

**Mono County
Community Development Department**

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OCT 11 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

September 29, 2005

Department of Housing and Community Development
Housing Policy Division
1800 Third Street, Room 430
Sacramento, CA 95814

Dear Sir:

Please find attached the Mono County Annual Planning Report. This report was accepted by Mono County Board of Supervisors on September 20, 2005.

If you have any questions in regard to this report, please contact Scott Burns, Director, Mono County Community Development Department at 760-924-1800.

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Mono County Annual Planning Report General Plan Overview

Presented by Mono County Community Development Department

**Accepted by Mono County Board of Supervisors
20 September 2005**



General Plan must be...

- Comprehensive -- address full range of locally relevant issues
- Area -- include the entire county
- Long term (20 years)
- Internally consistent
- Serve as constitution for future development decisions
- See California General Plan Guidelines at:
www.opr.ca.gov/planning/PDFs/General_Plan_Guidelines_2003.pdf

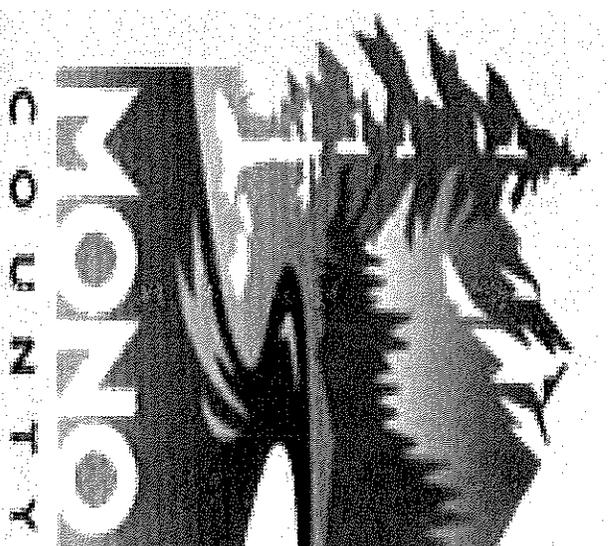


General Plan Contents

Elements mandated by

State Law:

- Land Use
- Housing
- Noise
- Conservation
- Open Space
- Safety
- Circulation



Mono County General Plan

- Structured to follow General Plan Guidelines (7 + Elements)
- Comprehensive plan updated in 1993 – reduced build-out from 122,000 units to 28,000 units (unincorporated area); integrated CEQA thresholds for mitigation purposes
- General approach is to update various sections as funding allows and as needs arise (generally via state mandates or BOS/RPAC requests)
- Comprehensive update of Land Use Element in November 2000, with the integration of the zoning code and zoning maps, and a rezoning of the County (eliminated GP zoning). Update of Tri-Valley and Wheeler Area Plans adopted December 2004
- Economic Development Element added 2002
- Circulation (RTP) updated in 2002
- Housing Element updated 2004
- Vision Statement added in July, 1997, as follows...



General Plan Vision: Maintain and enhance Mono County's environmental & economic integrity through orderly growth, minimizing land use conflicts, supporting local tourist and agricultural based economies, and protecting our scenic, recreational, cultural and natural resources of the area; sustain our small-town atmosphere, rural residential character and quality of life consistent with community plans; and collaborate with federal, state, and local entities through citizen-based planning and efficient coordinated permit processing.



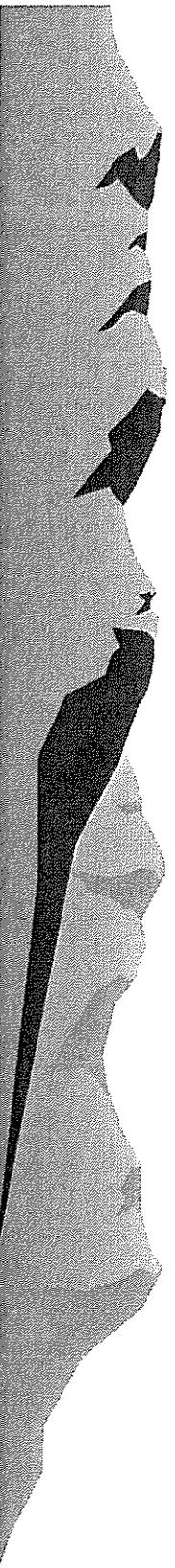
Mono County's Elements: Safety Element

- Establishes goals & policies to protect communities from risks associated with seismic, geologic, flood & wildfire.
- Mono County is somewhat hazardous, and includes risks from earthquakes, fault movement, ground shaking, ground failure, rockfall, mudflow, landslides, subsidence, floods, dam failure, wildland fire, structural fire, avalanche hazards and volcanos.
- Policies focus on identifying potential hazards, avoiding a concentration of people in hazardous areas and informing the public of risks, planning for emergency services and providing for emergency access
- Current update underway as part of Local Hazard Mitigation Plan process of FEMA – will include update of maps, information and policy review/refinement
- Recommendations from local Fire Safe Councils may be included in the update
- New requirement of AB 3065 requires safety element review every 5 years by the State Board of Forestry & Fire Protection & local Fire Protection Districts



Circulation Element

- Identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities
- Mono County adopted Regional Transportation Plan in 2002 to serve as its circulation element.
- The RTP focus includes:
 - Inter-regional highway improvements to Hwy 395 & 14 corridor and transit service to Reno, Ridgcrest & Yosemite Valley
 - Regional improvements to roads connecting communities and scenic highway preservation/enhancement
 - Community improvements, including Main Street enhancements, local road improvements, pedestrian/bike facilities, transit stops and cross walks
 - Emphasis on multiple modes of travel, “Context Sensitive Solutions,” community based policies and the integration of transportation issues with land use planning



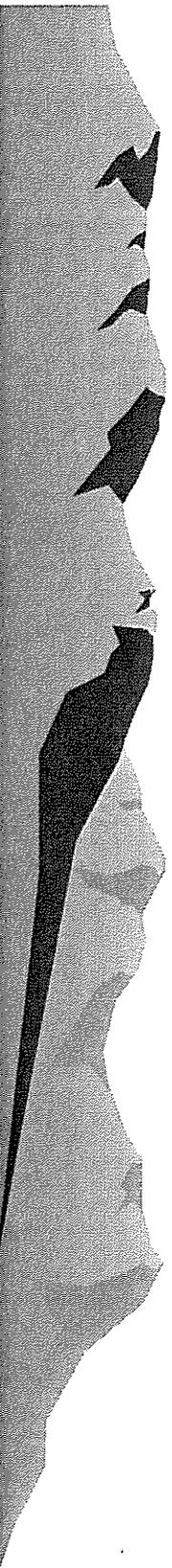
Housing Element

- Comprehensive assessment of housing needs for all economic segments
- Includes goals & policies for providing adequate housing
- Updated in 2004
- Only element that must be reviewed & approved by State
- Updates required every 5 years
- Recent efforts include regional housing study with Inyo, Bishop and Mammoth Lakes (via COG)
- Housing ordinance underway to mitigate the impact of new development on the existing housing stock, to require affordable units in new development, to seek in-lieu housing fees, and to promote secondary housing



Noise Element

- Identifies and appraises noise problems within communities
- Includes noise reading contours near noise generators (primarily roads and airports)
- Policies focus on maintaining Mono's rural ambient noise quality via noise assessments and mitigations of new projects, monitoring, and implementation of noise ordinance
- Noise Element update is underway with new noise readings, policy review and noise ordinance adjustments, in concert with County Counsel.



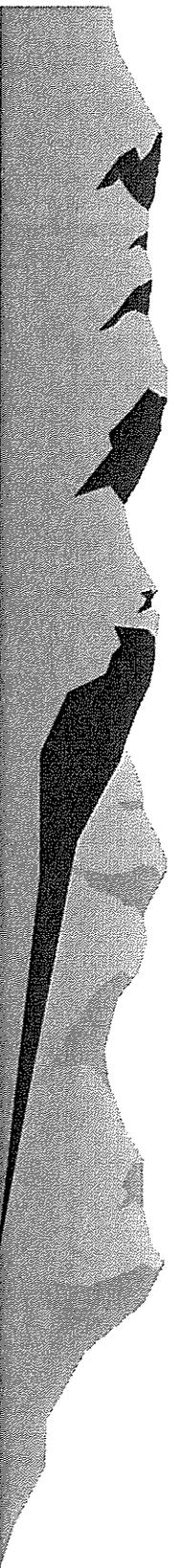
Conservation & Open Space

- Addresses the conservation, development and use of natural resources, including water, forests, soils, rivers, and mineral deposits.
- Includes measures for the long range preservation and conservation of open space for preservation of natural resources, the managed production of resources, including agricultural lands, outdoor recreation and public health and safety
- Mono's element has a broad focus, and includes policies on open space, biological resources, water resources, water quality, agriculture, grazing, timber, mineral resources, energy resources, geothermal resources, solar and wind, energy conveyance facilities, energy conservation, visual resources, outdoor recreation, cultural resources, and public health and safety.
- Current update underway in concert with Prop 13 watershed grant planning effort



Land Use Element

- Broadest scope of the 7 mandated elements, for it correlates all land use issues into a set of coherent development policies. It is the most visible and used element by planners and the public.
- Designates the type, intensity, and general distribution of land uses for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, agriculture, and other categories of uses.
- Mono County emphasis is on containing growth in and adjacent to existing communities; supplementing general land use policies with Area Plans developed via community-based planning; and integrating development standards normally found in zoning codes into the Land Use Element.



