloged that site with GPS coordinates. The launch and retrieval of small drones from

the Fire Station site is a possibility but that activity would be conducted by outside entities to support their emergency operational needs. The Fire District itself does not operate drones.

The Community of Sunny Slopes is completely supportive of the construction of a Satellite Fire Station and supports any temporary additional use that is of benefit to the community. This project has been designed with community input. The Long Valley Fire District is a small Special District with limited staff and budget attempting to meet an infrastructure need that has been identified for at least 40 years.

Thus, as an Allied Agency and in allowing use of the property for emergency response, the District will not have control over the types of resources placed on the property nor their deployment. In further conversation, examples of emergency response activities were discussed as, but not limited to, ranging from minimal activities such as storage of response materials (for example, sandbags in response to potential flooding) to more intensive activities such as an allied agency incident command center. As noted, the site will not be used for helicopter flights. Depending on the scope and scale of the emergency response, the parking lot, dirt road, and other available unpaved areas of the parcel may be utilized.

The building, parking area, and paved apron total to a lot coverage of 26%.

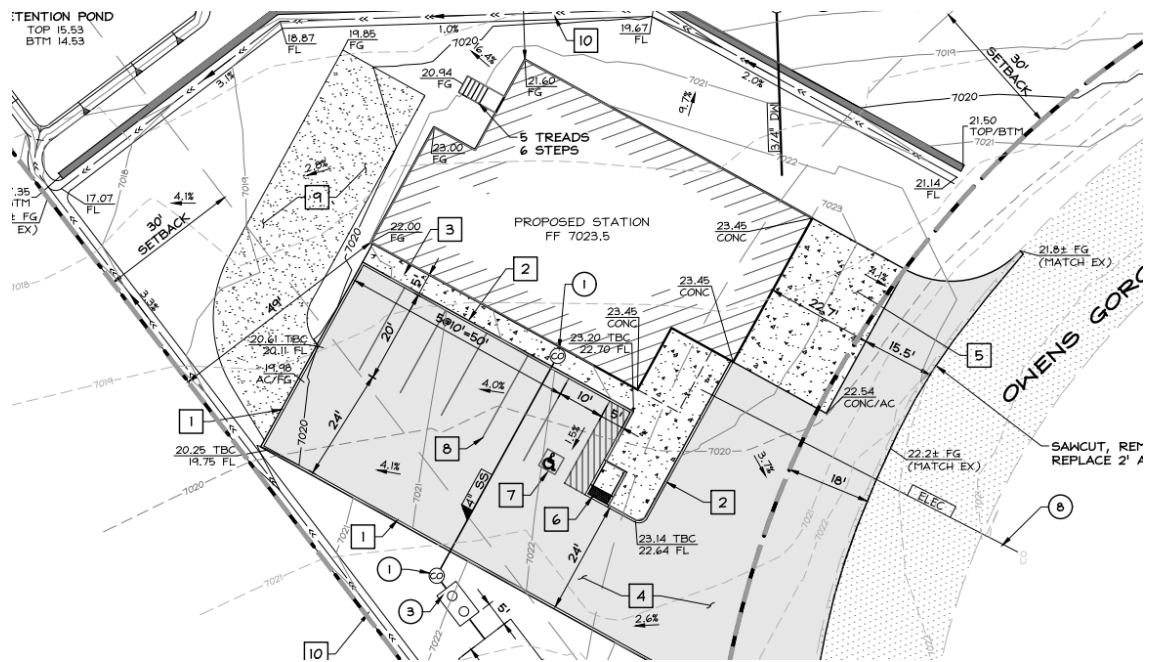


Figure 8: Site plan showing parking spaces and driveways

Mono County General Plan Consistency

The Mono County General Plan (MCGP) relies on Fire Protection Districts to determine their needs and capacity, and to inform the planning process. The General Plan does not dictate how many fire stations are needed in a community or the size of the facilities.

County planning documents such as the Safety Element, the Multi-Jurisdictional Hazard Mitigation Plan, and the Mono County Community Wildfire Protection Plan (CWPP) outline local fire hazards, analyze preparedness, and suggest solutions. These documents are prepared with the input of county fire protection districts, including the Long Valley Fire Protection District.

Development Standards

The PF LUD does not specify minimum parcel size, district area, lot dimensions, or setbacks. There is no maximum allowed lot coverage or building height.

Proposed setbacks meet State Minimum Fire Safe Standards, which require 30' from either the property boundary or the centerline of the nearest road. Conceptual renderings of the building, not including the raised pad, have a maximum height of 25', lower than the 35' maximum applied to nearby parcels. Expected lot coverage totals 26%.

Density is reviewed on a case-by-case basis. The Sunny Slopes satellite station will improve existing LVFPD services. No expansion of the district's boundaries or sphere of influence is required. The station will be staffed by volunteers, no personnel will live on-site, and no new density is proposed.

Dark Sky Regulations

The applicant intends to keep one light beside the station's front door illuminated overnight; this light would comply with the requirements of Mono County's Dark Sky Regulations. Additional lighting in the parking lot would be motion activated and dark sky compliant.

The planned entrance sign would be illuminated during the day, but not at night.

All lighting on site would be on the south side of the building, with no lighting or windows facing Crowley Lake Dam Road or the homes opposite.

Emergency lighting needed by Fire Protection Districts is exempted from the requirements of Chapter 23 of the Land Use Element (LUE), Dark Sky Regulations (§23.040.21.)

CalFire Setbacks

The site plan meets CalFire's minimum fire safe standard of 30' setbacks.

Driveway and Parking

The site plan proposes six parking spaces, one of which is accessible. As Sunny Slopes sits at an elevation of roughly 7,000 feet, all six spaces are 10'x20' as required by §06.030.B. The accessible space additionally includes a five-foot-wide loading area, as required by §06.040.A.

Table 06.010 of the Land Use Element sets out parking requirements for a wide variety of uses. However, the table does not include public utilities or fire stations. For any uses not specifically mentioned in Table 06.010, “the Commission shall determine the number or amount of parking required.”

The Sunny Slopes satellite station will have no permanent staff. Four to six volunteers would be present at the station to respond to calls, and the maximum occupancy of the meeting room is 12 persons. Six parking spaces accommodate volunteers on site and may have some availability for meeting participants.

Public Works has reviewed and approved the wide driveway. They do not foresee any difficulties with snow removal.

A dirt road connects the parking lot to the rear of the building. This allows for the loading and unloading of equipment while maintaining clear, unobstructed access to the driveway. The dirt road will additionally serve as informal overflow parking during periods of high use, as during emergencies or public meetings.

Landscaping

Total estimated vegetation removal is approximately 16,500-sf, or 43% of the parcel’s total area. Native vegetation and trees will remain on approximately 22,260-sf, or 57% of the parcel’s total area.

No landscaping is proposed. However, the project is subject to Scenic Combining District (MCGP LUE Chapter 8) standards (see below). The proposed colors and general architecture of the structure have not been deemed “visually offensive,” which would trigger screening requirements. Restoring native vegetation to the retention basin and other disturbed areas is included as a condition of approval.

Access

The parcel is bounded by roads on two sides—Crowley Lake Dam Road to the north and Owens Gorge Road to the east. Parcels on the northern side of Crowley Lake Dam Road are designated for residential use and developed with homes. The applicant proposes to access the parcel via Owens Gorge Road.

Owens Gorge Road intersects with Highway 395 at Tom’s Place and winds through the residential community of Sunny Slopes before arriving at Crowley Lake Dam. As a connector from a major highway to a major utility installation, the existing road is suited to the heavy vehicles employed by a fire district.

An informal dirt road has been worn into the western boundary of the property. The applicant proposes a simple barricade to prevent motorized use while allowing pedestrian use.

Snow Storage

Snow storage is required on all new commercial, industrial, and multifamily developments. A public service facility such as a fire station does not fall into any of the above categories, so no snow storage is required.

However, the Public Works Department was consulted on the matter of snow removal, and expressed no concerns.

Conditional Development

The parcel is not in an Alquist-Priolo Zone or a FEMA-designated flood zone.

Scenic Combining District

Chapter eight of the Land Use Element addresses development that takes place within the scenic combining district, an overlay district that regulates development activity in scenic areas, including areas adjacent to designated state scenic highway 395.