Current Update Activities

- Circulation (RTP)
 - Update of RTP to reflect changing conditions & priorities
 - Integrate new transit policies, including transit stop plan
 - Supplement MEA with new information (noise readings and road counts)
 - Review area plan transportation policies with RPAC/CAC & refine
 - Review and update RTP policies and priorities, including potential transportation enhancement projects
- Land Use
 - Adopted update to Tri-Valley and Wheeler Crest Area Plans in 12/04
 - Development standard updates anticipated for 2005/6
 - Continued review of area plans and possible updates for June Lake, Crowley, Mono Basin & Bridgeport communities
 - Investigate new landfill locations with Public Works
- Open Space – Conservation Element
 - Watershed planning underway
 - Update of information (MEA)
 - Review and adjustment of policies anticipated
 - Lay framework for Sierra Conservancy priorities, DWP Conservation Easement considerations, and land tenure planning



Current Update (continued)

- Safety Element
 - Multi-jurisdictional Local Hazard Mitigation Plan (LHMP) underway
 - Integrate new data from LHMP into MEA and Safety Element
 - Review & update policies, including recommendations from local Fire Safe Councils
- Housing Element
 - Refinement of policies / actions
 - Integration of regional housing study data
 - Housing ordinance drafted
 - Considering housing authority / entity to oversee housing programs
 - Applying for grants for buyer assistance or other implementation program
- Noise Element
 - Update of noise readings throughout County
 - Review of noise policies and standards
 - Review and update of noise ordinance

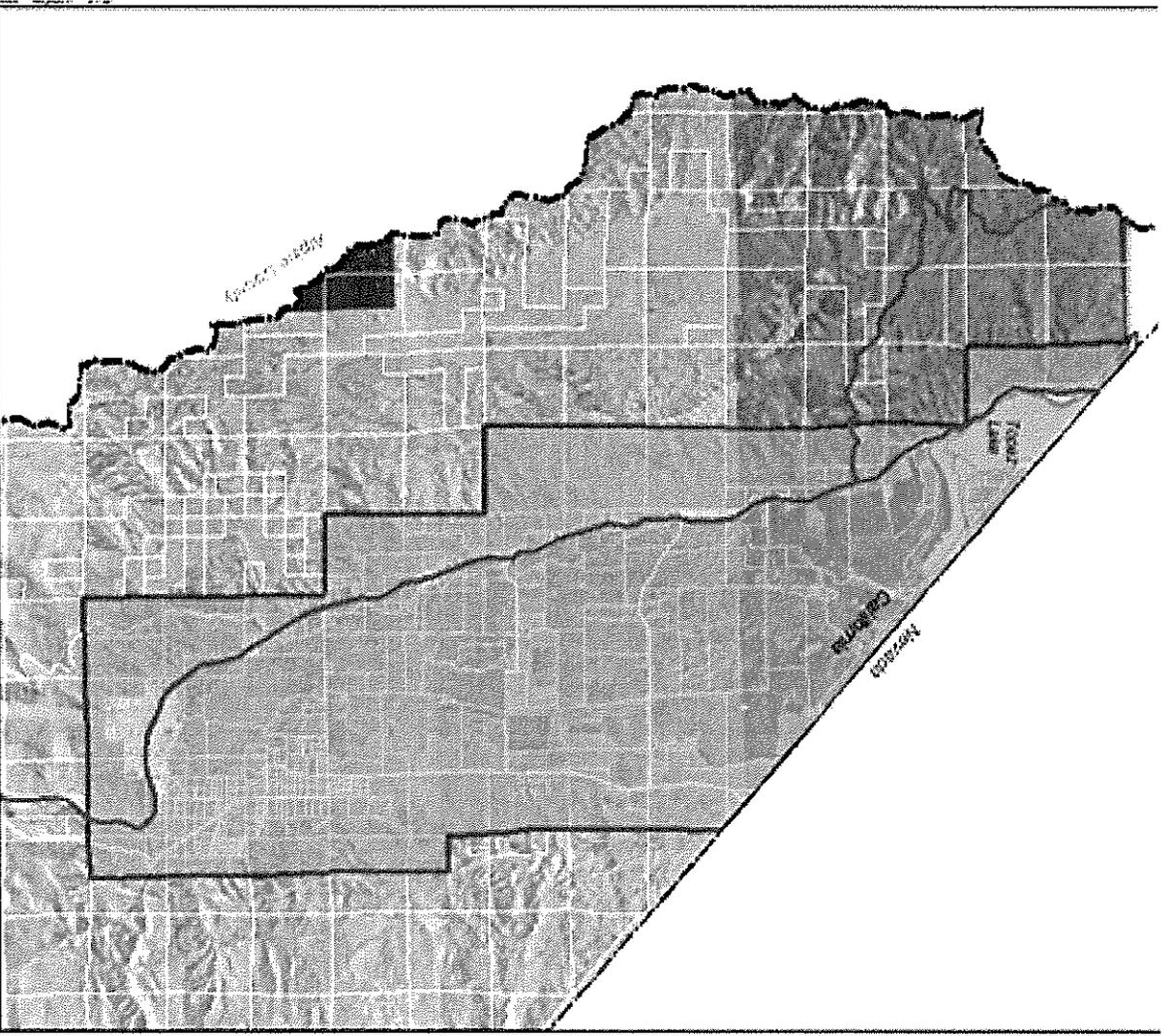


Housing Highlights

- Drafted inclusionary housing ordinance
- Concluded Regional Housing Needs Study (in concert with Inyo County, Bishop & Mammoth Lakes via CDBG grant)
- Extensive ongoing public outreach on housing implementation, including COG, RPAC, BOS and CPT housing workshops, with general support to pursue regional housing solution
- Refined administrative approval process for multi-family developments in MFR and Mixed Use designations & for secondary units.
- Highest residential permit activity since the incorporation of Mammoth over 20 years ago, with over 1/2 manufactured affordable units (71 total units, of which 36 were manufactured)
- Continued processing of specific plans proposing over 1100 units (see Proposed Specific Plans)
- Administered infill of existing specific plans (see Existing Specific Plans)
- Pursuing master land tenure adjustment planning with public agencies to make more private land available next to communities to accommodate orderly housing development (Note: Mono is 94% publicly-owned land)



Antelope Valley



Antelope Valley
Planning Area

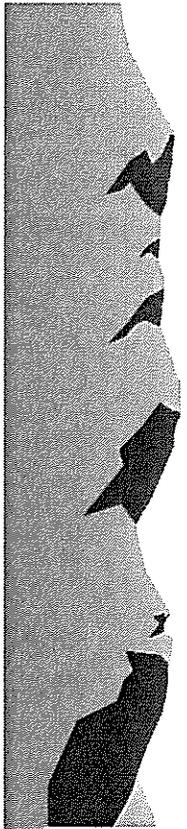
Legend

□ Planning Area Boundary

Scale



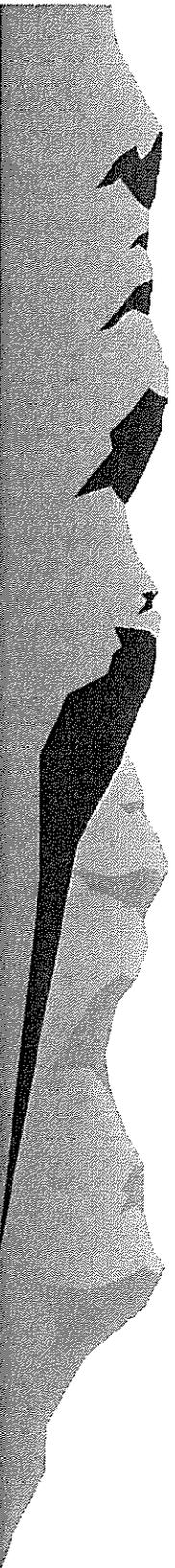
Joint County Board of
Antelope Valley



Antelope Valley



- Goal to provide for orderly growth in a manner that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.
- Development is focused in the Walker, Coleville & Topaz communities
- Agricultural lands have a 10 acre minimum
- Active RPAC has economic development concerns, & is seeking grant funds for trails & public river access improvements



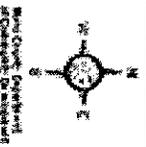
Swauger Creek



**Swauger Creek
Planning Area**

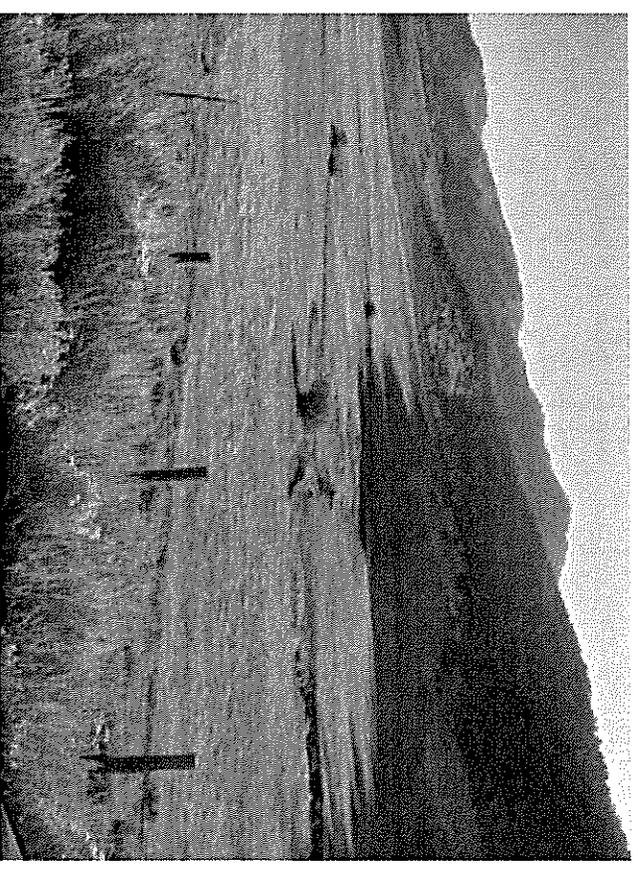
Legend  Planning Area Boundary

Scale 0 0.125 0.25 0.5 Miles

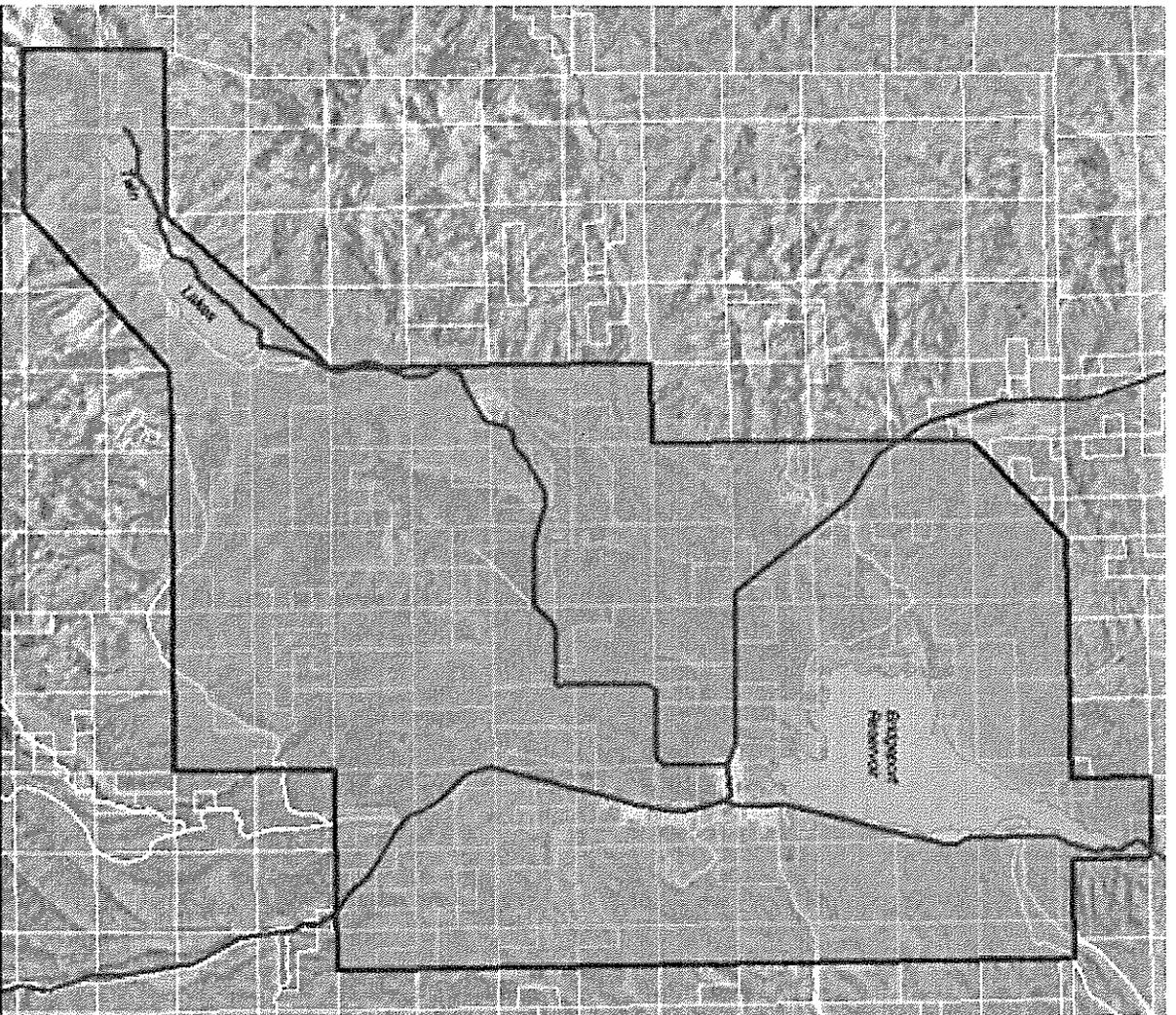


Swauger Creek

- Goal is to distribute residential land uses in a manner that minimizes impacts to natural resources, supports low impact recreational uses on wildlands, and preserves and enhances agricultural resources and wildland recreational and research values in areas adjacent to rural residential uses.
- Large lot residential development as focus (primarily ER 40, with some ER 20)
- Limited potential for non-residential development beyond the Rural Resort designation at Fales Hot Springs
- Inactive RPAC



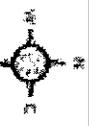
Bridgeport Valley



**Bridgeport
Planning Area**

Legend  Planning Area Boundary

Scale 0 0.5 1 2 Miles



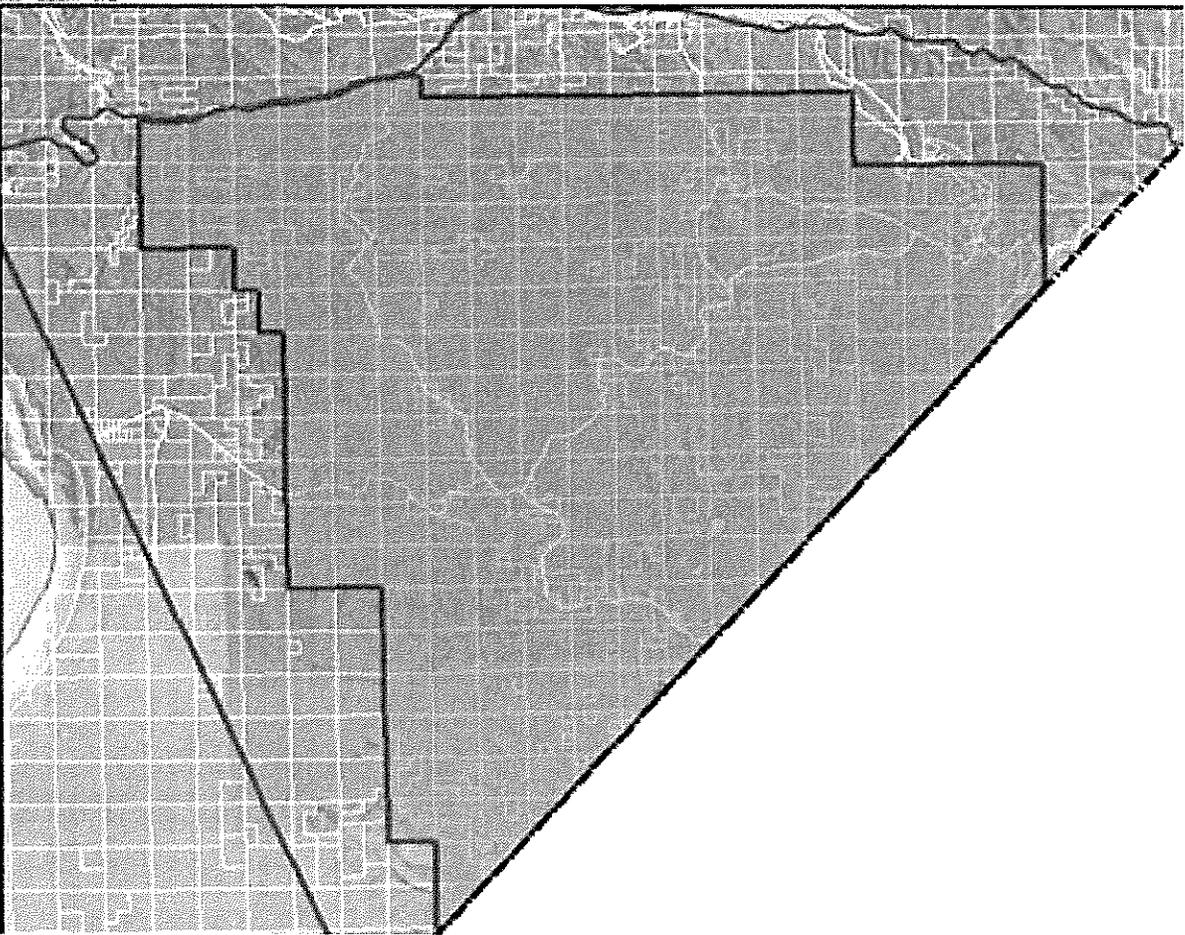
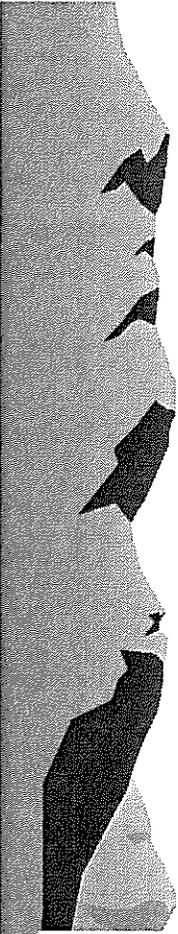
MapScale: 1:25000

Bridgeport Valley

- Goal is to provide for orderly growth in the Bridgeport Valley in a manner that retains the small town character, and protects the area's scenic, recreational, agricultural, and natural resources.
- Active RPAC has focused on economic development activities, including multi-agency visitor center and Main Street improvements
- Development credits program based on 40 acre minimum that allows for transfer to clustered one acre sites
- Has wetlands policy tailored for Bridgeport Valley