Development within the scenic combining district is restricted by §08.030 of the LUE. These standards preserve scenic assets by minimizing visual disturbances.

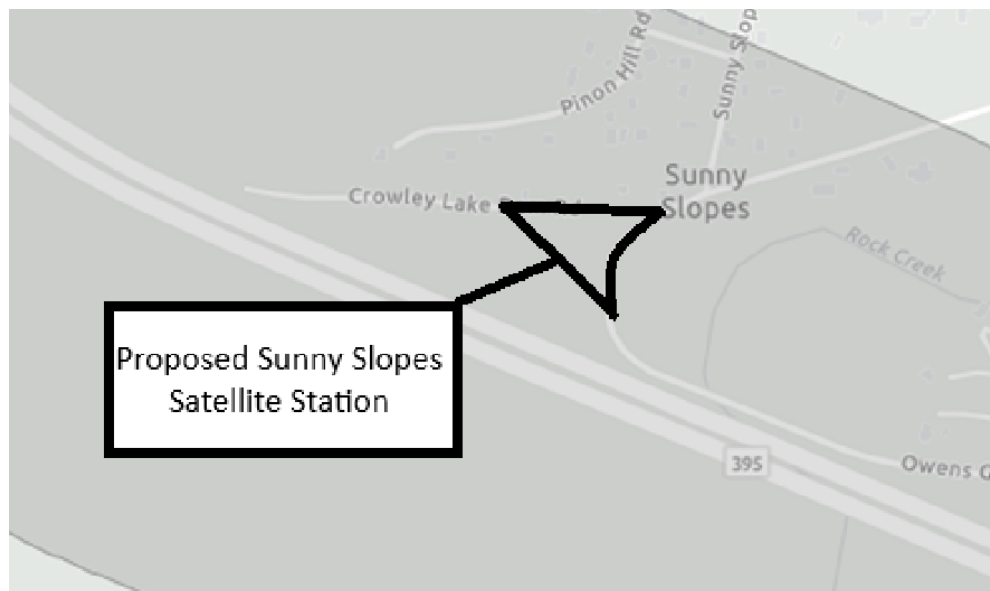


Figure 9: Scenic Combining Overlay District

08.030 Standards – General.

Development in the scenic combining district shall be restricted by the following general standards:

- A. *Visually offensive land uses shall be adequately screened through the use of extensive site landscaping, fencing, and/or contour grading;*

The proposed fire station has not been outright deemed a visually offensive use provided the structure substantially complies with the design renderings and proposed colors. Emergency vehicles will park in the designated garage, and a condition of use prohibits the outdoor storage of equipment and/or vehicles.

Alternatively, fire stations by nature may be considered a visually offensive use, and screening from US 395 through landscaping can be added as a condition of approval.

B. Earthwork, grading and vegetative removals shall be minimized;

Total estimated vegetation removal is approximately 16,500-sf, or 43% of the parcel's total area. Native vegetation and trees will remain on approximately 22,260-sf, or 57% of the parcel's total area.

Site grading is expected to be between 12,000 and 14,000 square feet. This grading would include buildings, driveways, and parking areas. The building pad will be raised above grade, though the height has yet to be determined. Some earthwork and grading will be required for drainage, but undeveloped portions of the parcel will retain natural vegetation in harmony with the surrounding environment.

C. All site disturbances shall be revegetated with plants and landscaping that are in harmony with the surrounding environment (drought-resistant indigenous plants are encouraged). A landscaping plan shall be submitted and approved for all projects;

Revegetation has been included as a condition of approval. No landscaping is planned.

D. Existing access roads shall be utilized whenever possible. Construction of new access roads, frontage roads or driveways shall be avoided except where essential for health and safety;

The station will take access from an existing road, Owens Gorge Road. No new frontage is planned. The parcel is compact and the wide driveway is necessary to accommodate emergency vehicles.

E. The number, type, size, height and design of on-site signs shall be strictly regulated according to the County sign regulations (see Ch. 07);

One exterior sign is planned, which must meet the requirements outlined in Chapter 7 of the Land Use Element regarding signs. As freestanding or monument sign requires a Director Review, analysis of the proposed signage (see below) has been incorporated into this Use Permit in order to ensure that all requirements are met.

F. The design, color and materials for buildings, fences and accessory structures shall be compatible with the natural setting;

The applicant plans to paint the structure with the same brown and taupe colors used on the station in Crowley Lake. These earth-toned colors are compatible with the natural setting, and a condition of use ensures that the satellite station is required to meet this standard.

G. All new utilities shall be installed underground in accordance with Chapter 11, Development Standards – Utilities;

A condition of use requires that all utilities will be installed underground.

H. Exterior lighting shall be shielded and indirect and shall be minimized to that necessary for security and safety.

All non-emergency lighting will comply with Chapter 23 of the LUE, Dark Sky Regulations. Emergency lighting is exempt from Dark Sky requirements.

Signage

Signage within the Scenic Combining District is “strictly regulated according to the County sign regulations” in Chapter 7 of the Land Use Element.

One freestanding sign can be permitted on parcels with a minimum of 100 feet of street frontage, and the size of the sign is also dictated by the length of street frontage. Because the project parcel occupies more than three hundred feet of frontage on Owens Gorge Road, the satellite station qualifies for a sign of up to 100-sf in total area, the maximum allowable. A height requirement also applies, setting a maximum of 20 feet, or the height of the associated building, whichever is less.

Lighting on signs is subject to §23.080 of the LUE’s Dark Sky Regulations:

§23.080 Signs. All outdoor lighting for commercial signs installed and maintained pursuant to Chapter 7 shall conform to the provisions of this chapter. Light bulbs or lighting tubes used for sign illumination shall not be readily visible from the vehicular travel lanes, adjacent public rights of way, or adjoining properties. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the approved location of view, such as pedestrian walkway, adjacent travel way or closest County street.

A single light intended to highlight the sign is planned. The light will be turned off at night, maintaining dark sky compliance. A condition of use ensures that the bulb or tube shall comply with intensity guidelines and will not be readily visible from traffic lanes, public rights of way, or adjoining properties.

Area Plan

Policy 23.A.3. of the Long Valley Area Plan supports “improvements to local service infrastructure such as water, sewer, telecommunications and electricity.” A subsidiary policy references the proposed Sunny Slopes satellite station:

Action 23.A.3.c. Work with the community and the Long Valley Fire Protection District to assess the feasibility and local support for a satellite fire station in the Sunny Slopes area.

As early as 2000, as seen in the General Plan map reproduced as Figure 10, the satellite station was planned for the location analyzed in this use permit.

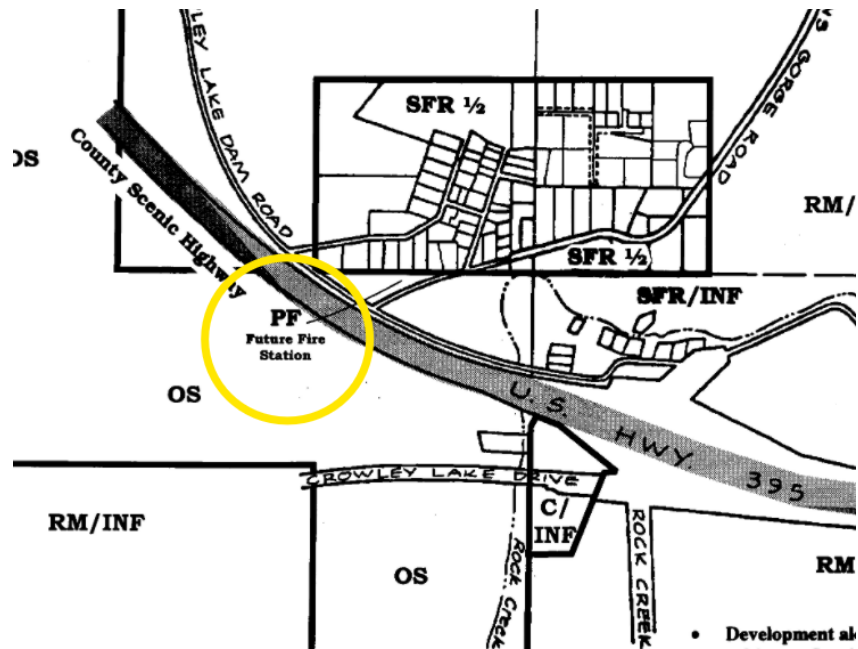


Figure 10: 2000 General Plan Map

These policies reflect the community's support for high-quality, functional public services, and longstanding support for the proposed Sunny Slopes Fire Station in particular.