Bodie Hills



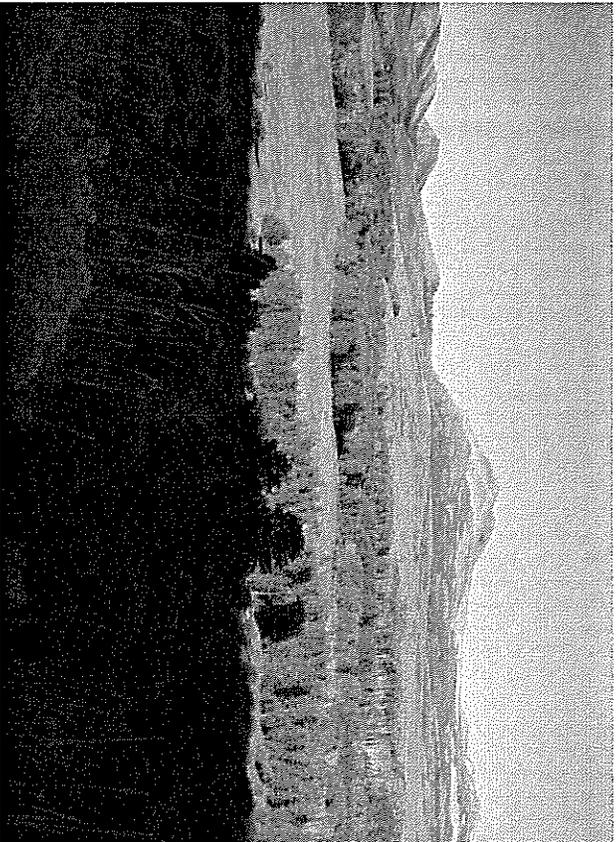
**Bodie Hills
Planning Area**

Legend  Planning Area Boundary

Scale  0 0.51 2 Miles



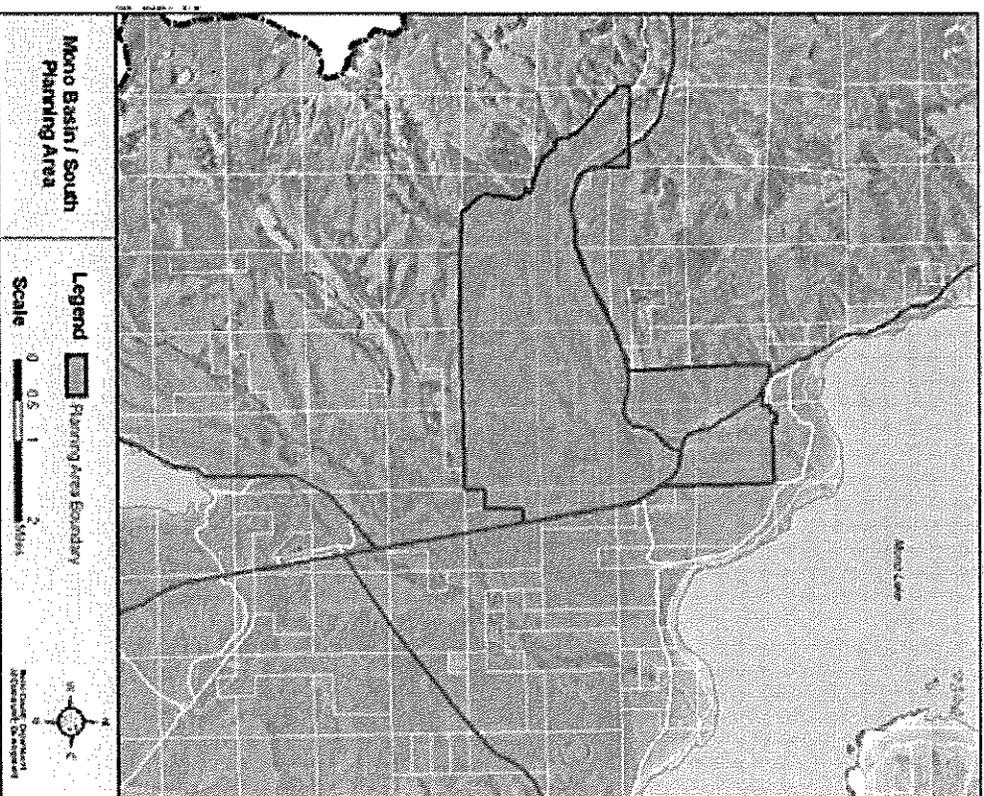
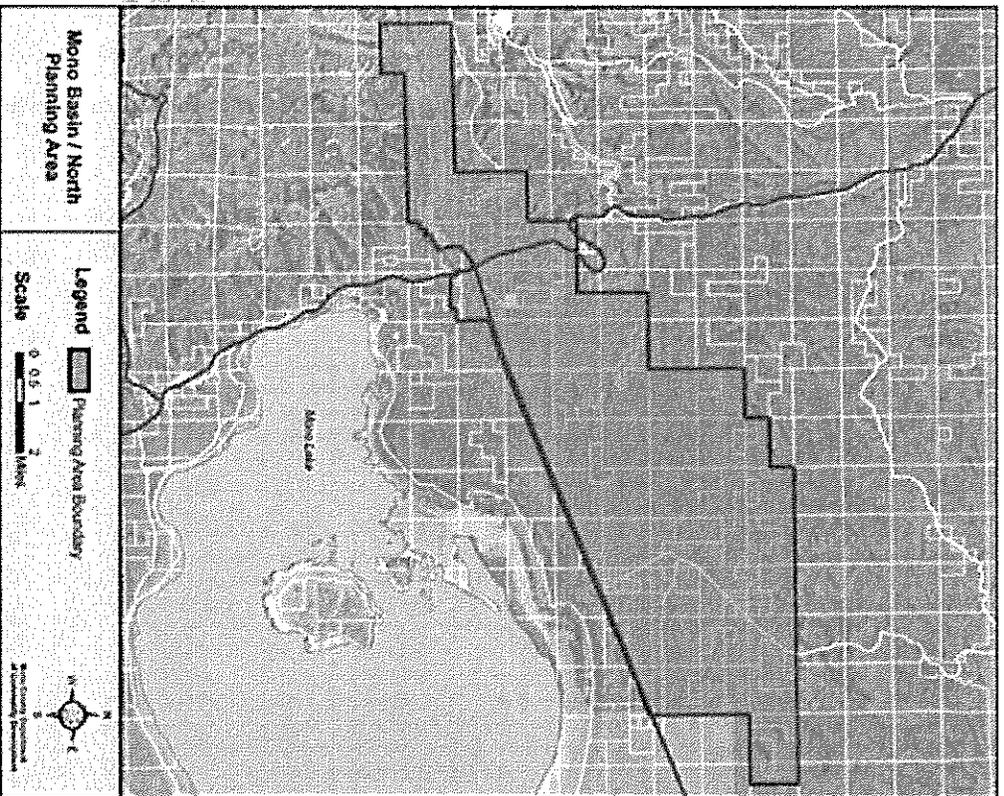
Bodie Hills



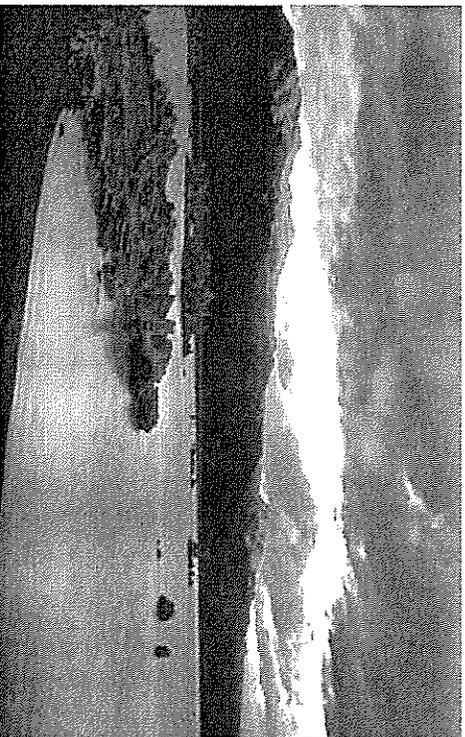
- Protect and enhance Bodie Hills Planning Area resources that complement the Bodie Experience.
- Strong emphasis on preserving agriculture, historic landscape & Bodie Experience
- Includes agricultural development credits program based on 40 acre minimum
- Bodie RV Park Specific Plan approved, but not implemented



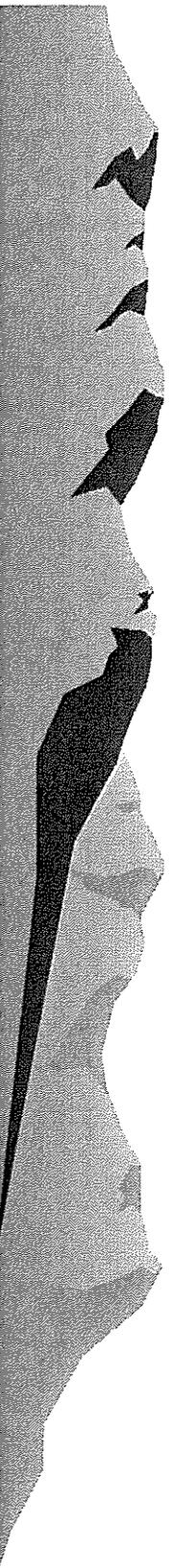
Mono Basin



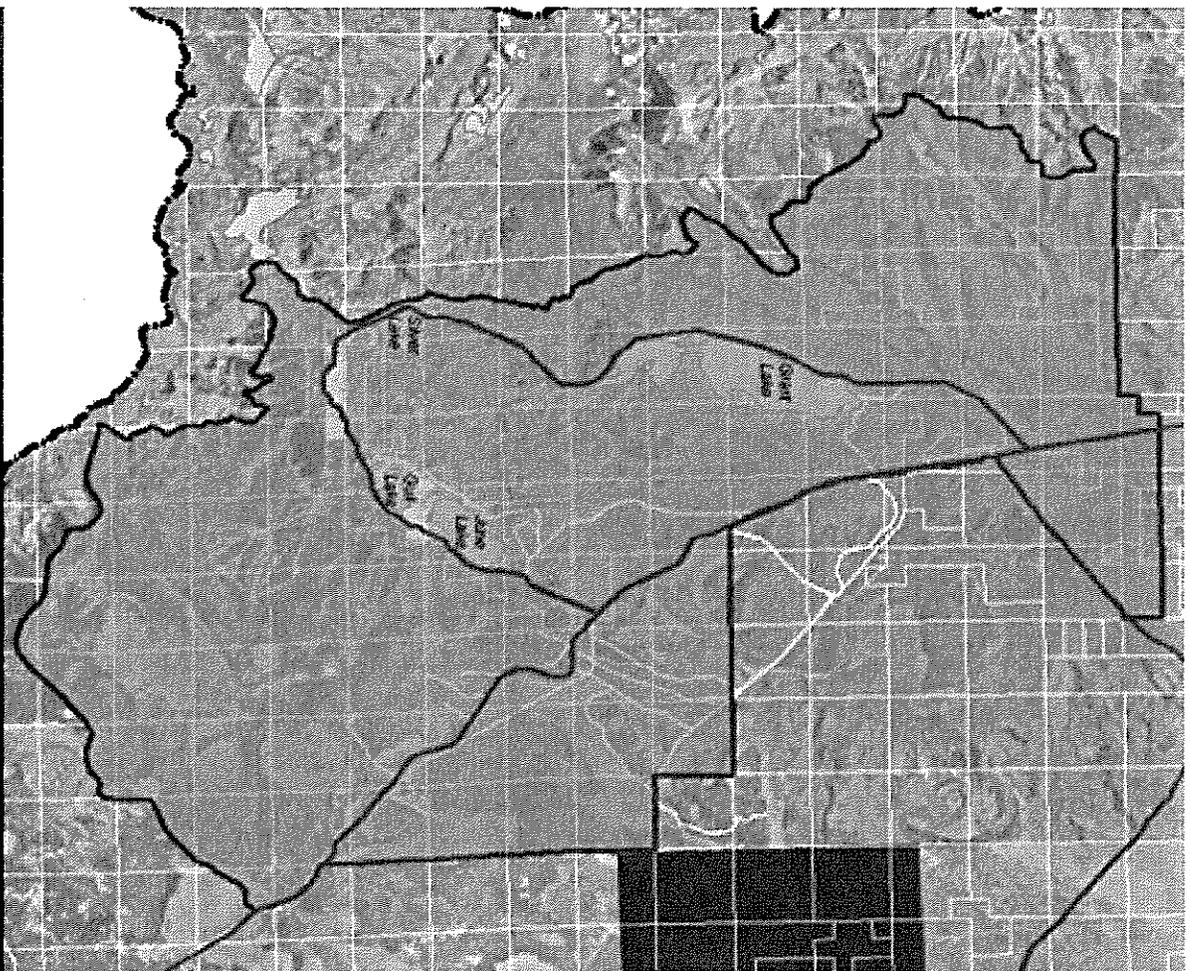
Mono Basin



- Goal to provide for the orderly growth of Mono Basin communities in a manner that retains the small town character, coincides with infrastructure expansion, facilitates economic and community development, & protects the area's scenic, recreational, and natural resources.
- Active RPPAC has been focused on transportation improvements, including Main Street enhancements & highway improvements along Mono Lake
- Strong interest in housing & re-use of Main Street road shop sites