The Issues/Opportunities/Constraints section of the Long Valley Area Plan identifies the preservation of the scenic corridor as a priority:

7. Preservation of the scenic corridor, wildlife habitat and visual quality of the area is of utmost importance, and interest in minimizing impacts to these resources is high.

An analysis according to the standards of §08.030 of the MCGP Land Use Element (above) determined that the visual impact of the project on scenic resources will be minimized to the extent possible, appropriately balancing the priorities and policies identified in the area plan.

CEQA Compliance

The attached §15183 report supports the conclusion that because the project is consistent with adopted community and general plan policies, and the possibility of an archeological impact peculiar to the project has been sufficiently examined, it is exempt from additional environmental review.

Land Development Technical Advisory Committee

The project was accepted for processing on February 22, 2024.

Conditions of approval were reviewed on July 6, 2026.

Noticing and Public Comments

Notice appeared in *The Sheet* on July 3, 2026 (See Attachment 3).

Notice was sent to property owners by mail on June 24, 2026.

As of July 9, 2026, no comments were received.

Use Permit Findings

In accordance with Mono County General Plan, Chapter 32, Processing Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

1. All applicable provisions of the Mono County General Plan 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 because:

The use is appropriate to the PF designation, which applies limited development standards. No minimum parcel size, district area, lot dimensions, or setbacks are required. No maximum lot coverage or building height is applied. However, the station will meet state minimum fire safe standards for setbacks, and the proposed building height is well below the maximum applied to surrounding land use designations.

The parcel is adjacent to US highway 395 and subject to the requirements of the scenic combining district. If the conceptual renderings prepared by the applicant are determined to be visually offensive, and additional screening desired, landscaping can be required through conditions of use.

Because MCGP LUE Chapter 6, Parking, doesn't specify required parking for fire stations, the Commission shall determine whether the proposed parking is adequate. Site plans provide six parking spaces, including an ADA-accessible space, which should be adequate for day-to-day use by volunteer staff. The dirt road which provides access to the rear of the garage can additionally serve as informal overflow parking during periods of high use, as during emergencies or public meetings.

Conditions of use, and the public hearing process, ensure that all provisions of the Mono County General Plan are met.

This finding can be made.

2. The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:

Owens Gorge Road intersects with US 395 at Tom's Place and winds through the residential community of Sunny Slopes before arriving at the Crowley Lake Dam. The highway has recently been enlarged with a turning lane at the Tom's Place exit, further improving safety. As a connector from major highway to a major utility installation, the road is suited to the heavy vehicles employed by a fire district.

This finding can be made.

3. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:

The addition of a fire station is a significant benefit to public welfare, to personal property, and to improvements in the area on which the proposed fire station will be located.

The LVFPD will not employ call sirens or horns. A public announcement system will be reserved for emergencies.

This finding can be made.

4. The proposed use is consistent with the map and text of the Mono County General Plan because:

The Mono County General Plan (MCGP) relies on Fire Protection Districts to determine their needs and capacity, and to inform the planning process. The General Plan does not dictate how many fire stations are needed in a community or how large the facilities should be.

The parcel is appropriate to the proposed use, and the Long Valley Area Plan recognizes significant community support for a satellite station in Sunny Slopes.

The parcel complies with standards of the Scenic Combining District. A review of §08.030 above presented two options:

1. The Commission may find that the satellite station does not constitute a visually offensive use, and so substantial compliance with the proposed architectural design and colors are sufficient, or
2. The Commission may find that the satellite station is a visually offensive use and direct staff to add additional screening as a condition of use.

In either case, Scenic Combining District standards will be met and this finding can be made.

Attachments

1. Environmental Analysis for UP 24-001 Sunny Slopes Satellite Station, CEQA §15183
2. Public notice to neighbors, mailed on June 24, 2026
3. Public notice published in the July 4 edition of *The Sheet*

UP 24-001 Sunny Slopes Satellite Station

Conditions of Use

1. A fire station siren shall not be utilized. An outdoor public announcement system may be allowed for emergency use only.
2. Emergency lighting needed by Fire Protection Districts is exempted from the MCGP Chapter 23 Dark Sky Regulations. All non-emergency lighting shall comply with the requirements of Chapter 23. Decorative lighting is limited to the front entrance sign and shall be compliant with Chapter 23, including minimum light intensity for legibility. The bulb or tube shall not be readily visible from traffic lanes, public rights of way, or adjoining properties.
3. Outdoor storage of vehicles and equipment is prohibited, except during an active emergency situation.
4. This use permit authorizes use of the property within its boundary as an emergency response location including, but not limited to, a staging area, incident command center, storage area for emergency response materials, etc., for the shortest duration reasonably possible.
5. Outdoor storage of trash is prohibited unless within a wildlife-resistant container that is serviced at least once a week.
6. All land disturbance due to construction shall be revegetated with plants and landscaping in harmony with the surrounding environment (drought-resistant native plants are encouraged) including the retention basin and leach field.
7. Building height measured from the base of natural grade shall not exceed 35 feet.
8. On-site generators must comply with the Mono County noise ordinance, Mono County Code Chapter 10.16.
9. There shall be no vehicle maintenance and no vehicle fuel storage on the project parcel.
10. Handling, storage, and disposal of hazardous materials shall comply with all requirements of the Environmental Health Department.
11. Signage must comply with all requirements of MCGP LUE Chapter 7, Signs. Decorative lighting of the sign must comply with MCGP LUE Chapter 7 Signs and Chapter 23 Dark Sky Regulations.
12. All exterior station surfaces shall be entirely non-reflective, either shaker gray or earth toned in color, and subject to approval by the CDD.
13. The applicant must comply with Mono County General Plan, Mono County Code, and any and all requirements of other departments at Mono County, including but not limited to, Code Compliance, Public Works, Building, and Environmental Health. The project must follow California Building Code and is subject to any public health and safety orders issued by the State of California.
14. The project shall comply with requirements promulgated by state and federal regulatory agencies, including the Great Basin Unified Air Pollution Control District and the Lahontan Regional Water Quality Control Board.
15. Appeal. The Use Permit shall become effective 10 days following the issuance of the Planning Commission's decision. During the 10-day period, an appeal may be filed in accordance with Chapter 47. If an appeal is filed, the permit will not be issued until the appeal is considered and a decision is rendered by the Planning Commission. (Section 31.060).

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

MONO COUNTY

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
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June 16, 2026

Environmental Analysis for UP 24-001 Sunny Slopes Satellite Station

CEQA §15183

INTRODUCTION

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

The project is located within the area of analysis for the 2015 Mono County Regional Transportation Plan/General Plan Update (RTP/GPU). The Mono County RTP/GPU Final Environmental Impact Report (EIR) was certified on December 8, 2015. Mono County has prepared an Initial Study checklist to evaluate the project’s consistency with the General Plan. As mandated by the CEQA Guidelines section 15183, this checklist identifies whether environmental effects of the project meet any of the following criteria:

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

Pursuant to CEQA Guidelines section 15183, subsequent environmental impact analysis would be required if any impacts meet the above criteria

PROJECT INFORMATION

PROJECT TITLE:

UP 24-001 Sunny Slopes Satellite Station

LEAD AGENCY NAME AND ADDRESS:

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

CONTACT PERSONS AND PHONE NUMBERS:

Erin Bauer at (760) 924-4602.

PROJECT LOCATION:

515 Owens Gorge Road. Within the community of Sunny Slopes in Mono County, California. APN 062-040-022-000.

PROPERTY OWNER:

Long Valley Fire Protection District
 3605 Crowley Lake Drive
 Crowley Lake, CA 93546

GENERAL PLAN LAND USE DESIGNATION:

Public and Quasi-Public Facilities (PF)

SURROUNDING LAND USES

North: Existing Single-Family Residential (SFR)

East: Open Space (OS)

West: Open Space (OS)

ACCESS

Owens Gorge Road

UTILITIES:

Water & Sewer: Birchim Community Services District
 Fire Protection: Long Valley Fire Protection District
 Electricity: Southern California Edison
 Propane: Amerigas
 Communications: Frontier, Race
 Trash Service: Mammoth Disposal

School: Eastern Sierra Unified School District

DESCRIPTION OF PROJECT:

The Long Valley Fire Protection District (District) is proposing a new fire station (project) at 515 Owens Gorge Road (APN: 062-040-022-000), an undeveloped 1.08-acre parcel in Sunny Slopes, a community within the Long Valley planning area. The parcel is designated Public and Quasi-Public Facilities (PF), which can accommodate a wide variety of facilities and uses. Within the PF land use designation (LUD) public facilities like a fire station, can be approved via Use Permit. Because the satellite station will be staffed entirely by volunteers, and no personnel will live on site, no density is associated with the project and it is consistent with existing zoning.

The parcel, roughly triangular in shape, is bounded by roads on two sides—Crowley Lake Dam Road to the north and Owens Gorge Road to the east (see Figure 1). Parcels to the north, across Crowley Lake Dam Road, are designated for residential use and developed with homes. A single parcel owned by the Los Angeles Department of Water and Power (LADWP), undeveloped and designated Open Space (OS), surrounds the remainder of the property.



Figure 1: Overhead view of project area, with project parcel highlighted in turquoise

The applicant proposes to access the parcel via Owens Gorge Road, which forms the eastern boundary of the parcel. Approximately one-half mile to the southeast, Owens Gorge Road provides access to a recently enlarged segment of U.S. Highway 395 (US 395), a major regional thoroughfare. Because the nearest section of the highway is a state-designated scenic highway and the project parcel is within 1,000 feet of the highway, the project falls within the scenic combining district—an overlay district intended to regulate development activity in scenic areas.

The one-story fire station, not to exceed 4,000-square feet (sf), will house four District vehicles, including one fire engine, one tanker, one rescue unit and one command vehicle. The garage will incorporate floor drains, a

diesel exhaust treatment system, and an air compressor to maintain pressure in vehicle brake systems. Volunteers will staff the Sunny Slopes station, and no full-time employees will be assigned to work at the site. The structure will also include an office, a public meeting room with a maximum occupancy of 12 persons, a restroom, shower and laundry facilities, additional storage, and a generator room. A six-space, paved parking lot will serve the structure.

The fire station is planned to be painted brown and taupe to match the existing station in Crowley Lake. The interior will incorporate a front office with communications equipment, a public meeting room with a maximum occupancy of 12 persons, a decontamination area with sink, and a bathroom with shower and laundry facilities, all ADA compliant. Additional features will include storage and an emergency generator.

Solar panels may be installed on the parcel to increase energy efficiency and mitigate operating costs. A retention basin on the northwest corner of the property will mitigate drainage issues. The project is not proposing any screening from US 395 through landscaping or fencing.

The project may see infrequent use as an ad hoc Incident Command Center during emergencies. The Bircham Community Services District will make occasional use of the meeting room for ADA-accessible district meetings.

Plans for trash management have not yet been finalized. Environmental Health has determined that the proposed site plan is feasible.

A paved, ADA-compliant parking lot will serve the structure, with accommodation for overflow parking during infrequent periods of high use. The Department may install a single entrance sign with an exterior light that would be turned off at night, to comply with County Dark Sky regulations.

AESTHETICS

EXCEPT AS PROVIDED IN PUBLIC RESOURCES CODE SECTION 21099, WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?		X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

The RTP/GPU EIR determined that long-term building and development within the County’s communities would have a significant and unavoidable impact on scenic resources. As a project located within an existing community, the project’s impact on aesthetic resources would not be peculiar to the parcel.

The project is adjacent to a stretch of US Highway 395 (US 395) designated as a California State Scenic Highwayⁱ, and would be visible from the highway. In consequence, it has been held to the heightened standards for scenic districts contained in Chapter 8 of the Mono County General Plan Land Use Element.

Because the community of Sunny Slopes has already spread into the surrounding hills, nearby buildings are located above the maximum proposed height of the satellite station and visible from the scenic highway. Station windows are oriented away from residences, minimizing nuisance and light pollution.

Conceptual renderings of the proposed structure are reproduced in Figure 2 below.

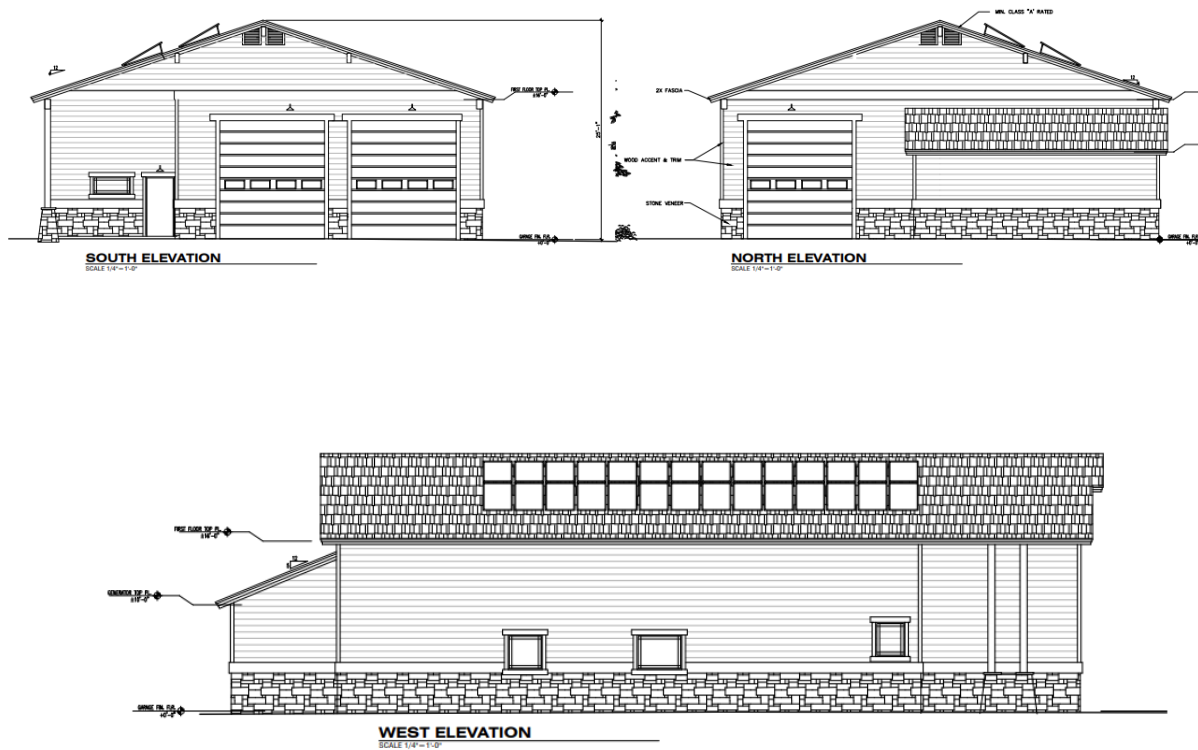


Figure 2: Conceptual renderings of the Sunny Slopes station

The station is planned to be one story, with a building footprint that will not exceed 4,000 square feet, painted brown and taupe to match the existing station in Crowley Lake (seen in Figure 3 below).



Figure 3: LVFPD's existing Crowley Lake station

The color blends the structure with the landscape and surrounding development, and so the proposed satellite station will not look substantially different from surrounding visible residential development. The proposed structure would not raise the profile of the community, nor disrupt its character.

The project will not visually degrade the existing site, which is both disturbed and undeveloped. Existing trees on site will remain in place, and revegetation of areas disturbed by construction has been included as a condition of approval. Natural vegetation that blends with the surrounding environment preserves scenic resources, ensuring a less than significant impact.

All non-emergency lighting will comply with the Dark Sky Regulations contained in Chapter 23 of the MGCP LUE.