June Lake



June Lake
Planning Area

Legend  Planning Area Boundary

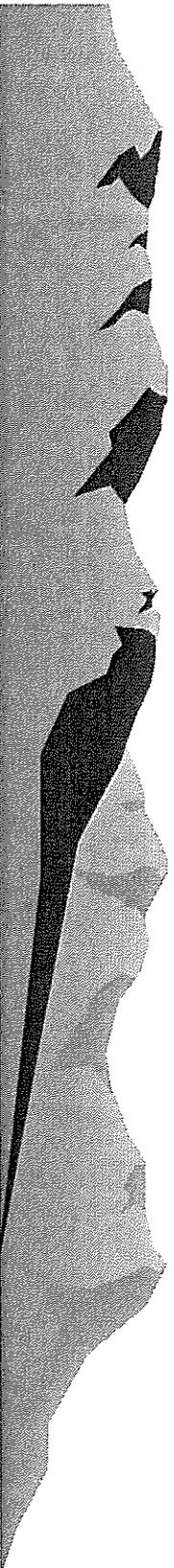
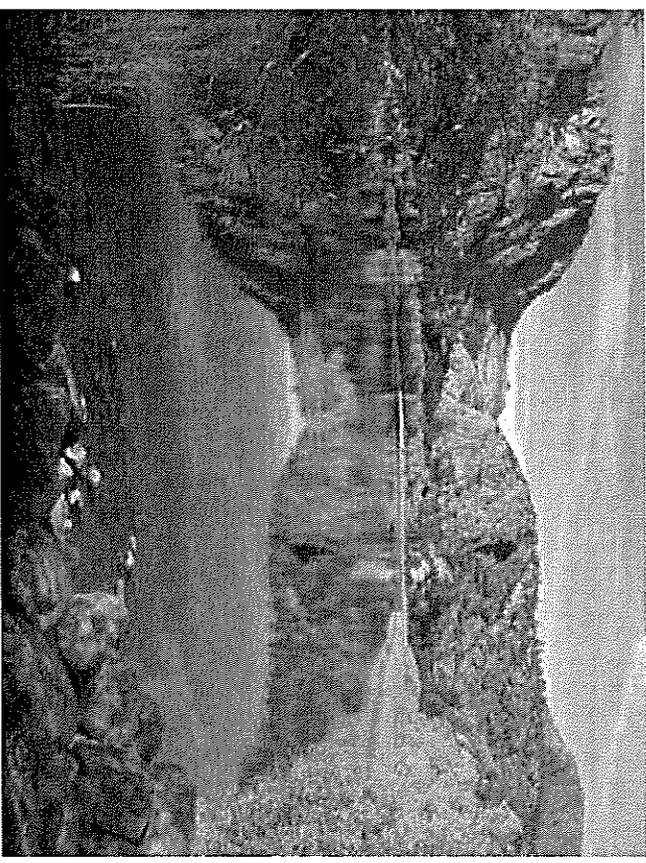
Scale  0 0.5 1 2 Miles



Map Date: September
1994

June Lake

- Goal that June Lake ultimately develop into a moderately-sized, self-contained, year-round community.
- Only comprehensive Area Plan
- Active CAC has thoroughly reviewed Area Plan, & developed Trails Plan & Design Guidelines
- Experiencing significant development activity
- Rodeo Grounds Specific Plan application under revision

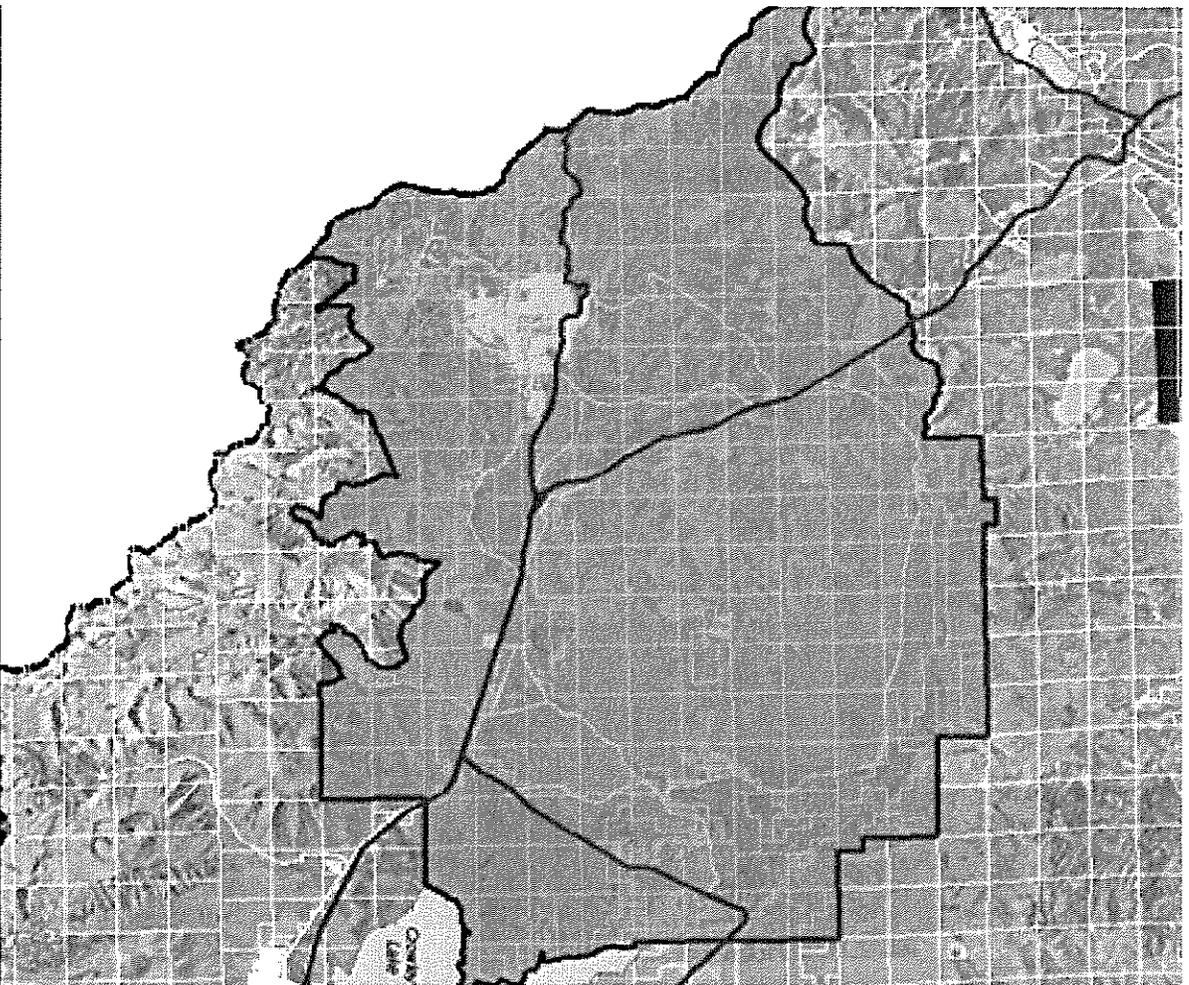


Upper Owens



- Goal is to retain the existing rural character and environmental resources of the Upper Owens Area.
- Arcularius Specific Plan repealed in favor of 80 acre minimum agriculture
- Large ranches focus on retaining agriculture & aquaculture focus
- Ongoing concerns with Dry Creek water well development potential

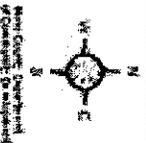




**Mammoth Vicinity
Planning Area**

Legend  Planning Area Boundary

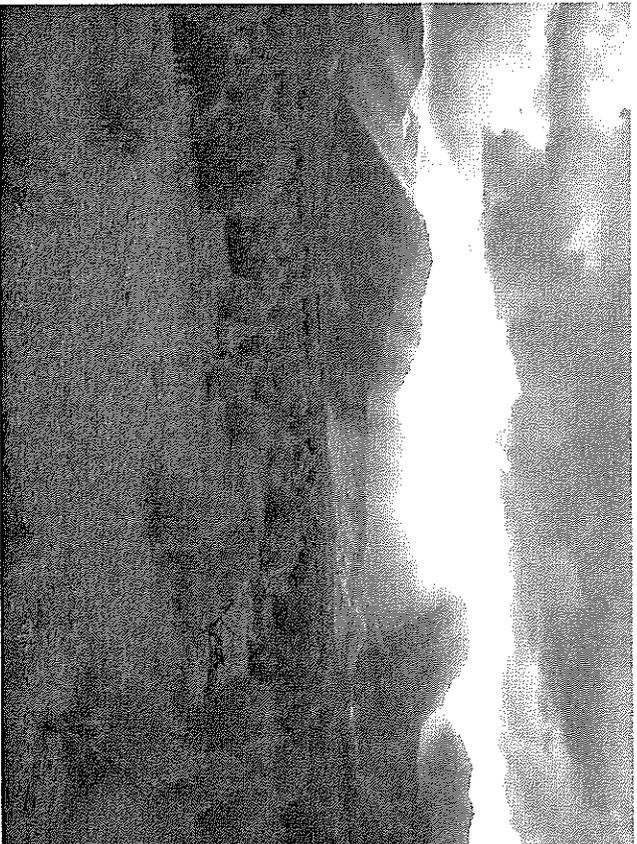
Scale  Miles



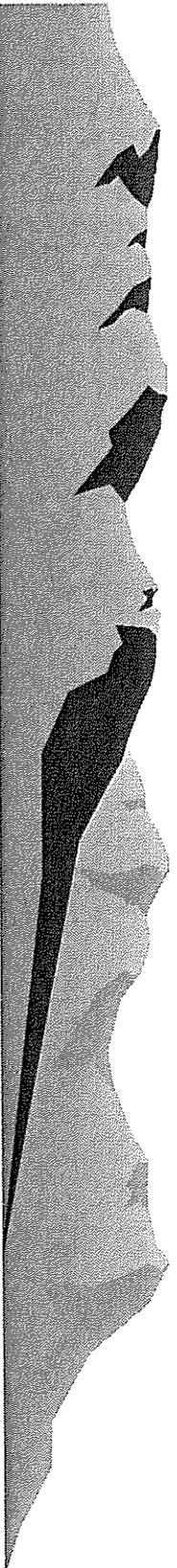
Mammoth Vicinity

(Note: Includes Upper
Owens)