Use of the site as an emergency response is temporary in nature for the shortest duration possible and limited to the parcel boundaries.

Conditions of use attached to the Use Permit ensure that standards are met, and that the aesthetic impact of the proposed satellite station does not exceed those identified in the County RTP/GPU EIR.

AGRICULTURE AND FORESTRY RESOURCES

IN DETERMINING WHETHER IMPACTS TO AGRICULTURAL RESOURCES ARE SIGNIFICANT ENVIRONMENTAL EFFECTS, LEAD AGENCIES MAY REFER TO THE CALIFORNIA AGRICULTURAL LAND EVALUATION AND SITE ASSESSMENT MODEL (1997) PREPARED BY THE CALIFORNIA DEPT. OF CONSERVATION AS AN OPTIONAL MODEL TO USE IN ASSESSING IMPACTS ON AGRICULTURE AND FARMLAND. IN DETERMINING WHETHER IMPACTS TO FOREST RESOURCES, INCLUDING TIMBERLAND, ARE SIGNIFICANT ENVIRONMENTAL EFFECTS, LEAD AGENCIES MAY REFER TO INFORMATION COMPILED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION REGARDING THE STATE'S INVENTORY OF FOREST LAND, INCLUDING THE FOREST AND RANGE ASSESSMENT PROJECT AND THE FOREST LEGACY ASSESSMENT PROJECT; AND FOREST CARBON MEASUREMENT METHODOLOGY PROVIDED IN FOREST PROTOCOLS ADOPTED BY THE CALIFORNIA AIR RESOURCES BOARD. WOULD THE PROJECT:

	Significant Project Impact/Substantial New Information	Less Than Significant Impact	Less Than Significant Impact	No Impact
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		with Mono County RTP/GPU EIR		
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Neither the parcel, nor any adjacent parcel, is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the California Important Farmland Finder prepared by the California Department of Conservation.ⁱⁱ

The parcel is not designated for agricultural use, or part of a Williamson Act contract.

The project does not require any rezoning, nor will it cause the rezoning of forest land, timberland, or timberland zoned Timberland Production.

The extension of fire protection services into the southern reaches of the Long Valley will protect nearby forestry resources, for example the extensive tracts of land that belong to the US Forest Service.

The project would have no impact on agriculture and forestry resources.

AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

The project site is in the Mono County portion of the Great Basin Valleys air basin, which is regulated by the U.S. Environmental Protection Agency at the federal level, by the California Air Resources Board at the state level, and by the Great Basin Unified Air Pollution Control District (GBUAPCD) at the local level.

All of Mono County is in a state designated nonattainment zone for Ozone and PM10 (particulate matter).ⁱⁱⁱ The GBUAPCD identifies four National Ambient Air Quality Standards (NAAQS) Planning Areas in the basin for PM10 nonattainment, none of which overlap with the project parcel.^{iv} As the Air Quality Plans posted by the GBUAPCD concern these NAAQS areas, construction of the Sunny Slopes station will not obstruct implementation of applicable air quality plans.

Sensitive receptors are individuals considered to be susceptible to air pollution, including the elderly, children, infants, and individuals with chronic respiratory diseases. The nearest sensitive receptor locations to the proposed project site are single-family dwellings to the north, across Crowley Lake Dam Road, approximately 20 feet from the proposed satellite station. The nearest school and day care facilities are in Crowley Lake, several miles north.

A condition of use requires that the project abide by all regulations promulgated by state and federal agencies, including the GBUAPCD. Proposed facilities, such as the generator, will be subject to all applicable permits and restrictions.

The proposed fire station is a satellite station for an existing district. The district boundaries will remain intact, and no expansion of service is planned. As the project is not growth-inducing, it will not result in other emissions—such as those leading to odors—that might adversely affect a substantial number of people, and there will be no impact.

BIOLOGICAL RESOURCES

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
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The 2014 Biological Assessment of the unincorporated communities of Mono County performed by Jim Paulus described heavy vegetation disturbance around “the densely developed housing areas adjacent to... Owens Gorge Rd.” (66) Because the project parcel is heavily disturbed, it is not considered as habitat for special status species.

The nearest riparian habitat is Rock Creek, which crosses the adjacent LADWP parcel to the east. At the nearest point, Rock Creek is more than 300 feet away from the project parcel. The County RTP/GPU EIR requires 30 foot setbacks from either side of a stream to mitigate the impact of development on riparian habitat. As the project parcel exceeds this minimum requirement, the impact on riparian habitats should be considered less than significant.

The National Wetlands Inventory published by the U.S. Fish and Wildlife Service does not identify any other riverine or riparian habitats within 300 feet of the project parcel. The nearest wetland is more than one thousand feet distant, on a parcel that belongs to the Inyo National Forest. Developing the project parcel will have a less than significant impact on nearby wetlands.

The project does not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, resulting in no impact.

CULTURAL RESOURCES

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

The County contracted with a consultant, SWCA, to conduct a cultural resources survey of the project parcel. A CRIS search in October of 2025 indicated that two studies or surveys had previously been performed within the project area, and eight others within a 0.25-mile radius of the project area. No previously recorded cultural resources were in the project area, but 13 previously recorded resources were within a 0.25-mile radius of the project area.

The results of the CRIS search prompted SWCA to conduct a pedestrian survey and limited subsurface testing. The results were compiled into a report, completed in April of 2026, which did not recommend any sites within the project area to be eligible for inclusion in the California Register of Historical Resources under any criteria and determined the impacts of the project would be less than significant.

Because the content of the survey is confidential, the report is not attached to this 15183 analysis.

No human remains were identified during the survey, and none will be disturbed, resulting in no impact.

ENERGY

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Development and construction will be subject to the most current cycle of the California Building Code, and best management practices will be required. Construction would not result in any wasteful, inefficient, or unnecessary consumption of energy resources.

Southern California Edison supplies energy to the parcel. The applicant plans to supplement power provided by the utility with an on-site generator and solar panels. The on-site generator will be reserved for emergency use and is subject to Mono County's noise ordinance, while the solar panels will support the transition to renewable energy sources.

Energy impacts from construction and operation of the project will not exceed those identified in the County RTP/GPU EIR.

GEOLOGY AND SOILS

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:		X		
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?		X		
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

According to the county’s Safety Element, intense ground shaking is possible throughout Mono County. The California Geological Survey rates the project parcel an 8.7 out of 11 on the Modified Mercalli Intensity (MMI) scale,^v which rates the expected intensity of ground shaking from potential future earthquakes.

Because of the high seismic hazard in Mono County, all structures must meet the requirements of Seismic Zone D, the highest possible hazard rating, in the California Building Code. Building Division policies require a soils report for all construction, obtained as part of a building permit.

The strict design and engineering requirements incorporated into state code and local permit processing procedures mitigate the risk of structural damage to a less than significant level.

The parcel is not within an Alquist-Priolo Earthquake Fault Zone. It has not been evaluated by California Geological Survey for liquefaction hazards, or for seismic landslide hazards.

The project parcel is 1.08 acres in size, already disturbed, and impermeable surfaces will cover 26% of the parcel. Native vegetation is expected to remain intact, including through construction, on 57% of the parcel. The project will not result in substantial soil erosion or loss of topsoil.

The Environmental Health Department has reviewed and approved the applicant’s plans for on-site septic.

No paleontological resources or unique geologic features have been identified on site.

Where geological impacts have been identified, they are mitigated to a less than significant level through requirements of the California Building Code.

GREENHOUSE GASES

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

The project will house heavy vehicles that may generate greenhouse gases. However, as a satellite station the project is designed to reduce the distance that emergency vehicles travel in order to reach their destination.

A 2021 study established screening criteria for CEQA transportation analysis.^{vi} Local-serving public facilities of 200,000 square feet of total gross floor area or less are screened from additional analysis. The proposed Sunny Slopes satellite station therefore requires no additional analysis.

Impacts on greenhouses gases are less than significant.

HAZARDS AND HAZARDOUS MATERIALS

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

All hazardous materials will be transported, used and disposed of according to applicable federal, state, and local requirements, and therefore would not create a significant hazard to the public or the environment. Impacts of project operation would be less than significant.

In the event that hazardous materials stored on site, for example fuel for the generator, should be released into the environment by accident, LVFPD firefighters are trained to respond to emergencies involving the release of hazardous materials, ensuring that cleanup and disposal will follow all federal, state, and local requirements, resulting in less than significant impacts.

The project site is not located within one quarter-mile of an existing or proposed school, resulting in no impact.

The site is not on the Hazardous Waste and Substances Site List (Cortese)^{vii}, and does not appear on the list of leaking underground storage tanks on the State Water Board's GeoTracker database^{viii}, or on the list of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit^{ix}, or on the list of site cleanup program sites on the Cortese List from the Water Boards, or on the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control^x. As the project parcel does not appear on the list of sites compiled pursuant to Government Code section 65962.5, it will have no impact on them.

The project parcel is nine miles from the nearest airport, the Mammoth-Yosemite Airport. The Land Use Compatibility Plan for the airport^{xi} does not extend to the community of Sunny Slopes or the project parcel, and approval would not result in a safety hazard or excessive airport-related noise for people residing or working in the project area.

The proposed project is a satellite station for the Long Valley Fire Protection District. It will provide firefighting and emergency response services to Sunny Slopes, Tom's Place, Aspen Springs, Rock Creek, Sherwin Grade, and to unprotected areas outside of the fire district, primarily the 395 area.

The station will also provide fire protection services to critical water infrastructure operated and maintained by the Los Angeles Department of Water and Power (LADWP) in and around the Crowley Lake reservoir and the Long Valley Dam. At present, these facilities are protected by the LVFPD and subject to the same delays as residential properties.

The reservoir provides water storage and flood control services for LADWP and the Los Angeles Aqueduct. Damage to LADWP infrastructure could have major downstream impacts along the aqueduct and potentially harm the availability of water resources for the entire Los Angeles metropolitan area.

The project is a key piece of infrastructure supporting the LVFPD and the County’s emergency response plan. Approving the project will enhance local emergency response and regional safety, and reduce risk to people and to structures from wildland fires, resulting in no negative impacts in either case.

HYDROLOGY AND WATER QUALITY

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:		X		
i) result in a substantial erosion or siltation on- or off-site;		X		
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite		X		
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or		X		
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Water will be provided by the Birchim Community Services District, under agreement with the Long Valley Fire Protection district. The station will not require a well. Therefore, the project will not will not impede sustainable groundwater management of the basin, nor will it conflict with or obstruct implementation of an existing groundwater management plan.

An on-site septic system is planned for the project, and the Environmental Health Department will review and approve any facilities as part of the county’s permitting process.

The FEMA Flood Map places the parcel in an area of undetermined flood hazard. It is not in a known tsunami or seiche zone, and the nearest waterway is more than 300 feet away, on the opposite side of the highway. However, the site is wet. The applicant expects to raise the building pad above adjacent grade, to ensure that

water drains away from the structure. This will trigger a grading permit and pad engineering, which will mitigate the impacts of drainage and runoff to less than significant levels.

Additionally, the site plan includes a retention basin to collect runoff from the site.

LAND USE AND PLANNING

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

The project is situated in the community of Sunny Slopes, on a parcel that is surrounded on two of three sides by land owned by the LADWP. The parcel owned by the LADWP is presently undeveloped, unlikely to be developed the foreseeable future, and designated as Open Space. The fire station will not physically divide the community of Sunny Slopes.

A fire station has been planned for the parcel since at least 2000. The realization of these longstanding plans will not conflict with the Mono County General Plan, or any conservation plan.

MINERAL RESOURCES

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

The project parcel does not contain known mineral resources. Mining within the developed community of Sunny Slopes would be impractical if resources were located. No locally important mineral resource recovery sites are delineated on a local general plan, specific plan, or other land use plan.

The project will have no impact on mineral resources.

NOISE

WOULD THE PROJECT RESULT IN:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
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Noise is a potential impact of fire stations on the communities they serve.

A condition of approval requires, following the suggestion of the Long Valley Fire Department, that vehicles will not employ a call siren or horn. An exterior public announcement system will be reserved for emergency use only.

Because Owens Gorge Road was designed to accommodate heavy vehicle traffic between Highway 395 and the Crowley Lake Dam, the introduction of the four vehicles planned for the satellite station will not generate excessive groundborne vibration or noise levels.

The parcel is not located in the vicinity of a private airstrip or an airport land use plan. The parcel is not located within two miles of a public airport or public use airport.

POPULATION AND HOUSING

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

The Sunny Slopes satellite station will improve the Long Valley Fire Department’s ability to serve its existing sphere of influence. No increase to the sphere of influence is planned

The project parcel is presently undeveloped, and no displacement is expected.

PUBLIC SERVICES

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				X
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

The construction of a satellite fire station in Sunny Slopes will improve emergency services for populations in the southern portion of the Long Valley.

Because the station will be staffed with volunteers, construction of the station won't create employment, and won't impact policing, schools, parks, or other public facilities.

RECREATION				
WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

The project is a volunteer-staffed fire station, which will improve service for an existing fire district. Improving emergency response service within the district will not induce unplanned growth. No new employment is expected. As a result, the project will not increase the use of any existing recreational facilities.

The project does not include any recreational facilities or require the construction or expansion of any recreational facilities.

TRANSPORTATION				
WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

The project is accessed by Owens Gorge Road, which connects Highway 295 and the Crowley Lake Dam. As such, it already serves as a corridor for heavy traffic. The project would not conflict with existing transportation plans, disrupt air traffic, impede emergency access, or increase hazards to transportation conditions.

TRIBAL CULTURAL RESOURCES				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature,				X

place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

A CRIS search conducted in October of 2025 indicated that two studies or surveys had previously been performed within the project area, and eight others within a 0.25 mile radius of the project area. No previously recorded cultural resources were in the project area, but 13 previously recorded resources were within a 0.25-mile radius of the project area.

SWCA subsequently conducted a pedestrian survey and limited subsurface testing. The results were compiled into a report, completed in April of 2026, which did not recommend any sites within the project area to be eligible for inclusion in the California Register of Historical Resources under any criteria.

Because the details of the survey have been marked confidential, the report is not attached to this 15183 analysis.

The lead agency has not determined that any resources on the parcel should be considered significant. The parcel is heavily disturbed and located within a developed community.

Tribal consultation was not required, but the public noticing requirements of the MCGP LUE ensure that members of the public have an opportunity to comment on all use permits.

UTILITIES AND SERVICE SYSTEMS

WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?				X
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	
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The Birchim Community Services District (BCSD) will provide water to the parcel. BCSD was established in 1963 to provide domestic water services for approximately 80 acres of land in the community of Sunny Slopes.

The Birchim CSD provides water for domestic use and fireflow protection to district residents. Water is obtained from three wells on district owned land. In 2022, via Ordinance 22-1^{xii}, the BCSD established a water conservation plan and emergency water shortage plan. These plans ensure that water will remain available and prolong the usable life of district wells, and allow the district to meet domestic water needs during drought.

The district’s water code requires conservation measures in public buildings, including approved shower heads, aerators on kitchen and lavatory sinks, self-closing valves on lavatories, shower flow control valves, and water conservation toilets and urinals.

The Birchim Community Services District already provides running water to the community of Sunny Slopes. Connecting the proposed satellite station to BCSD water will not require the construction of new or expanded facilities, resulting in no significant environmental impact. The district’s existing water code ensures adequate capacity to serve the district’s projected demand in addition to the provider’s existing commitments. The impact is expected to be less than significant.

No waste water treatment provider serves Sunny Slopes, and so there can be no impact to a treatment provider’s capacity. An individual septic tank will serve the parcel. Wastewater treatment plans have been reviewed and approved by the Environmental Health Department .

Because the site is undeveloped, no demolition will be required. Ongoing operations of the satellite station will be governed by local and regional regulations, such as the Integrated Waste Management Plan, that ensure that impacts on solid waste facilities will be less than significant.

The building code and conditions of approval ensure that the facility will comply with federal, state, and local management and reduction statutes and regulations related to solid waste both during and after construction, resulting in less than significant impacts.