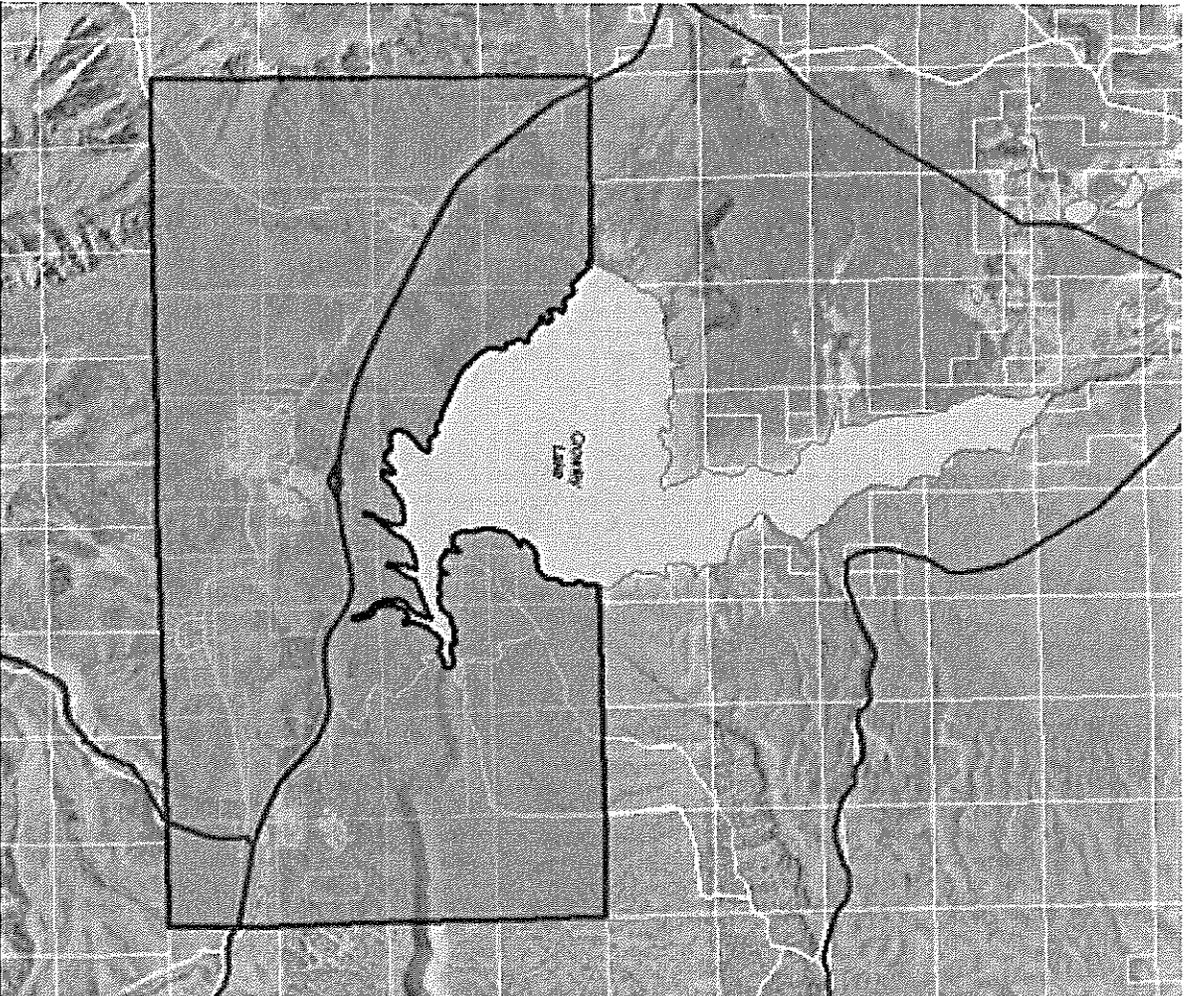
Mammoth Vicinity



- Goal is to maintain and enhance the scenic, recreational, and environmental integrity of the Mammoth vicinity.
- Little private land within area
- Strong visual resource policies
- Provides for limited industrial development
- Sierra Business Park Specific Plan approved & improvements underway

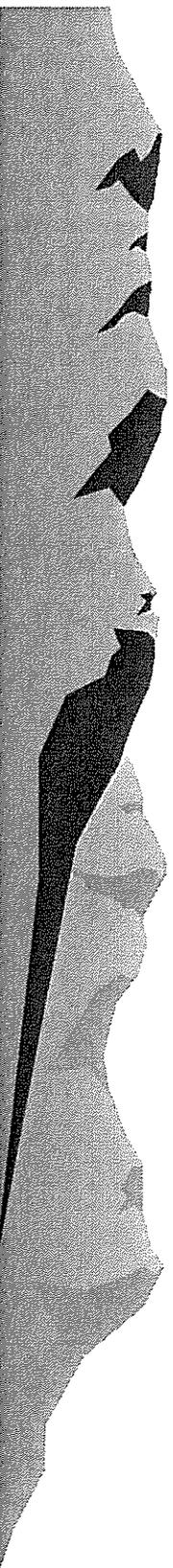
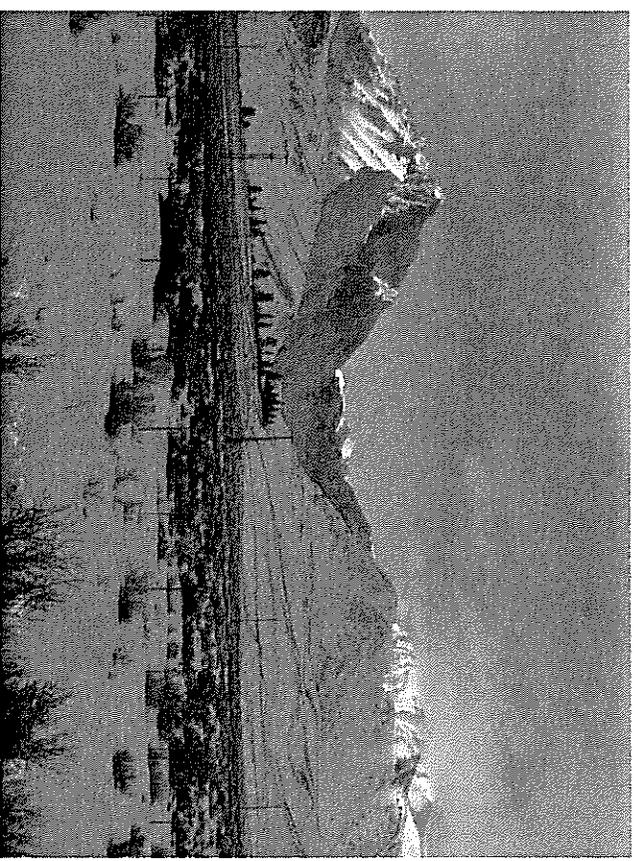


Long Valley

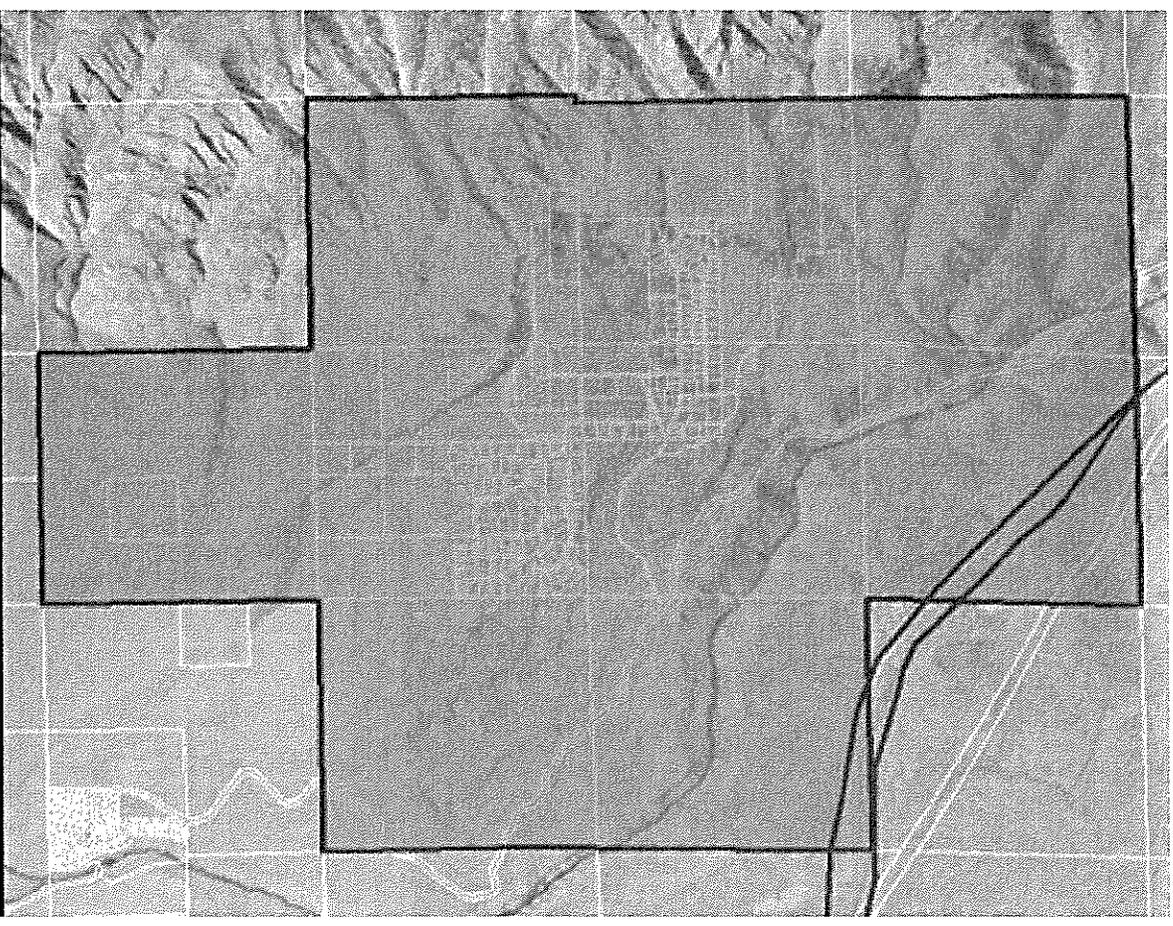
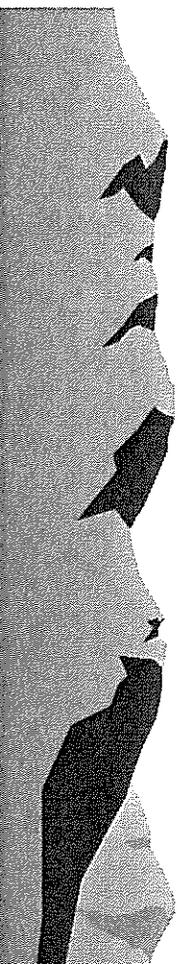