WILDFIRE

IF LOCATED IN OR NEAR STATE RESPONSIBILITY AREAS OR LANDS CLASSIFIED AS VERY HIGH FIRE HAZARD SEVERITY ZONES, WOULD THE PROJECT:				
	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a				X

result of runoff, post-fire slope instability, or drainage changes?				
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The project is located in a State Responsibility Area, in a High Fire Hazard Severity Zone, and near a Very High Fire Hazard Severity Zone. As the project proposes a satellite fire station in a wildfire prone area, it will improve wildfire response both for the project parcel and the area.

The project will decrease wildfire risks, and as it will be located on a level parcel in the established community of Sunny Slopes, will not require the installation of additional infrastructure that would exacerbate fire risks, or expose people or structures to significant risks that follow damaging fires, such as landslide, flood, or slope instability.

MANDATORY FINDINGS OF SIGNIFICANCE

	Significant Project Impact/Substantial New Information	Less Than Significant Impact with Mono County RTP/GPU EIR	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

The entire project site is disturbed and located within an established community, and located more than 200 feet from the nearest riparian habitat. Impacts on the environment, including fish, wildlife, and plant and animal communities are expected to be less than significant.

The potential impact on cultural resources was identified, investigated, and found to be less than significant.

The project improves emergency services within an existing district, and the fire station will be staffed with volunteers. The proposed use is consistent with the adopted County RTP/GPU EIR, and will not generate a need for new homes, infrastructure, or recreational facilities. Cumulative impacts will be less than significant.

All potential impacts have been evaluated and deemed to be individually and cumulatively less than significant.

DETERMINATION

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

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

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

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

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

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

	Yes	No
The project qualifies pursuant to Section 15183 of the CEQA Guidelines as a Categorical Exemption "Projects consistent with a Community Plan or Zoning". Potential effects peculiar to this project are limited since the project is being developed in a community area, adjacent to developed parcels. The effects of the project were identified in the EIRs certified by the County in conjunction with the adoption and update of the Mono County General Plan and are not unique or peculiar to the proposed project.	X	

Date

Printed Name

Signature

ⁱ CalTrans. California State Scenic Highways. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

ⁱⁱ California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/> visited on June 18, 2026.

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- ⁱⁱⁱ California Air Resources Board. Maps of State and Federal Area Designations. <https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations>, visited on June 26, 2026.
- ^{iv} Great Basin Unified Air Pollution Control District, Air Quality Plans. <https://www.gbuapcd.org/District/AirQualityPlans/> and visited on June 26, 2026.
- ^v Department of Conservation, California Geological Survey, MMI Hazard Maps. <https://maps.conservation.ca.gov/cgs/ms48/mmi/> Visited on June 9 2026
- ^{vi} Damkowitz, Jim, DKS Associates. *Technical Memorandum, VMT Thresholds & Procedures for Mono County*. December 18, 2021.
- ^{vii} List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database. <https://calepa.ca.gov/SiteCleanup/CorteseList/>
- ^{viii} State Water Board GeoTracker database, linked from the following webpage: <https://calepa.ca.gov/SiteCleanup/CorteseList/> Visited on June 18, 2026.
- ^{ix} Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. https://calepa.ca.gov/wp-content/uploads/2026/02/CorteseList-Solid-Waste-Facilities_2026.pdf and visited on June 18, 2026
- ^x Hazardous Waste and Substances site “Cortese” list, found in the Department of Toxic Substances Control’s ‘Envirostor’ database, and accessible from this link: <https://calepa.ca.gov/sitecleanup/cortese/section-65962-5a/> Visited on June 18, 2026.
- ^{xi} Mammoth Yosemite Airport, [Airport Planning & Narratives | Mammoth Lakes, CA - Official Website](#). Airport Land Use Compatibility Plan is included in the ALP Sheets. Visited on June 26, 2026.
- ^{xii} Birchim Community Services District Water Code. Accessed from <https://www.birchimcsd.com/> on 6/25/2026.

Mono County Community Development Department

Planning Division

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

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

NOTICE OF PUBLIC HEARING

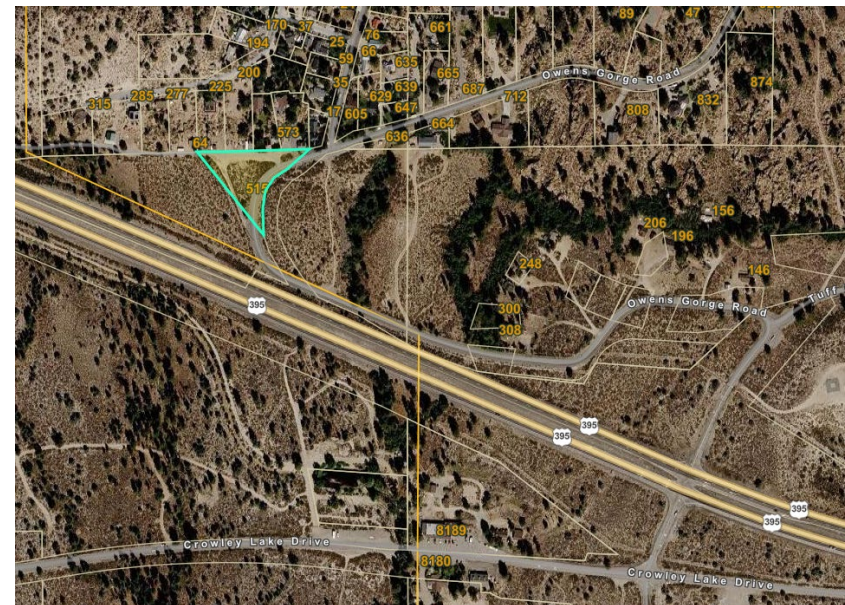
NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on July 16, 2026, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/88022180851>, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 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 24-001 Sunny Slopes Fire Station.** The project proposes to permit a satellite station of the Long Valley Fire Protection District at 515 Owens Gorge Road (APN: 062-040-022-000), in the community of Sunny Slopes. The 4,000-sf, one-story station will allow inside storage for four department vehicles, plus an office, meeting room, and other facilities. The parcel is 1.08 acre, designated for Public and Quasi-Public Facilities (PF), and presently undeveloped. The project qualifies for a \$15183 exemption from additional environmental review, as the project is consistent with existing general plan policies for which an EIR was certified. Project materials will be available on or before July 10, 2026, 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 or by email at cddcomments@mono.ca.gov, by 5 p.m. on **Wednesday, July 15, 2026.** If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing.

Project Contact Information:

Erin Bauer
PO Box 347 • Mammoth Lakes, CA 93546
(760) 924-4602 • ebauer@mono.ca.gov



PUBLIC NOTICES

Notice Inviting Bids

NOTICE IS HEREBY GIVEN that the Town of Mammoth Lakes ("Town") invites and will receive sealed Bids up to but not later than 3 PM on Friday July 31, 2026 through the Town's Online Bid Portal at <https://www.townofmammothlakes.ca.gov/1016/Bids> ("Online Bid Portal"), for the furnishing to Town of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for the

TOWN OF MAMMOTH LAKES 2026 GATE AND FENCING ADDITIONS FOR RECREATION FACILITIES CAP 26-002 (the "Project").

After said time, Bids will be publicly posted on the Online Bid Portal. Bids received after said time shall be returned unopened. Bids shall be valid for a period of 90 calendar days after the Bid opening date.

PROJECT DESCRIPTION: This project includes: Installation of chain-link gates and fencing at Recreation areas around Town.

The Engineer's Estimate for the project is \$50,000. Bids must be submitted on the Town's Bid Forms. Bidders may obtain a copy of the Contract Documents by registering on the Town's Online Bid Portal located at <https://www.townofmammothlakes.ca.gov/1016/Bids>. To the extent required by section 20103.7 of the Public Contract Code, upon request from a contractor plan room service, the Town shall provide an electronic copy of the Contract Documents at no charge to the contractor plan room.

It is the responsibility of each prospective Bidder to download and print all Contract Documents for review and to verify the completeness of Contract Documents before submitting a bid. Any Addenda will be posted on the Online Bid Portal. It is the responsibility of each prospective Bidder to check the Online Bid Portal on a daily basis through the close of Bids for any applicable addenda or updates. The Town does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the Contract Documents. Information on the Online Bid Portal may change without notice to prospective Bidders.