Long Valley

- Goal is to maintain the rural residential character of the Long Valley communities (i.e., Long Valley, McGee Creek, Crowley Lake/Hilton Creek, Aspen Springs, and Sunny Slopes) in a manner that provides for commercial uses to serve community needs, and that protects the area's visual, recreational, and natural resources
- Lake Ridge Ranch & Crowley Estates specific plans approved; Lake Ridge underway
- F.S. land exchange specific plan initiated for Pine Glades, Tom's Place & Whiskey Creek Tract
- Significant residential development activity
- Active RPAC involvement in recent road improvements, new community center design and potential road shop relocation



Wheeler Crest Planning Area

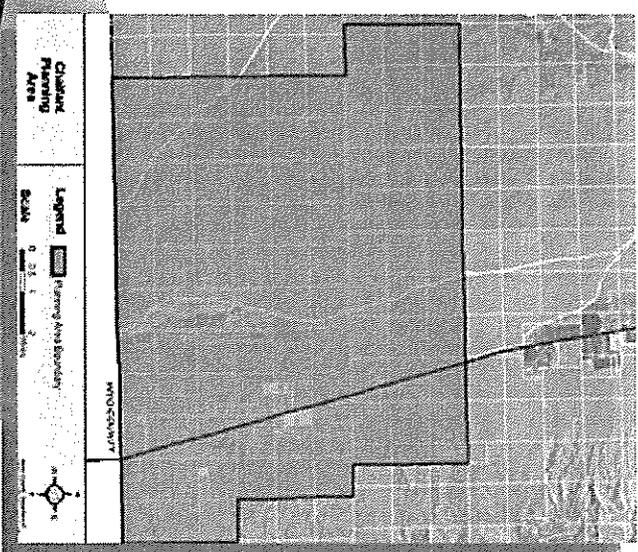
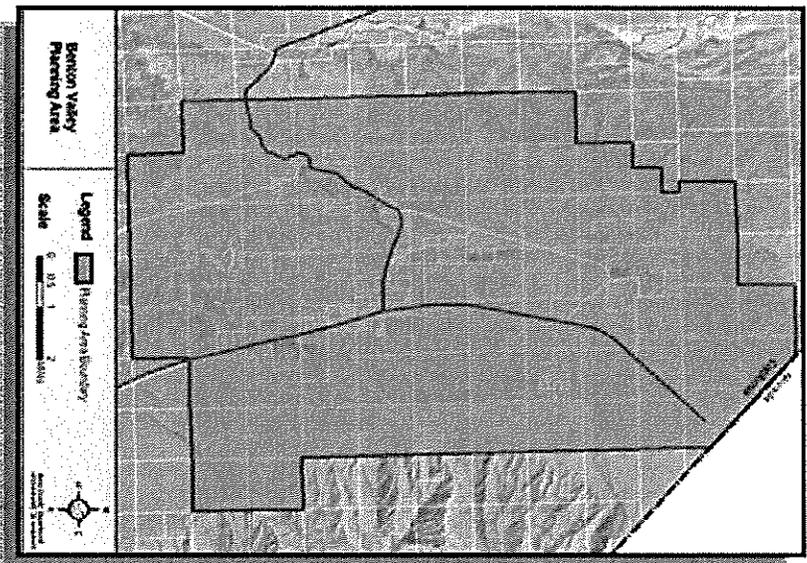


Wheeler Crest

- Goal is to retain, as nearly as possible, the character and quality of life presently enjoyed in the community RPAC inactive for several years
- Community survey used as basis for minor adjustment to plan in 2004
- Active design review committee
- Strong local involvement in reviewing development projects
- Rimrock Ranch Specific Plan approved & development underway

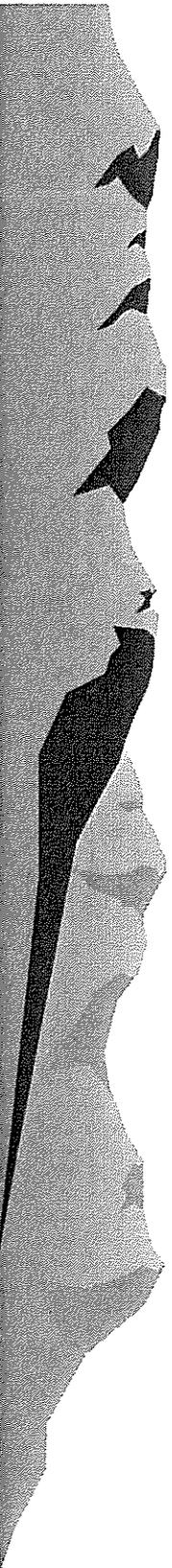


Benton, Hammil & Chalfant Valleys



Area Plans

- Antelope Valley
- Swauger Creek
- Bridgeport Valley
- Bodie Hills
- Mono Basin
- June Lake*
- Upper Owens
- Mammoth Vicinity
- Wheeler Crest
- Benton, Hammil & Chalfant Valleys (Tri-Valley)



Benton, Hammil & Chalfant (Tri-Valley)

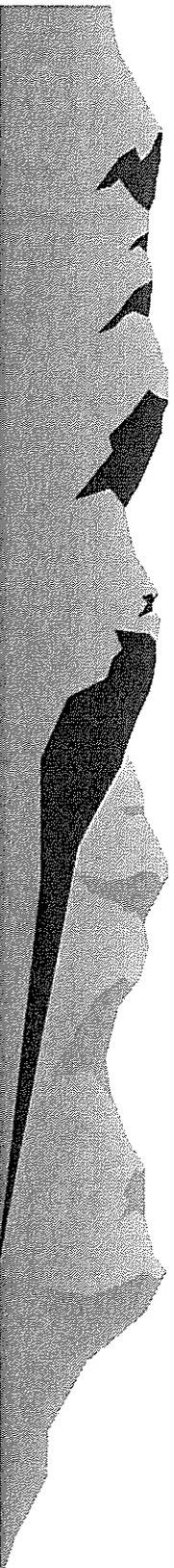
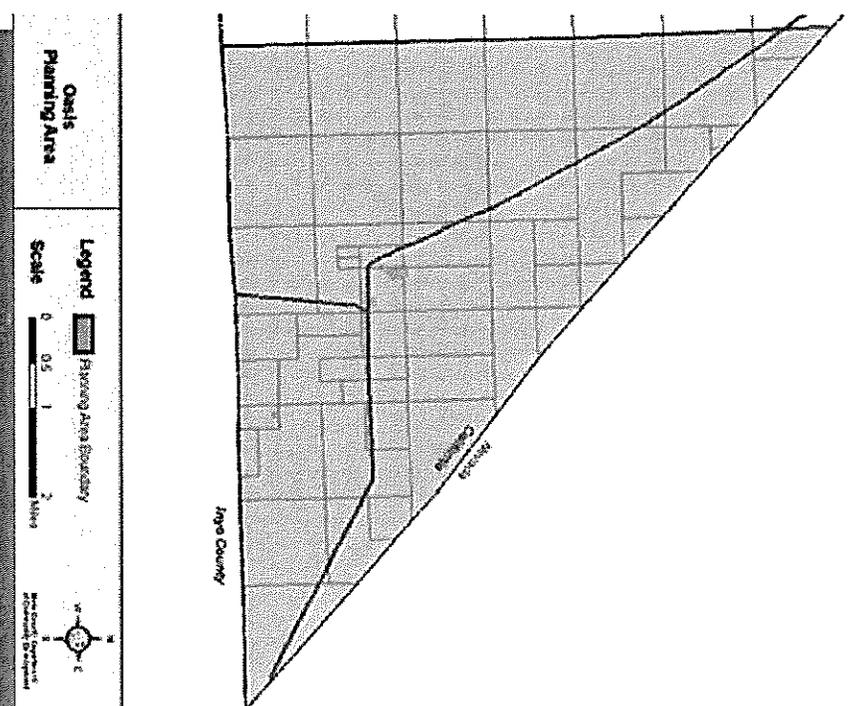


- Goal is to preserve the rural and agricultural character of the Tri-Valley area.
- Active RPAC concern with parcel size
- With FPD requirements for water system, smaller parcels are possible
- Significant development activity in Benton & Chalfant Valleys



Oasis

- Goal is to protect agricultural and natural resource values in the area
- All private land designated for agriculture
- Small isolated rural population in valley east of White Mountains
- Low level of development activity



Special GP Considerations

- Alquist-Priolo Act
- Seismic Hazards Mapping Act
- Cobey-Alquist Floodplain Management Act
- Local Hazard Mitigation Plan
- SMARA
- Integrated Waste Management Act
- Hazardous Waste Management Plans
- Airport Land Use Commission Law
- Cortese-Knox Hertzberg Local Government Reorganization Act (LAFCO)
- Regional Transportation Planning
- Endangered Species – ESA & CESA



Regional Transportation Plan

- Guidelines developed by Caltrans
- RTP also serves as Circulation Element
- Reviewed by Caltrans
- Serves as basis for programming projects in the State Transportation Improvement Program (STIP)



Airport Land Use Plans

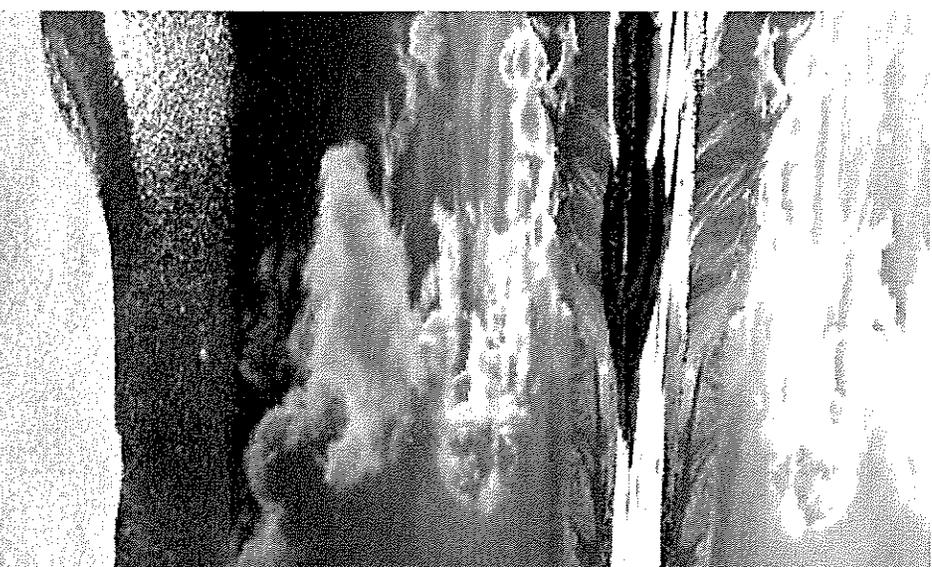
Focus on land use compatibility (such as height & noise) of surrounding area:

- Bridgeport
- Lee Vining
- Mammoth Airport



CEQA and the General Plan

- EIR prepared for General Plan
- Existing Setting section of EIR is structured to serve as a Master Environmental Assessment (MEA) for Mono County
- Focus is on keeping MEA up to date as a stand alone information source
- Recent addition of GIS maps for the MEA



Implementation

- Specific Plans
- Zoning / Land Use Regulations
- Building Permits
- Planning Permits
 - (See next page)
 - Subdivisions (tract and parcel maps)
 - Use Permits
 - Variances
 - Director Reviews
 - Reclamation Plans
- Williamson Act
- Conservation Easements
- Land Trust
- Impact Fees
- Capital Improvement Program & RTIP
- CEQA



PLANNING PERMIT	1996	1997	1998	1999	2000	2001	02-03	03-04	04-05
SPECIFIC PLANS	0	0	1	2	3	2	2	1	1
AREA PLANS	0	0	0	0	1	0	0	0	2
GENERAL PLAN AMENDMENTS	3	3	4	1	1	2	0	0	4
DISTRICT ZONING / MAP AMENDMENTS	5	4	3	2	1	0	0	0	0
ORDINANCE TEXT AMENDMENTS	2	0	0	0	4	0	0	0	1
ZONE VARIANCES	2	2	0	2	2	1	0	1	0
USE PERMITS	10	14	9	7	8	8	2	7	6
Revocations	1	1	0	0	0	0	0	0	0
Extensions	1	1	0	0	0	0	0	0	0
LAND DIVISIONS:	0	2	1	0	6	1	1	3	3
TENT. TRACT MAPS	7	0	3	0	2	4	3	5	9
TENT. PARCEL MAPS	0	0	0	1	0	2	0	1	1
FINAL TRACT MAPS	2	3	1	4	3	3	0	-	-
FINAL PARCEL MAPS	0	0	3	2	0	0	3	1	1
TRACT MAP EXTENSION	2	0	2	0	0	0	0	3	0
PARCEL MAP EXTENSION									
MERGERS	7	6	1	4	6	3	2	4	0
LOT LINE ADJUSTMENTS	7	9	5	6	10	2	0	0	8
DIRECTOR REVIEWS	35	20	12	17	14	12	15	19	14
ENVIRONMENTAL:	56	29	17	18	9	16	0	31	28
CEQA EXEMPTIONS	18	23	25	4	4	7	0	1	1
NEGATIVE DECLARATIONS	0	1	3	2	5	3	0	1	5
EIRs	1	0	1	1	3	1		8	13
PRIOR EIRs (CEQA Section 15183)									
PLAN CHECKS	124	155	110	119	113	112	119	150	na
CERTIFICATES OF CONFORMANCE	0	0	1	1	0	1	0	1	na
COMMISSION INTERPRETATIONS	2	0	1	2	1	2	0	1	1
RECLAMATION PLANS	1	5		8	1	2	0	1	0

Existing Specific Plans

- Bodie RV Park
- Conway Ranch
- Tioga Inn
- Arcularious Ranch (repealed)
- June Lake Highlands (I & II)
- Sierra Business Park
- Lake Ridge Ranch
- Crowley Lake Estates
- Rimrock Ranch



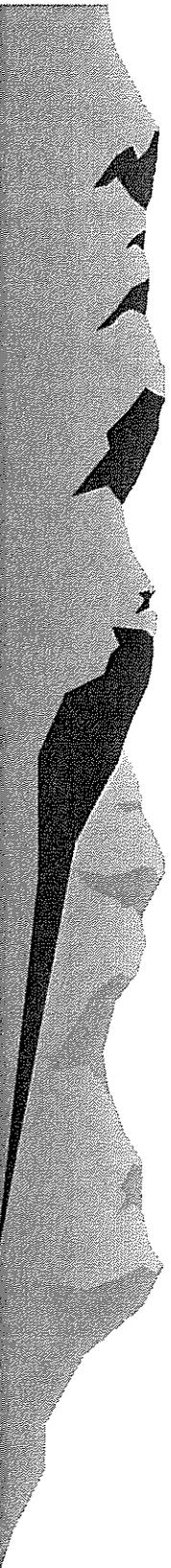
Proposed Specific Plans

- Mountain Vistas (Chalfant – 40+ units)
- White Mountain (Chalfant – 50+ units)
- C & L (Paradise – 40 units)
- FS Land Exchange (Pine Glades, Tom's Place & Whiskey Creek Tract - 50 + units)
- Rodeo Grounds (June Lake – 900 units)
- Cunningham (Mono Basin - 28 units)



Monitoring

- **Permit Compliance Review**
- **Performance Sureties**
- **Periodic Inspections**
- **Complaints**
- **Annual Reports**
- **Monitoring entities (CSA example)**



Federal Lands

- BLM and Forest Service lands are generally assigned a Resource Management designation in the Mono County General Plan, with reference to the appropriate plan, such as the Inyo NF Land & Resource Management Plan (RM/INF)
- New legislation, SB 926 (Knight), requires addressing military bases and operating areas in general plan
- The Mono County Collaborative Planning Team (CPT) has served as the primary forum for coordinating planning issues with federal agencies in recent years. Planning principles established by the CPT call for a **master land tenure adjustment plan**
- The BLM has recently taken the initiative for undertaking such a multi-agency planning process
- Mono County lacks land use planning authority on federal lands, but can exercise limited environmental mitigation authority on federal land. The requirement for reclamation plans on federal lands by Mono County serves as an example of this.

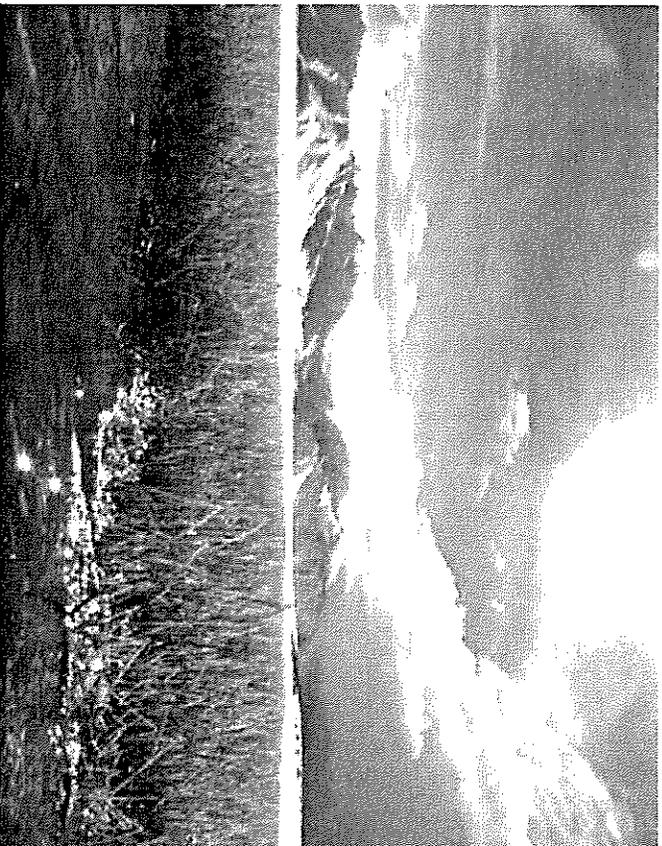


Tribal Lands

- County has no planning authority on Indian Land
- As of March 1, 2005, SB 18 (Burton) requires County to consult with local tribes 90 days prior to adopting general plan amendments or specific plans (see Tribal Consultation Guidelines)
- SB 18 also calls for the protection of tribal cultural places in the open space element of the general plan
- Mono's two recognized tribes are members of the Collaborative Planning Team



Local Government Lands



- The County retains some planning authority over land owned by other local governments, such as the LADWP and local special districts
- County policy calls for designating lands owned by LADWP, the Walker River Irrigation District, and utility entities as Open Space or Agriculture in the Land Use Element, unless the lands are needed for community purposes
- Most DWP lands have been assigned Open Space designations



Commissions / Committees with Planning Involvement

- BOS
- Planning Commission
- RPAC/CAC
- LDTAC
- LTC
- LAFECO
- ALUC
- CPT
- COG
- Transit Advisory Committee & YARTS



Recent State Policies

Intent to protect the environment, promote public health and safety, strengthen economy, and promote equity by:

- Infill & efficient use of infrastructure
- Protecting, preserving & enhancing the State's most valuable natural resources
- Encouraging efficient development patterns
- See Government Code section 65041.1
- New State direction consistent with & supportive of Mono County General Plan