The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024, and apply broadly to all self-propelled off-road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://wq2.arb.ca.gov/sites/default/files/barc/regsac/2022-off-road-diesel/appa-1.pdf>. Bidders are required to comply with all CARB and Regulation requirements, including without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 et seq. throughout the duration of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors' most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render

Town prior to the specified date and time for bid opening as set forth in the Instructions to Bidders. The bid security shall be provided as a guarantee that within ten (10) working days after the Town provides the Successful Bidder the Notice of Award, the Successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The bid security will be declared forfeited if the Successful Bidder fails to comply within said time. No interest will be paid on any cash deposited with Town as bid security.

Bidders are advised that mail going to and/or coming from the Town may be slower than the Bidder anticipates, particularly during inclement weather. Accordingly, Bidders sending documents by mail are advised to send any required documents as soon as reasonably possible to avoid late submissions. The Town is not responsible for the Bidder's late submissions of Bids. Bid securities or any other required Bid Forms or other required documentation.

A NON-MANDATORY Pre-Bid Meeting is scheduled for July 16, 2026 at 9:30 AM at a conference room at the Town of Mammoth Lakes office located at 437 Old Mammoth Rd Suite 230, Mammoth Lakes, California, to review the Project's existing conditions. The Pre-Bid Meeting is also available for participation via Zoom, as follows:

Microsoft Teams meeting
Join: <https://teams.microsoft.com/join/2385931551349007p?m09f6gDS9P7abGxYA>
Meeting ID: 238 593 155 134 900
Passcode: x263eu7U
Dial in by phone
+1 929 352 1589, 599191973#
Find a local number
Phone conference ID: 599 191 973#

Representatives of the Town and consulting engineers, if any, will be present. Questions asked by Bidders at the Pre-Bid Meeting not specifically addressed within the Contract Documents shall be answered via addendum posted on the Town's Online Bid Portal. Oral statements regarding this Bid made at the Pre-Bid Meeting should be considered unverified information unless confirmed in writing.

The Successful Bidder will be required to furnish a Faithful Performance Bond and a Labor and Material Payment Bond each in an amount equal to one hundred percent (100%) of the Contract Price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer.

Pursuant to Section 22300 of the Public Contract Code of the State of California, the Successful Bidder may substitute certain securities for funds withheld by the Town to ensure its performance under the contract.

Pursuant to Labor Code Section 1773, Town has obtained the prevailing rate of per diem wages and

to interested parties upon request. The Successful Bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory that the Successful Bidder, and any subcontractors, comply with all Labor Code provisions, which include but are not limited to the payment of not less than the specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debatement of contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor will any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this Project, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its Bid. Each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: Class A, B, or C-13 Fencing Contractor License. The Contractor, and all subcontractors will be required to procure and maintain a valid Town of Mammoth Lakes Business Tax Certificate.

Town shall award the contract for the Project to the lowest responsive, responsible Bidder as determined by the Town from the Base Bid Alone. Town reserves the right to reject any or all Bids or to waive any irregularities or informalities in any Bids or in the bidding process.

For further information, contact Trace Calvin, Engineering Assistant at calvin@townofmammothlakes.ca.gov or 760-953-3659.

TOWN OF MAMMOTH LAKES, CALIFORNIA
Janie Gray, TOWN CLERK
DATED: June 30, 2026

TS #2026-0084

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on July 16, 2026, in the Mono Lake Room (1st Floor) at the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/80022109851>, or via teleconference at the CAO Conference Room in the Mono County offices, Annex 1, 74 North School Street, Bridgeport, CA 93517 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 24-001 Sunny Slopes Fire Station.

The project proposes to permit a satellite station of the Long Valley Fire Protection District at 515 Owens Gorge Road (APN: 062-040-022-000), in the community of Sunny Slopes. The 4,000-sq-ft, one-story station will allow inside storage for four department vehicles, plus an office, meeting room, and other facilities. The parcel is 1.08 acre, designated for Public and Quasi-Public Facilities (PP), and presently undeveloped.

The project qualifies for a \$15183 exemption from additional environmental review, as the project is consistent with existing general plan policies for which an EIR was certified. Project materials will be available on or before July 10, 2026, 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 or by email at cdcomments@mono.ca.gov, by 5 p.m. on Wednesday, July 15, 2026. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary of the Planning Commission at, or prior to, the public hearing.

TS #2026-0085



3203 Main St. 760.934.2471 | waverate.com

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Mono County Planning Division*: Current Projects

July 9, 2026

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

Completed Planning Work		
DR	Mono Basin	Frank Sam Mine Idle Mine Plan
DR	Mono City	Cargo container
DR	Chalfant	Cargo container
Subdivision Ordinance	countywide	At the Board on July 14
MHJMP	countywide	Board approved on 7/7/26
Active Transportation Plan Grant	Lee Vining	application submitted, Board approval on 7/14
MCOE fee waiver	Lee Vining	Waiver of building permit fees
Tri-Valley Groundwater Model - for the TVGMD	Tri-Valley	final report received, grant closeout in progress
RPAC Remote Meeting approval	countywide	Resolution approved by Board on 7/7/26
Inquiries/Violation solutions	countywide	Staff has been spending significant time assisting property owners outside of formal permitting, code enforcement and building enforcement very busy
Active Planning Permit Applications		
Permit Type	Community	Description
UP	Sunny Slopes	New Long Valley Fire Dept station
SP	June Lake	Allow events and expanded overnight use at Victory Lodge
DR	Walker	Farm stand
UP	June Lake	Edgewater Condo STR
UP	June Lake	New RV Park (Bear Paw)
UP	June Lake	4 visitor lodging cabins
UP	Lee Vining	Tioga Green - permanent seasonal food truck
LLA	Walker	Merger, adjustment of lot lines
LM	Antelope Valley	merger of ER parcels
LM	June Lake	merger
LM	Antelope Valley	merger of two RR parcels
Planning Projects		
Name	Community	Description
<i>Housing Element Update</i>	<i>countywide</i>	<i>Joint BOS meeting in September?</i>
<i>RPAC Policies and Procedures</i>	<i>countywide</i>	<i>minor edits, under review by RPACs</i>
<i>Mountain View Fire Settlement working group</i>	<i>Walker</i>	<i>Assisting with community outreach to determine how fire settlement funds should be used.</i>
<i>Department presentation to Board</i>	<i>n/a</i>	<i>upcoming in September</i>
<i>Annual Clean-up GPA</i>	<i>Countywide</i>	<i>In progress - RPACs in August</i>
<i>GPA: Interlaken Parcel</i>	<i>June Lake</i>	<i>Included in Annual GPA Update</i>
<i>Review State Minimum Fire Safe Standards and update General Plan regulations</i>	<i>Countywide</i>	<i>Included in Annual GPA Update</i>
<i>Environmental Justice Element</i>	<i>countywide</i>	<i>Included in Annual GPA Update</i>
<i>HMO Update</i>	<i>countywide</i>	<i>In progress</i>
<i>Income study</i>	<i>countywide</i>	<i>To establish "disadvantaged community" grant eligibility</i>
<i>Regional Transportation Plan Update</i>	<i>countywide</i>	<i>due in 2027, complete overhaul underway</i>
Workshop on Hemp regulations	countywide	In progress
ATP Grant	Lee Vining	awaiting award decision (Nov)
RVs as residences	countywide	Analyzing results for workshop with Planning Commission and Board to determine policy direction, consultant budget not granted - Board requested update
Revising Environmental Handbook	countywide	Provide updated guidance to applicants on the County's implementation of CEQA

Planning Projects		
Review last mile provider proposal	countywide	Attending meetings, providing feedback, awaiting permit application
Review of new state laws	countywide	Reviewing state laws passed in 2025 and responding/adjusting as needed
US 395 Wildlife Crossings	Long Valley	providing administrative support
Sage grouse conservation	countywide	
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
MCOE	Mono County Office of Education
MFR-M	Multi-Family Residential - Medium
MJHMP	Multi-Jurisdictional Hazard Mitigation Plan
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
TVGMD	Tri-Valley Groundwater Management District
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled