Mono County
Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
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P.O. Box 8
Bridgeport, CA 93517
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March 30, 2009

TO: State of California
Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

RE: MONO COUNTY GENERAL PLAN ANNUAL REPORT

Attached is a copy of the Mono County General Plan Annual Progress Report, as presented to and accepted by the Mono County Board of Supervisors on March 17, 2009. In accordance with the Governor's Office of Planning and Research guidance, copies are being sent both by e-mail and hard copy to the State Clearinghouse and the State of California Housing and Community Development, Housing Policy Department.

Please give us a call at (760) 924-1807 if you have any questions concerning this report.

Sincerely,

Scott Burns
Director

HOUSING POLICY
DEVELOPMENT, HCD
APR 03 2009

ATTACHMENTS
Mono County Annual Report
Board of Supervisors Minute Order M09-57

OFFICE OF THE BOARD OF SUPERVISORS
COUNTY OF MONO
P.O. BOX 715, BRIDGEPORT, CA 93517
(760) 932-5534/5538 Fax (760) 932-5531

Lynda Roberts
Clerk of the Board

Linda Romero
Assistant Clerk of the Board

MINUTE ORDER
M09-57

TO: Community Development—Planning

FROM: Board of Supervisors

SUBJECT: General Plan Annual Progress Report

MEETING OF: March 17, 2009

Action: Accept the General Plan Annual Progress Report.

MINUTE ORDER INFORMATION		MOTION INFORMATION		CC: LIST			
Directed to:	Comm Dev Planning	Motion	Bauer	Clerk of the Board	X	Employment File	
Meeting Date:	March 17, 2009	Second	Hazard	County Adm. CAO	X	Special District	
MO Number:	M09-57	Vote	4--0	County Counsel	X	Other:	
Agenda Item#:	12b	Abstain	None	Auditors Office			
Notes:		Absent	Reid	Contract File			

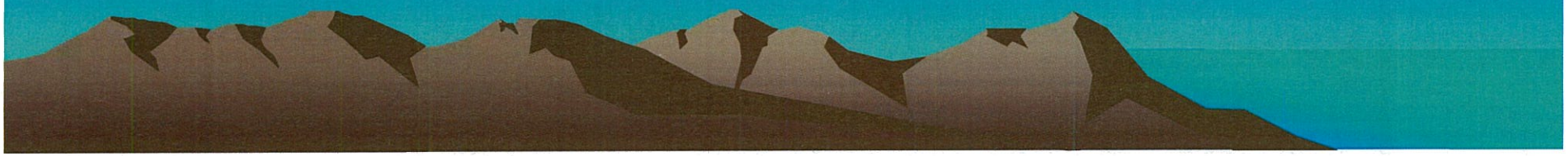
Mono County
General Plan Annual Report
2008

Accepted by Mono County Board of Supervisors

March 17, 2009

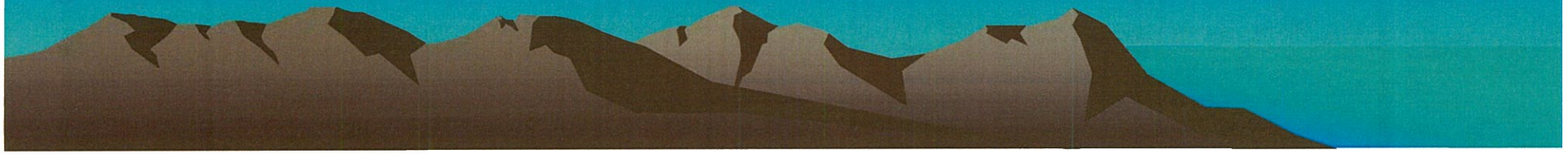
Report Outline

- General Plan Overview
- Vision
- Elements
- Updates
- Area Plans
- Special General Plan Considerations
- Implementation
- Planning-related Commissions/Committees
- State Role in Planning
- County Planning Issues/Priorities



General Plan must be…

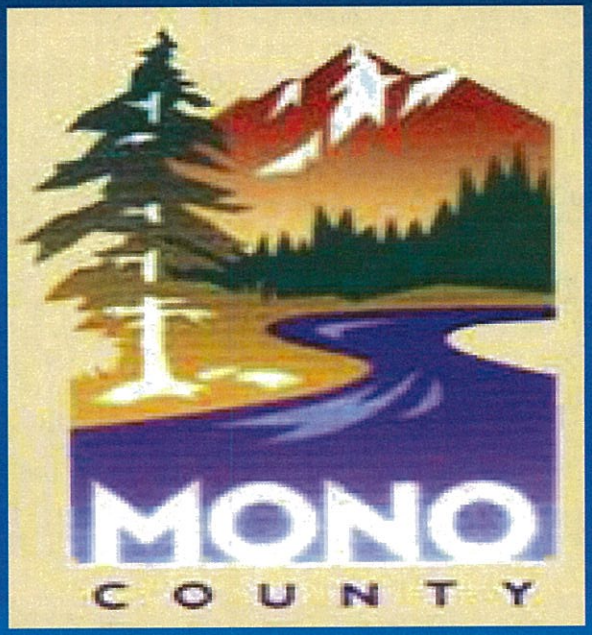
- Comprehensive – address full range of locally relevant issues
- Area – include the entire county
- Long term (20 years)
- Internally consistent
- Serve as constitution for future development decisions
- See California General Plan Guidelines at: www.opr.ca.gov/planning/PDFs/General_Plan_Guidelines_2003.pdf____



General Plan Contents

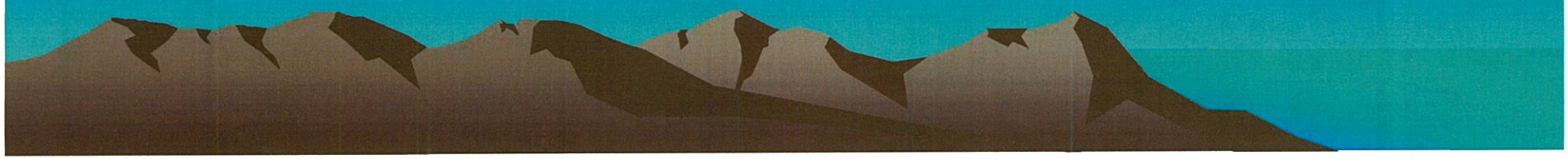
Elements mandated by State Law:

- 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 – adjusted 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 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 2006; minor RTP update in January
- Housing Element updated 2005; new update underway 7/09 target
- Vision Statement added in July 1997, as follows…

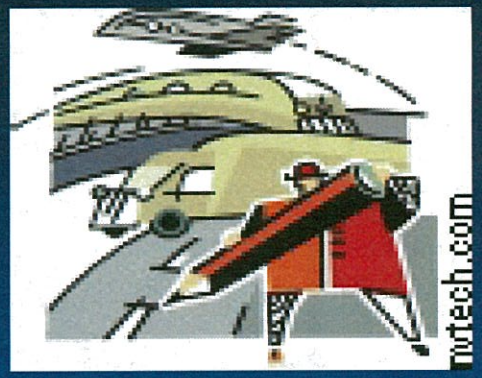


General Plan Vision: Maintain and enhance Mono County's environmental & economic integrity through orderly growth, minimizing land use conflicts, supporting local tourist and agricultural based economies, and protecting our scenic, recreational, cultural and natural resources of the area; sustain our 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

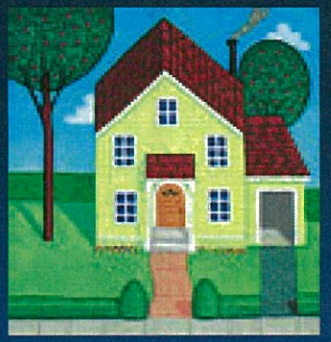
- Goals & policies to protect communities from risks associated with seismic, geologic, flood & wildfire
- Mono County is somewhat hazardous -- risks include earthquakes, fault movement, ground shaking, ground failure, rockfall, mudflow, landslides, subsidence, floods, dam failure, wildland fire, structural fire, avalanche hazards and volcanoes
- 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
- Local Hazard Mitigation Plan process of FEMA – included update of maps, information and policy review/refinement – was incorporated by reference in January
- New defensible space and Building Code requirements enacted
- Municipal Service Reviews & Spheres for Fire Districts
- AB 3065 requires safety element review every 5 years by the State Board of Forestry & Fire Protection & local Fire Protection Districts

Circulation Element



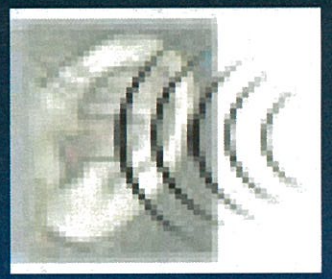
- Identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities
- LTC adopted the Regional Transportation Plan in 2007, this update, adopted by the BOS, also serve as the circulation element
- The RTP focus includes:
  - Inter-regional highway improvements to U.S. 395 & Hwy. 14 corridor and transit service to Reno, Ridgecrest & 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, traffic calming
  - Emphasis on multiple modes of travel, "Context Sensitive Solutions," community-based policies and the integration of transportation issues with land use planning

Housing Element



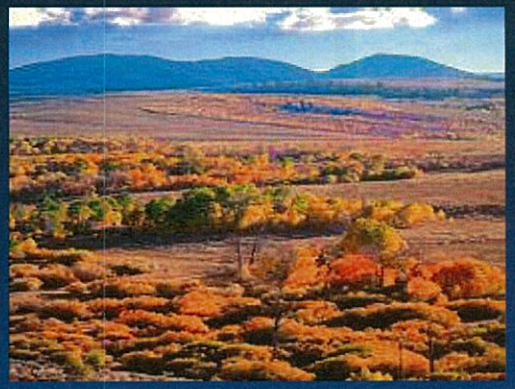
- Comprehensive assessment of housing needs for all economic segments
- Includes goals & policies for providing adequate housing
- Updated in 2005
- Only element reviewed & approved by State
- Updates required every five years – currently underway
- Regional housing study with Inyo, Bishop and Mammoth Lakes (via COG) conducted via P&TA grant in 2006
- Housing ordinance adopted 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 underway with new noise readings, policy review and noise ordinance adjustments

Conservation & Open Space



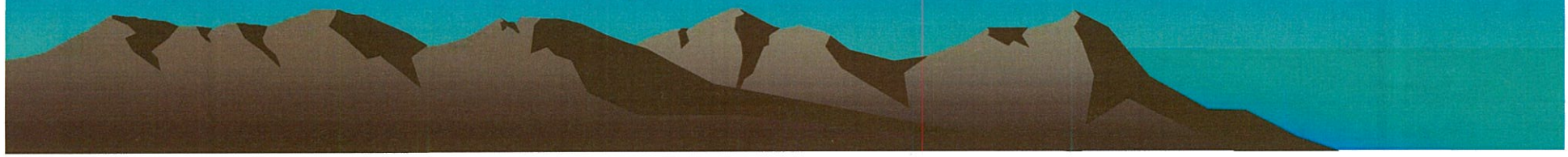
- Addresses the conservation, development and use of natural resources, including water, forests, soils, rivers, and mineral deposits.
- Includes measures for the long range preservation and conservation of open space for preservation of natural resources, the managed production of resources, including 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 to benefit from watershed planning efforts

Land Use Element

- Broadest scope of the 7 mandated elements – correlates all land use issues into a set of coherent development policies – 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 emphasizes 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

General Plan Update

- Circulation (RTP)
  - Update of RTP to reflect changing conditions & priorities for communities
  - Integrate new transit policies, including short range transit plan
  - Supplement MEA with new information
  - Review area plan transportation policies with RPAC/CAC & refine
  - Review and update RTP policies and priorities, including potential transportation enhancement projects
  - Coordinate with corridor and blueprint planning
- Land Use
  - Adopted update to Tri-Valley and Wheeler Crest Area Plans in 12/04; recent maintenance update 2009
  - Development standards to be referenced and updated
  - Integrate visioning principles for Benton and Chalfant in area plans
  - Continued review of area plans and possible updates/adjustments for Antelope Valley, Bridgeport, June Lake, Crowley, & Mono Basin – coordinate with blueprint and corridor planning outcomes
  - Investigate community expansion through land tenure and blueprint planning – sustainable communities
- Open Space – Conservation Element
  - Watershed planning included community water assessments and site planning/development standards recommendations
  - Update of information; California Diversity Data Base update for MEA
  - Review and adjustment of policies anticipated, energy policy update
  - Lay framework for Sierra Conservancy priorities, DWP Conservation Easement considerations, and land tenure planning

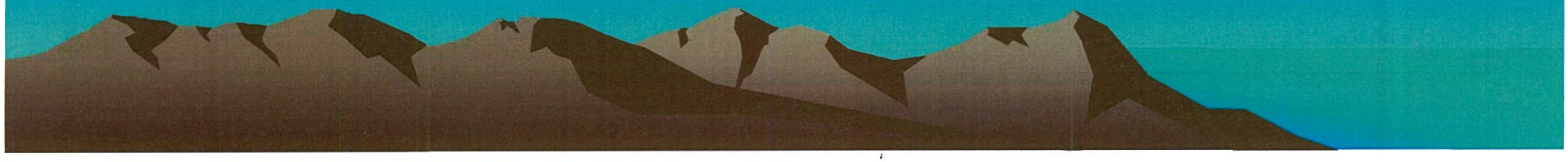


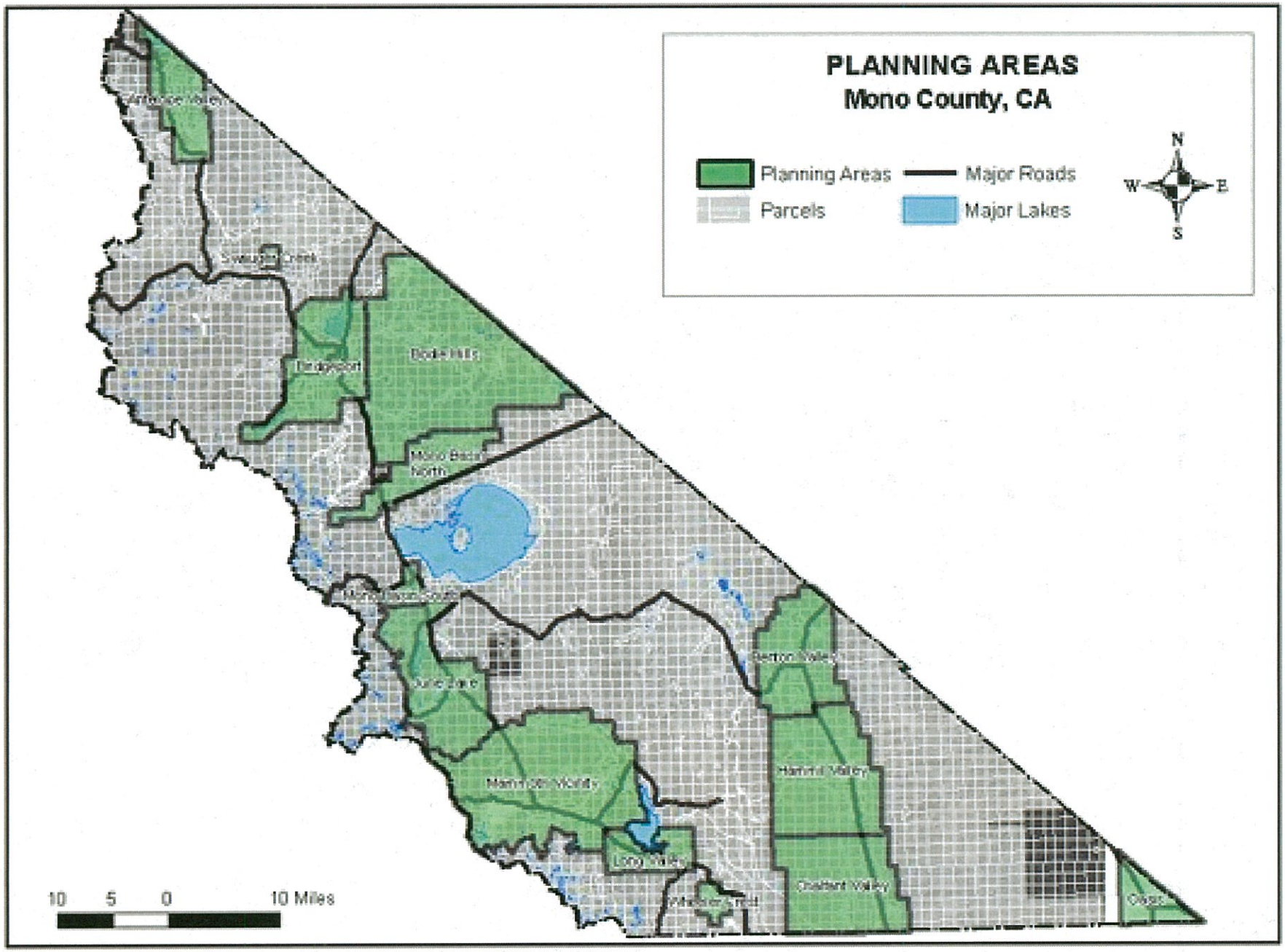
Current Update (continued)

- Safety Element
  - Multi-jurisdictional Local Hazard Mitigation Plan (LHMP) approved by FEMA
  - Integrate new data from LHMP into MEA and Safety Element
  - Reflect new information from Tri-Valley flood study
  - Review & update policies, including new ordinance requirements and role of fire/rescue staff in fire prevention
- Housing Element
  - Refinement of policies / actions; community-specific policies via RPACs
  - Integration of regional housing study data by community
  - Housing ordinance implementation guidance
  - Clarifying housing authority oversight of housing programs
  - Provide direction for grants for buyer assistance or other implementation program, such as housing rehabilitation loans
  - August update target
- Noise Element
  - Complete update of noise readings throughout county
  - Review of noise policies and standards
  - Review and update of noise ordinance; coordinate with building code

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)




PLANNING AREAS
Mono County, CA
Planning Areas
Major Roads
Parcels
Major Lakes
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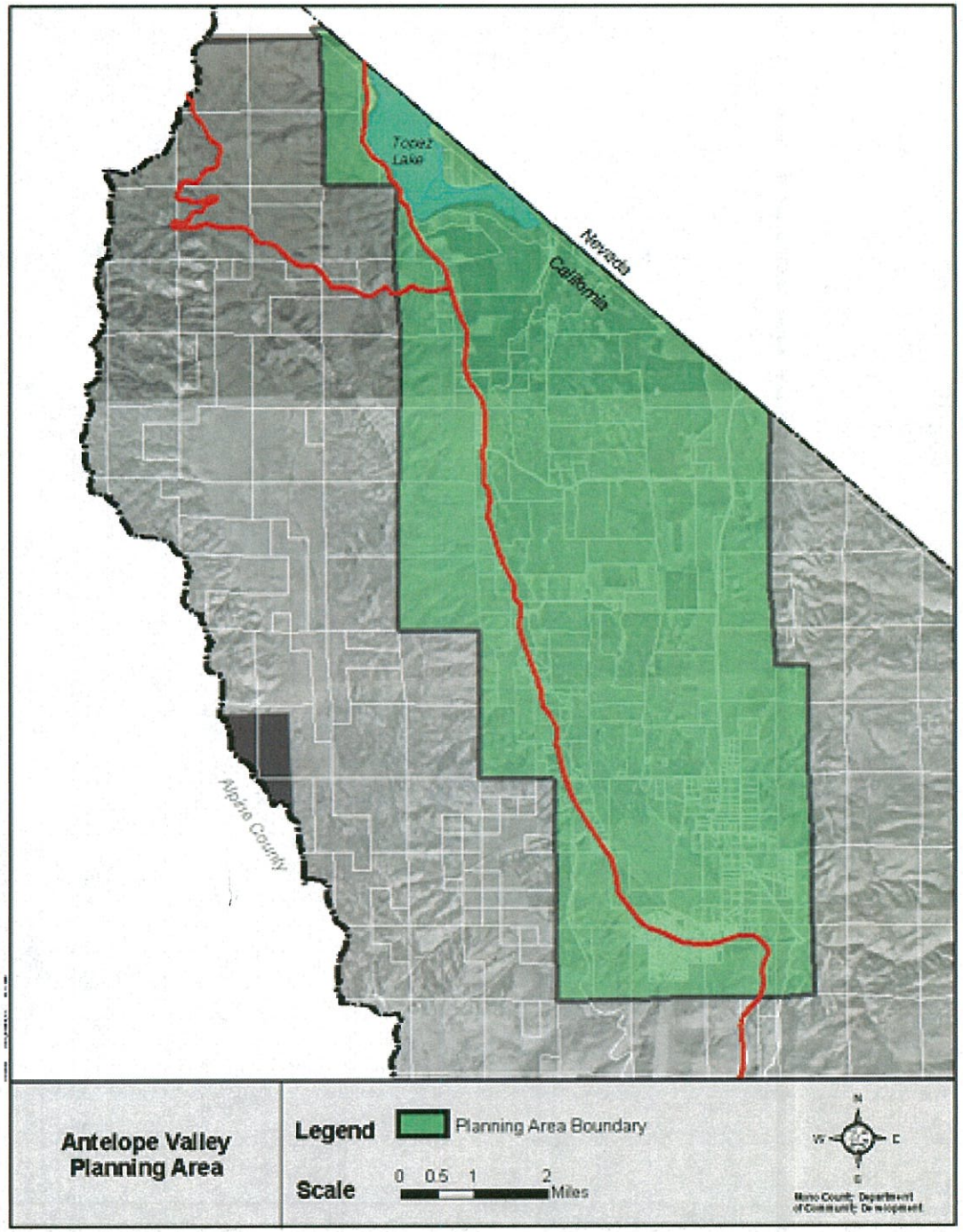
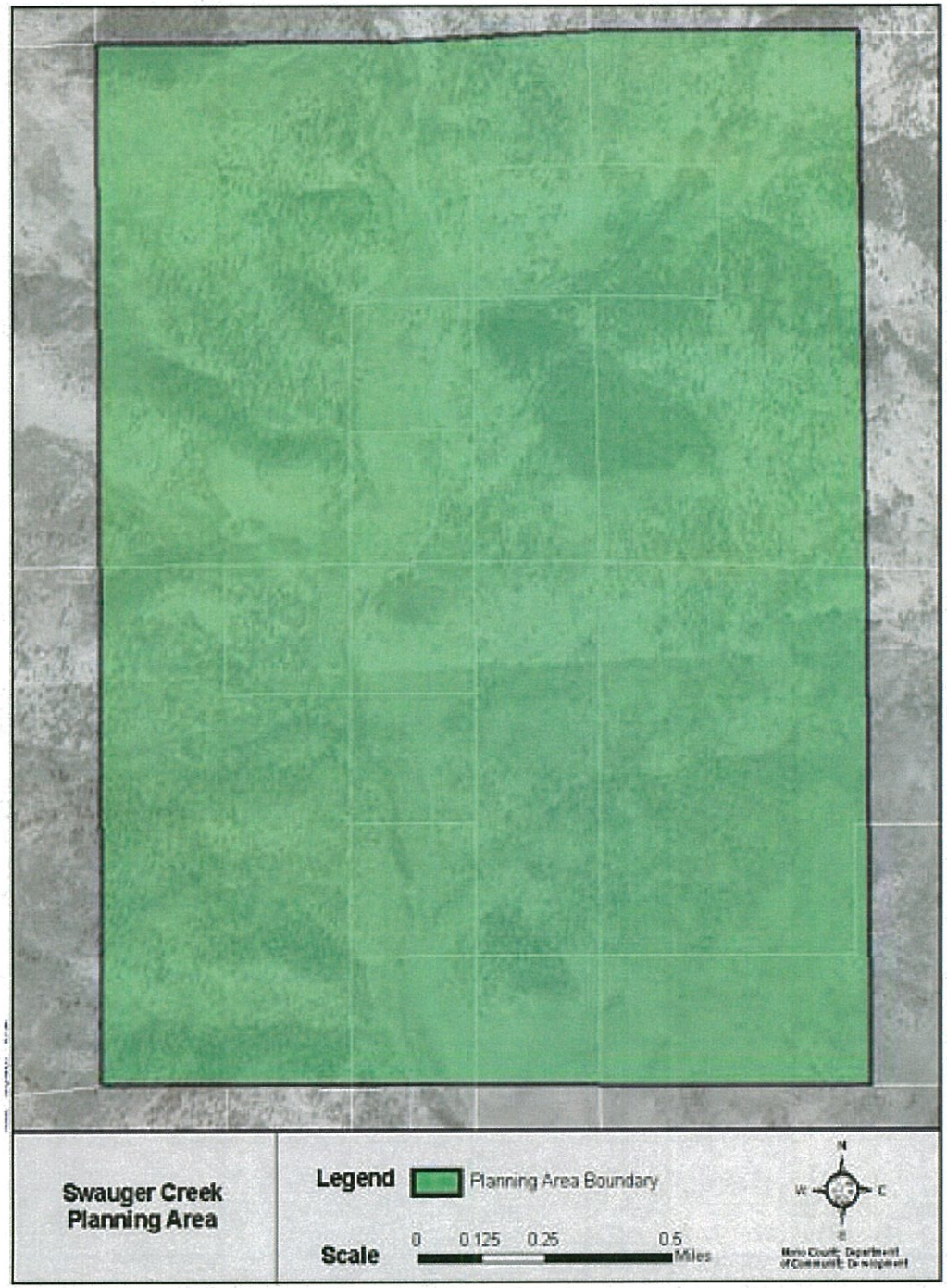
Bridgeport
Benton Valley
Hammil Valley
Chalfant Valley
10 5 0 10 Miles

Antelope Valley



Antelope Valley

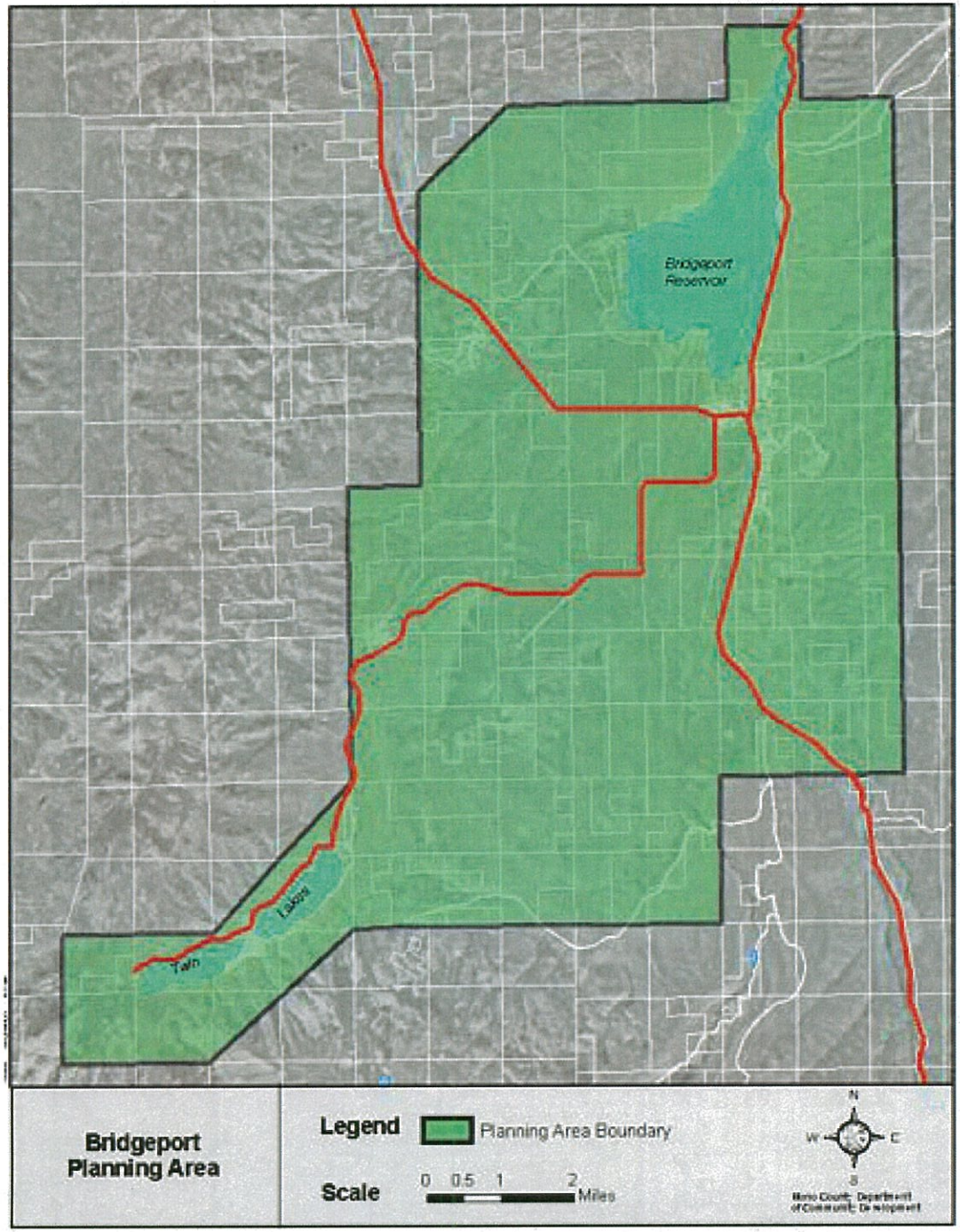
- Goal to provide for orderly growth that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.
- Development is focused in the Walker, Coleville & Topaz communities.
- Agricultural lands have a 10-acre minimum.
- Active RPAC exploring industrial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



Swauger Creek

Swauger Creek

- Goal is to distribute residential 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.

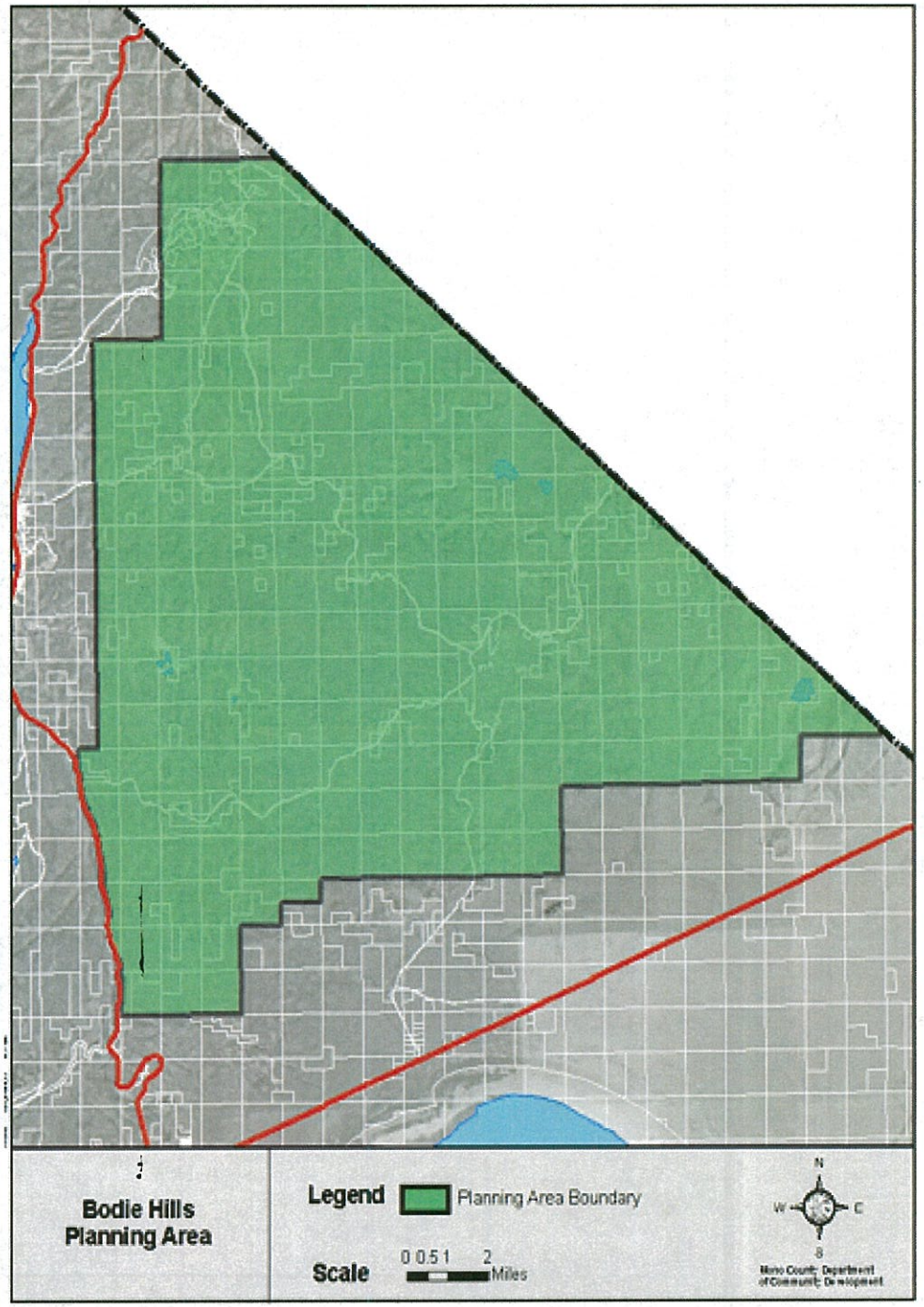


Bridgeport Valley

Bridgeport Valley

- Goal is to provide for orderly growth 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
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Miles
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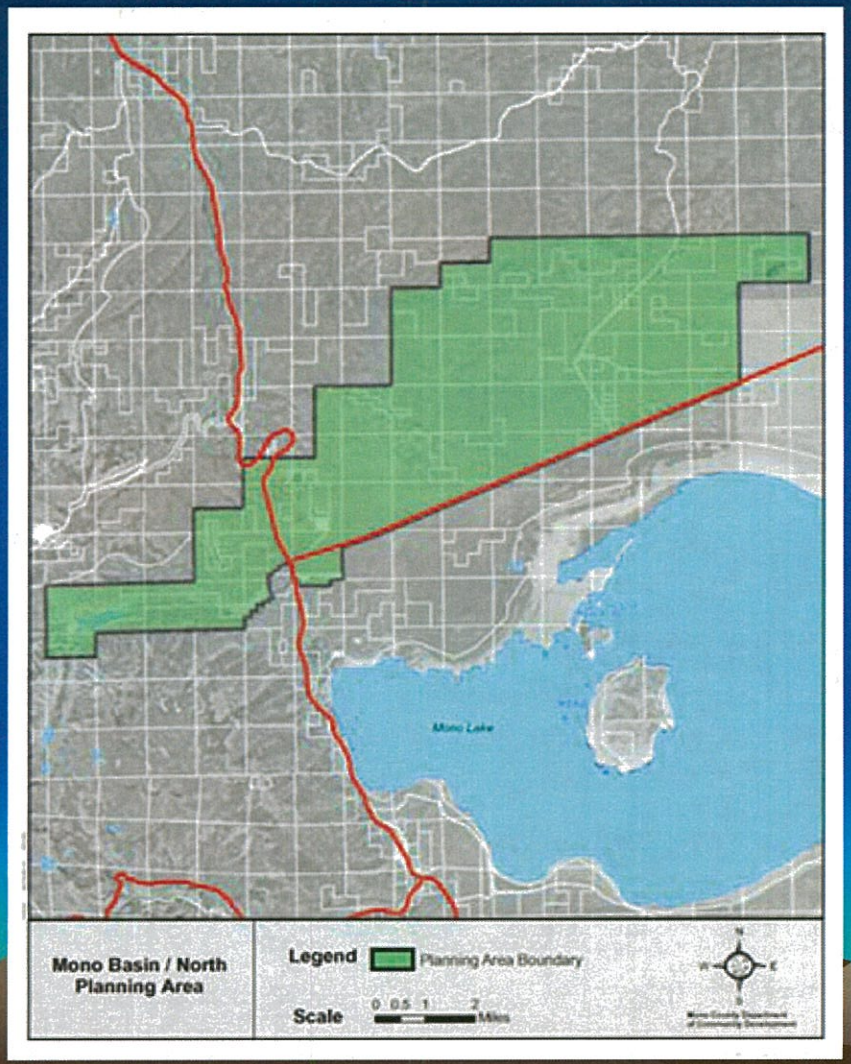
Bodie Hills

- Protect and enhance 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
- Recent mining exploration proposal

Mono Basin


Mono Lake
Mono Basin / North Planning Area
Legend
Planning Area Boundary
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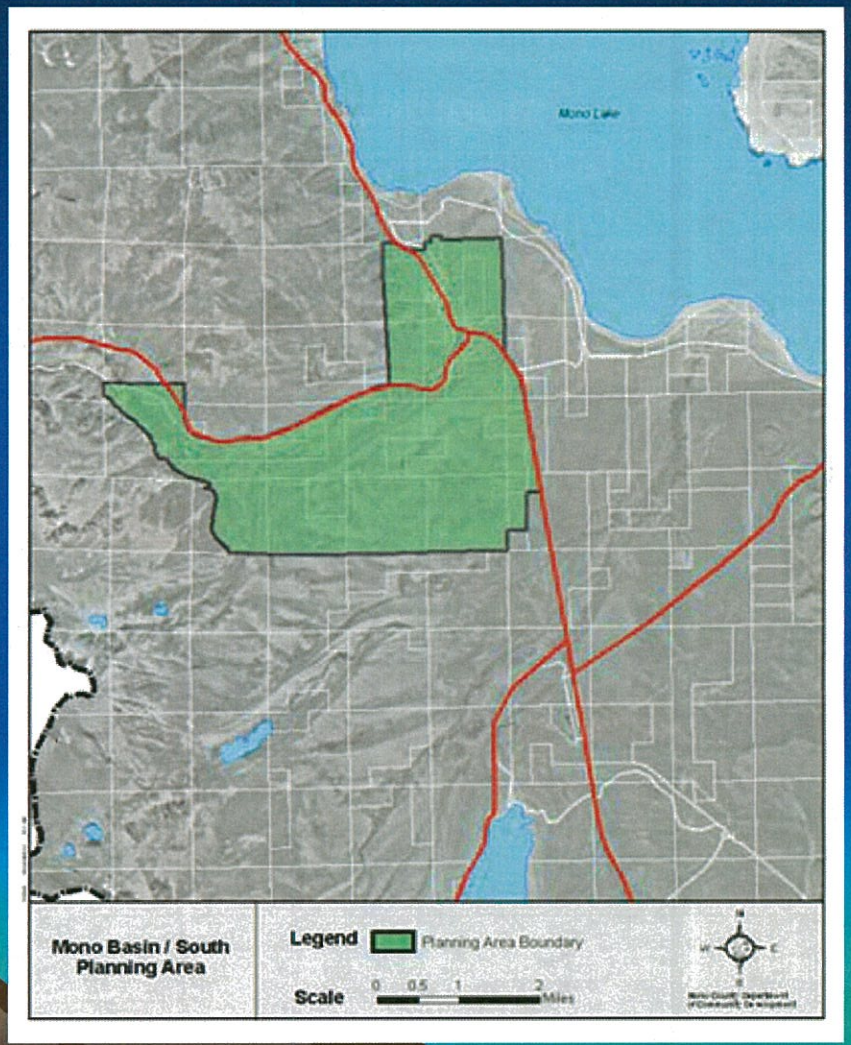
Miles


Mono Lake
Mono Basin / South Planning Area
Legend
Planning Area Boundary
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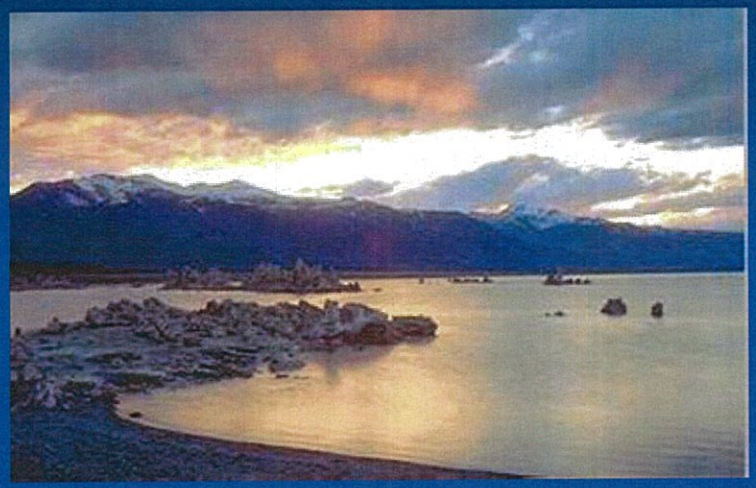
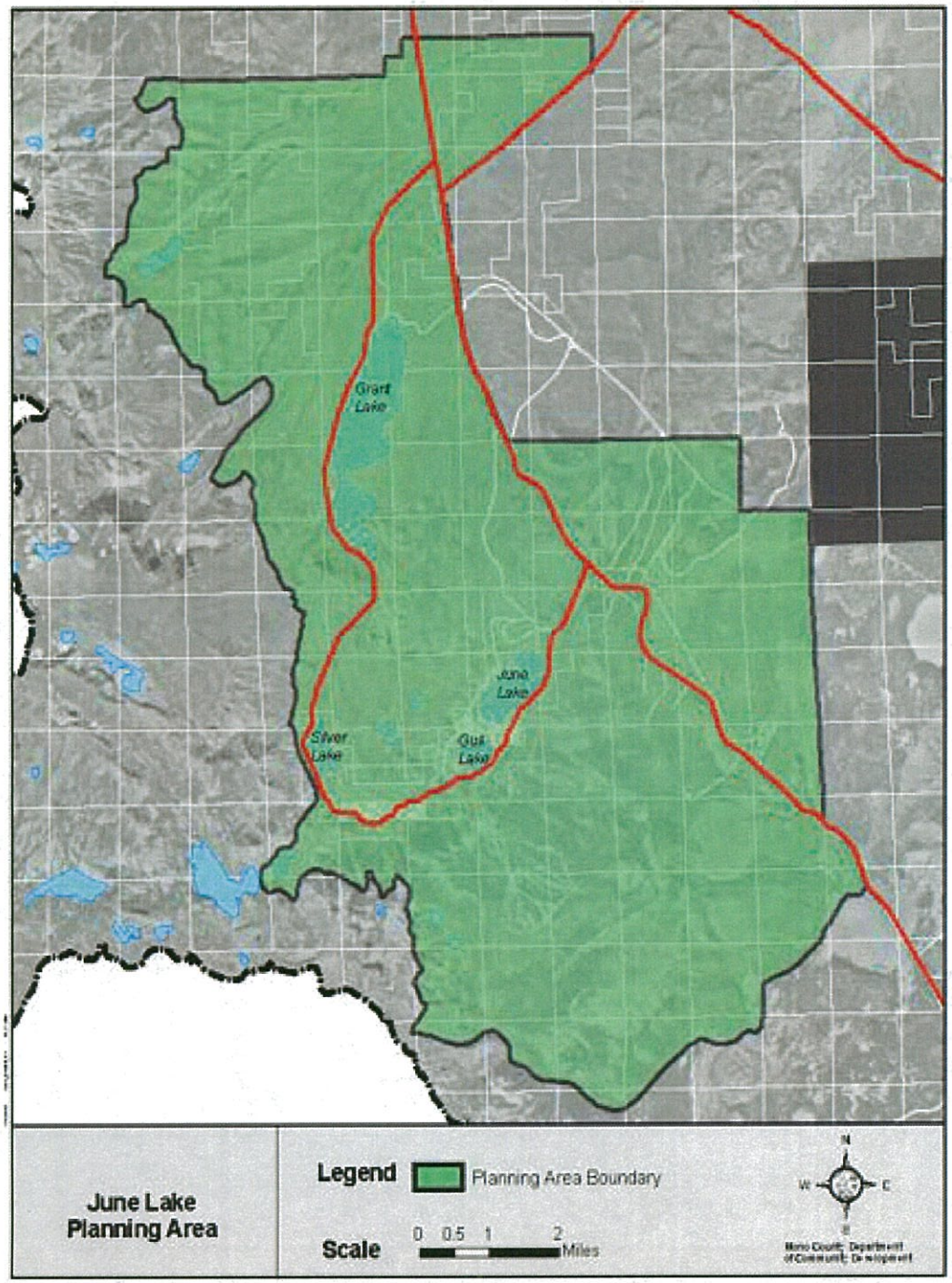
Mono Basin



- Goal to provide for the orderly growth 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 RPAC has been focused on transportation improvements, including Main Street enhancements and Tioga Road
- Strong interest in creating a housing program success story
- Land tenure issues


Grant Lake
June Lake
Silver Lake
Gull Lake
June Lake Planning Area
Legend
Planning Area Boundary
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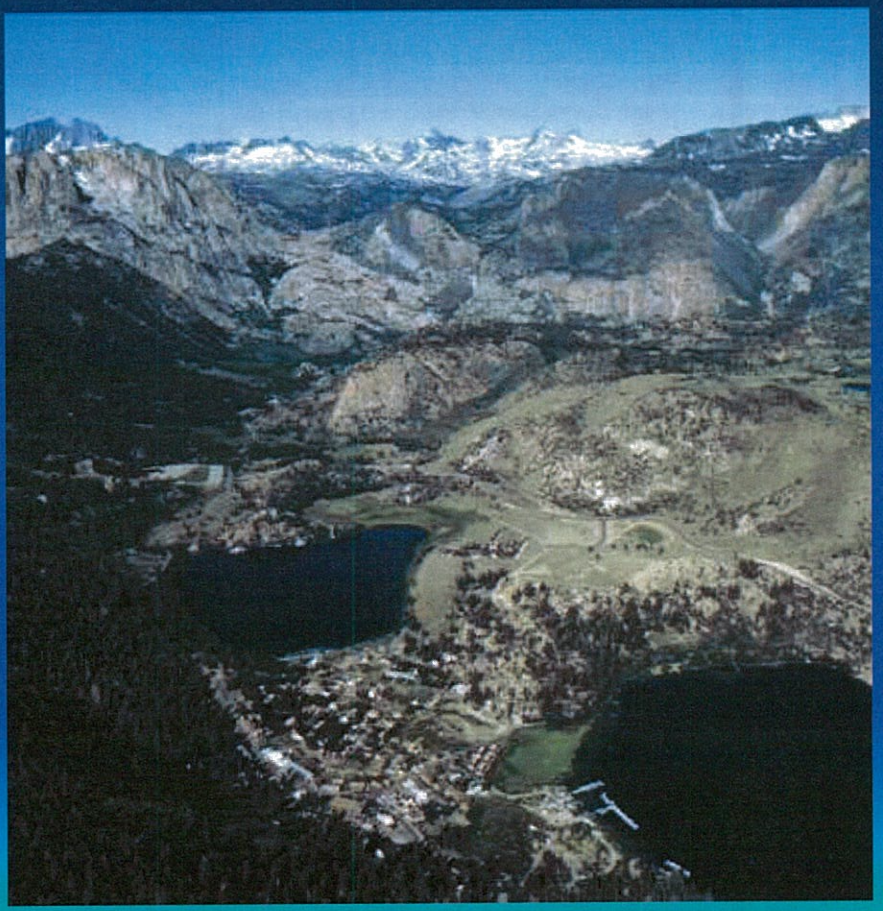
June Lake

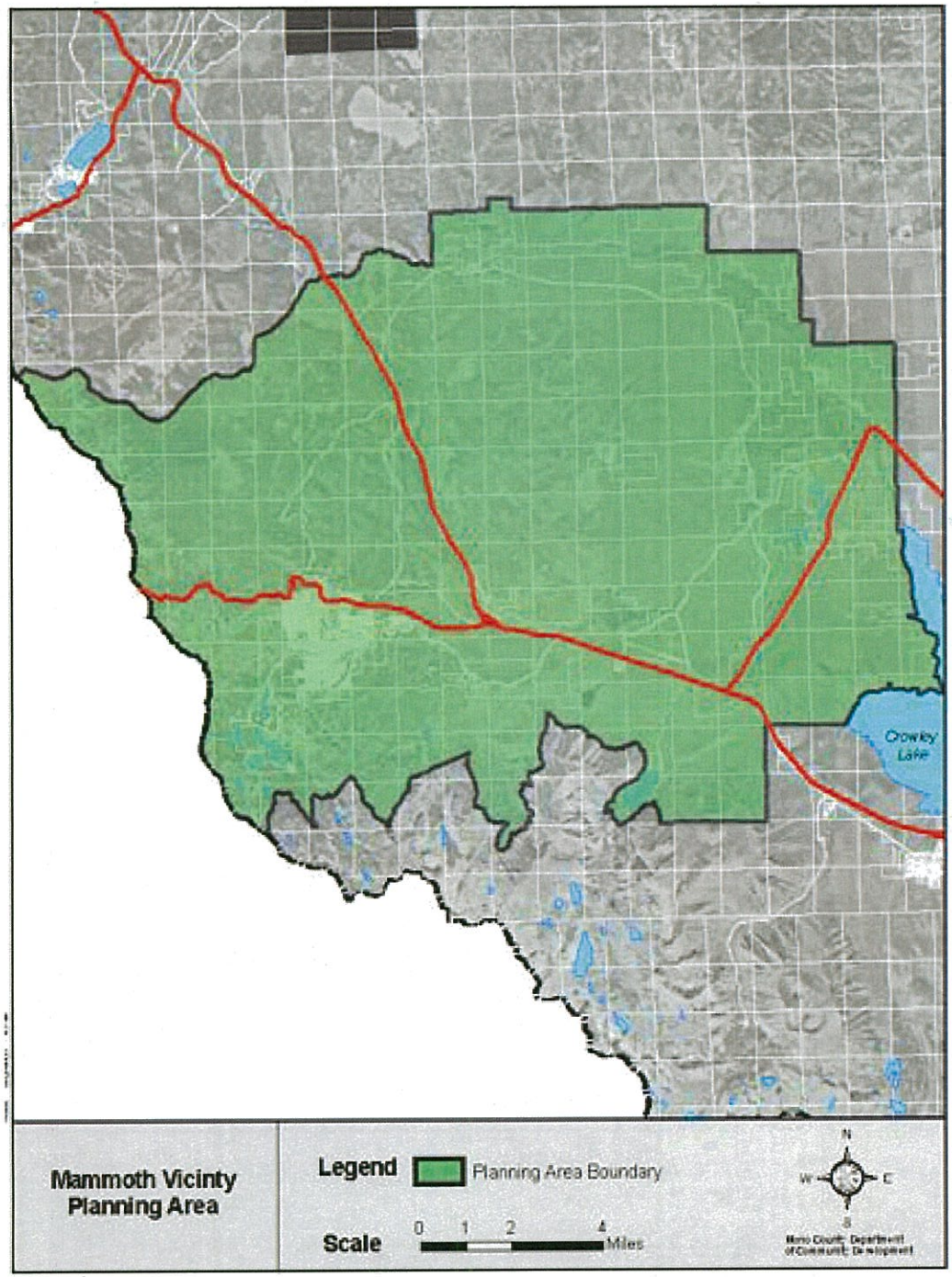
June Lake

- 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
- Rodeo Grounds Specific Plan application; June CAC peer review process completed
- June Coalition explored economic development opportunities – economic plan accepted
- Recent prioritization of capital improvements



Upper Owens

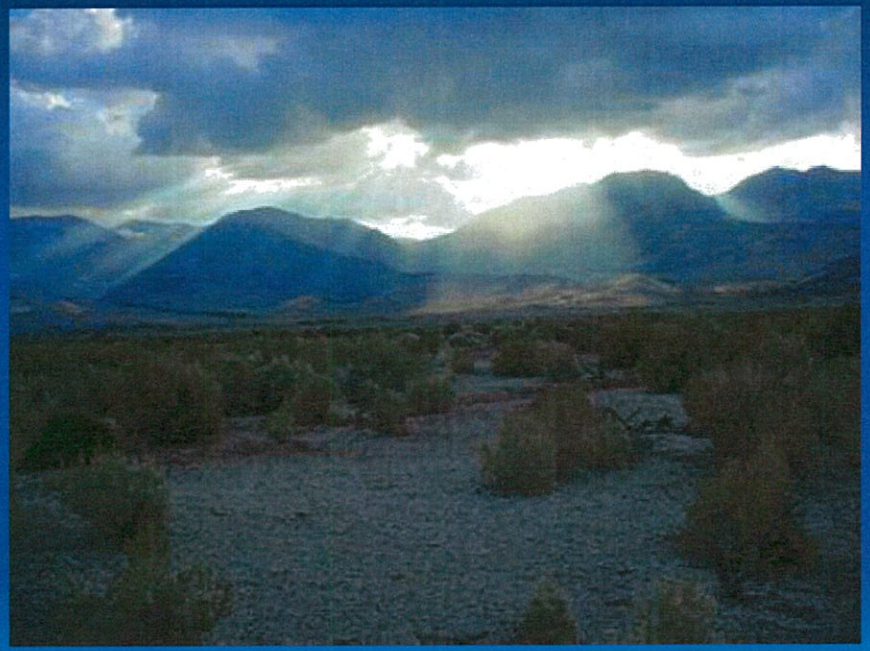
- Goal is to retain the existing rural character and environmental resources of the Upper Owens Area.
- Arcularius Specific Plan repealed in favor of 80-acre minimum agriculture.
- Large ranches focus on retaining agriculture & aquaculture focus.
- Recent change in Alpers Ranch ownership/operation
-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



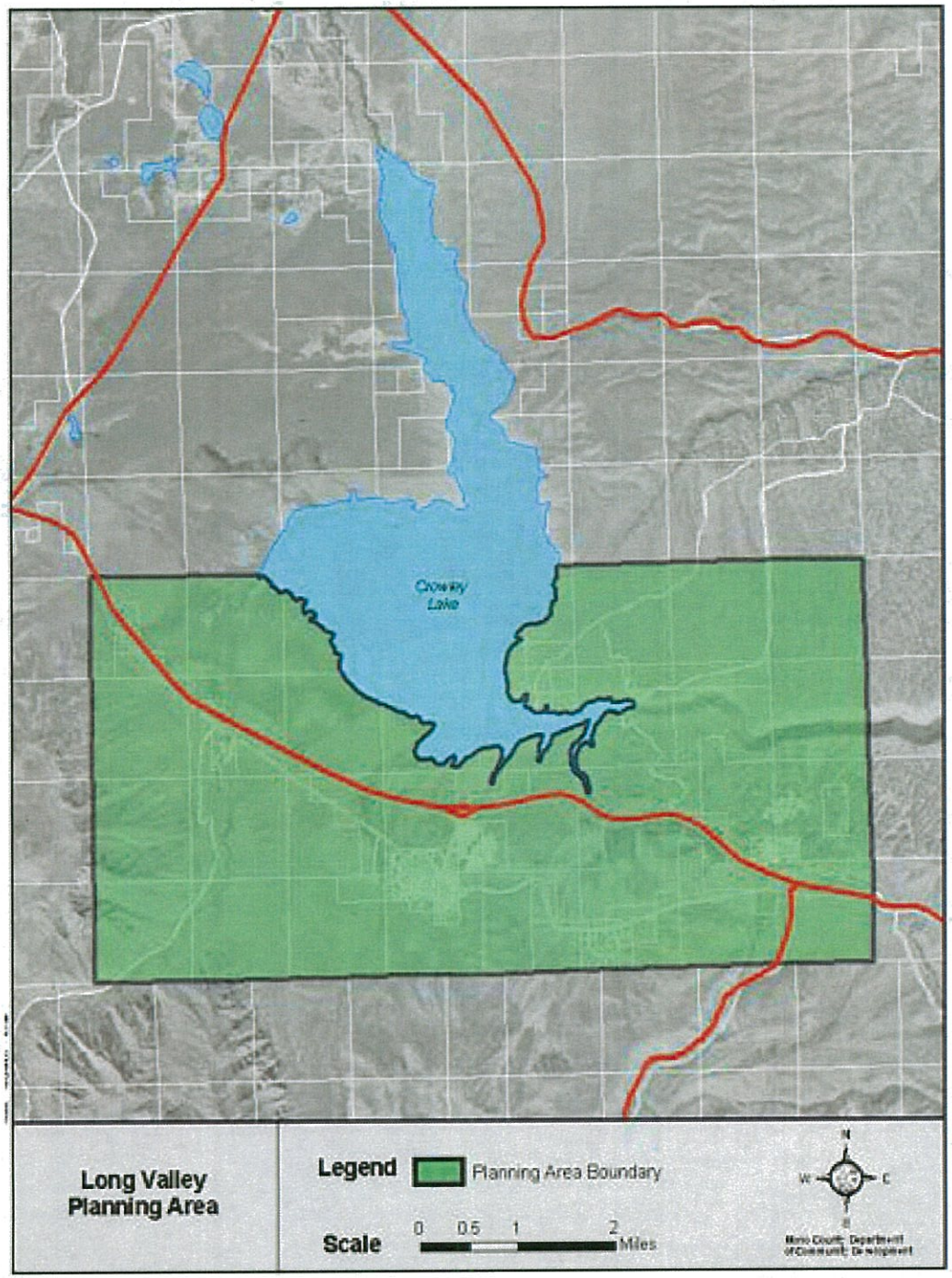
Mammoth Vicinity

(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 and improvements under way
- Geothermal development expansion and interpretation potential


Crowley Lake
Long Valley Planning Area
Legend
Planning Area Boundary
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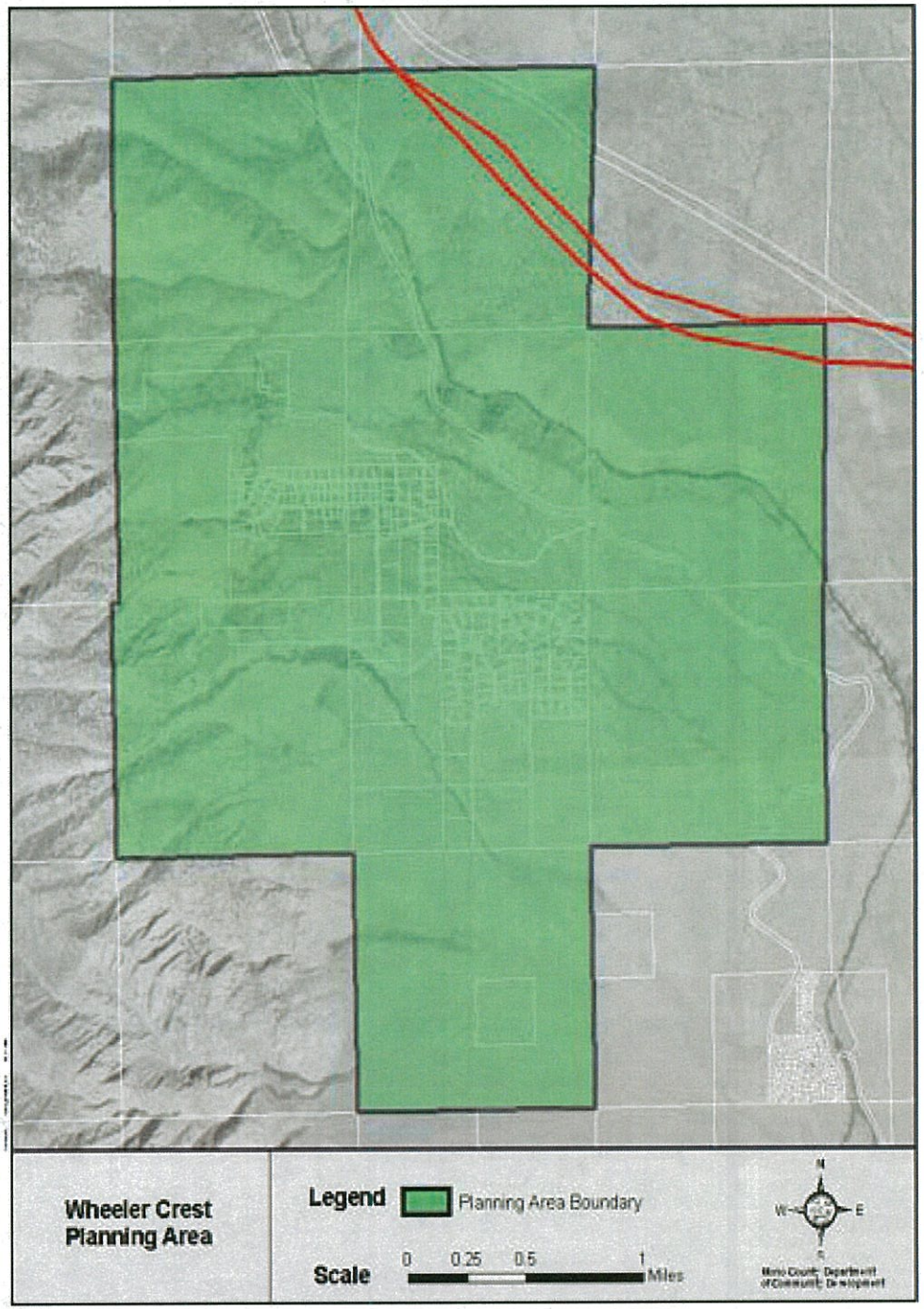
Long Valley

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
- Lakeridge Ranch & Crowley Lake Estates specific plans approved; Lakeridge map extended; recent water testing and tank at Crowley Lake
- states
- Residential development activity
- Anticipate RPAC involvement in main street and trails planning
- Land tenure issues

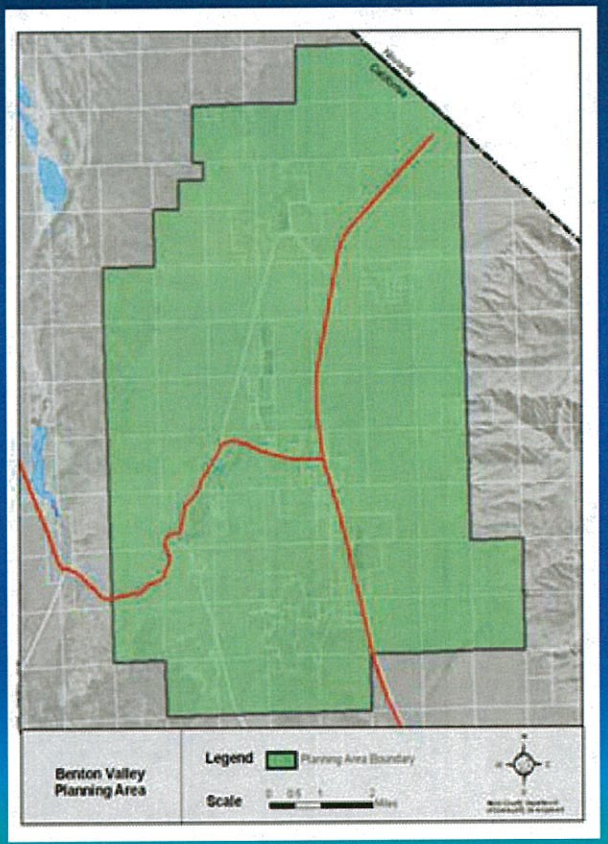
Wheeler Crest Planning Area

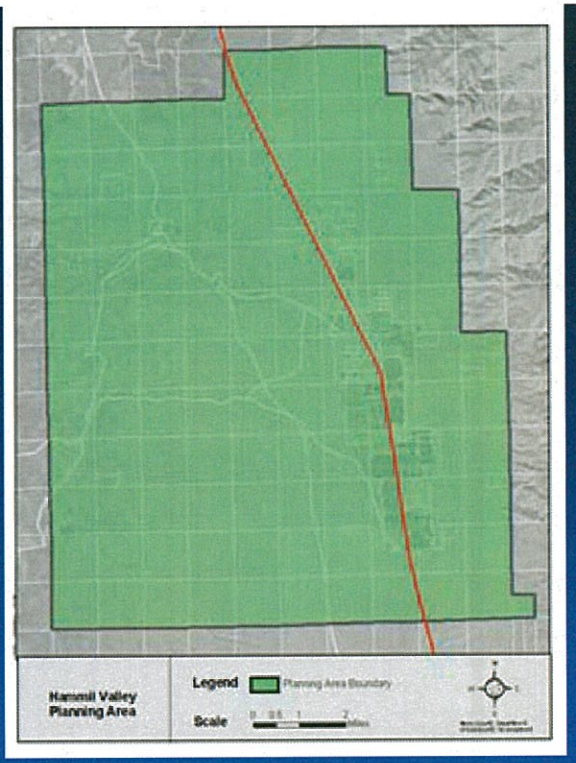


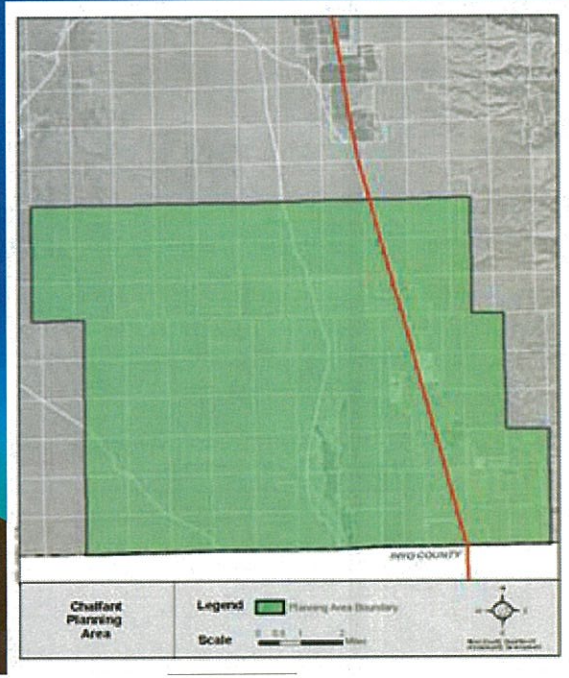
Wheeler Crest

- 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
- Recent controversy with solar panels – pre-emption
- Good neighbor policy emphasis
- Rimrock Ranch Specific Plan = development under way
- Conservation easement activity
- Emergency road efforts – recent amendment to area plan

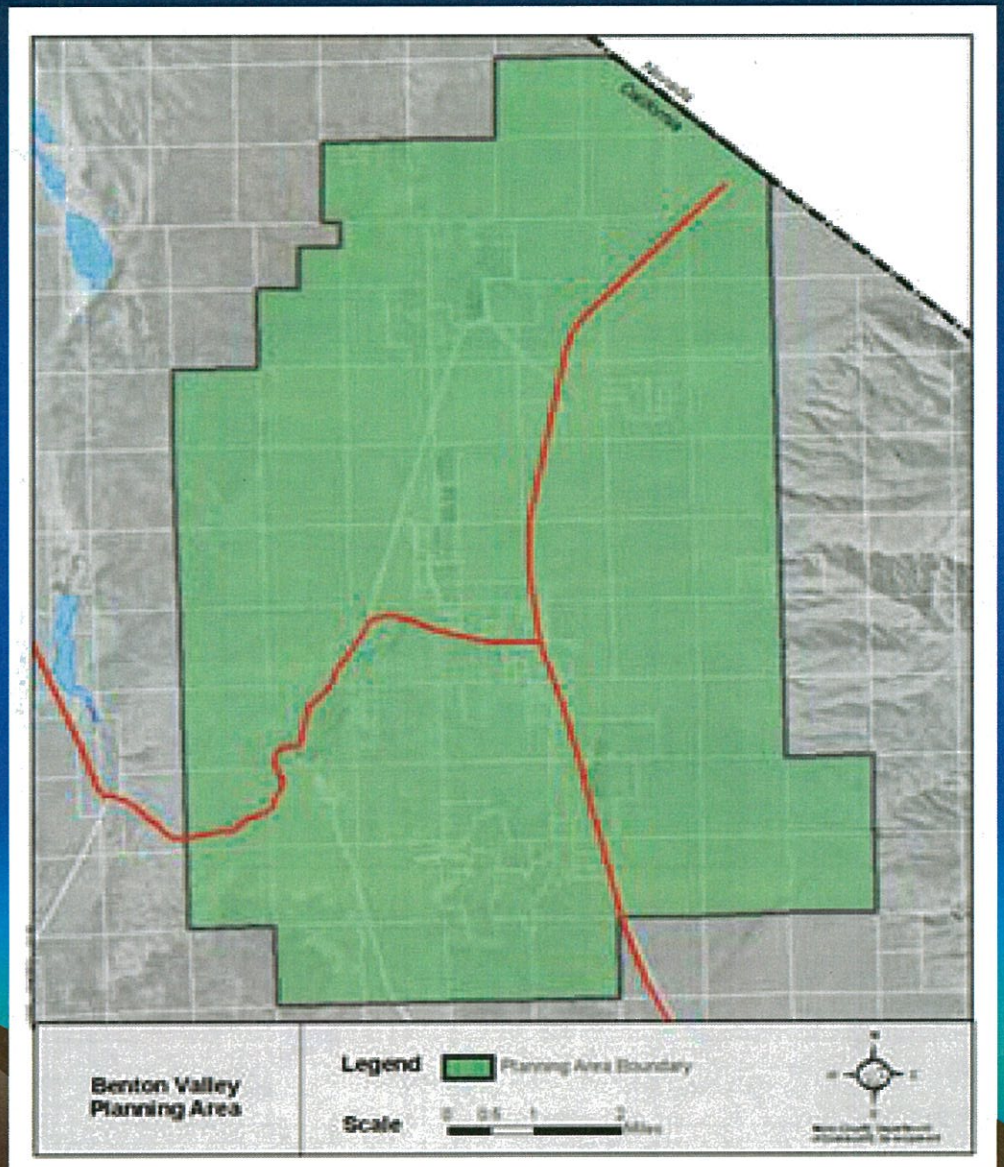
Benton, Hammil & Chalfant Valleys



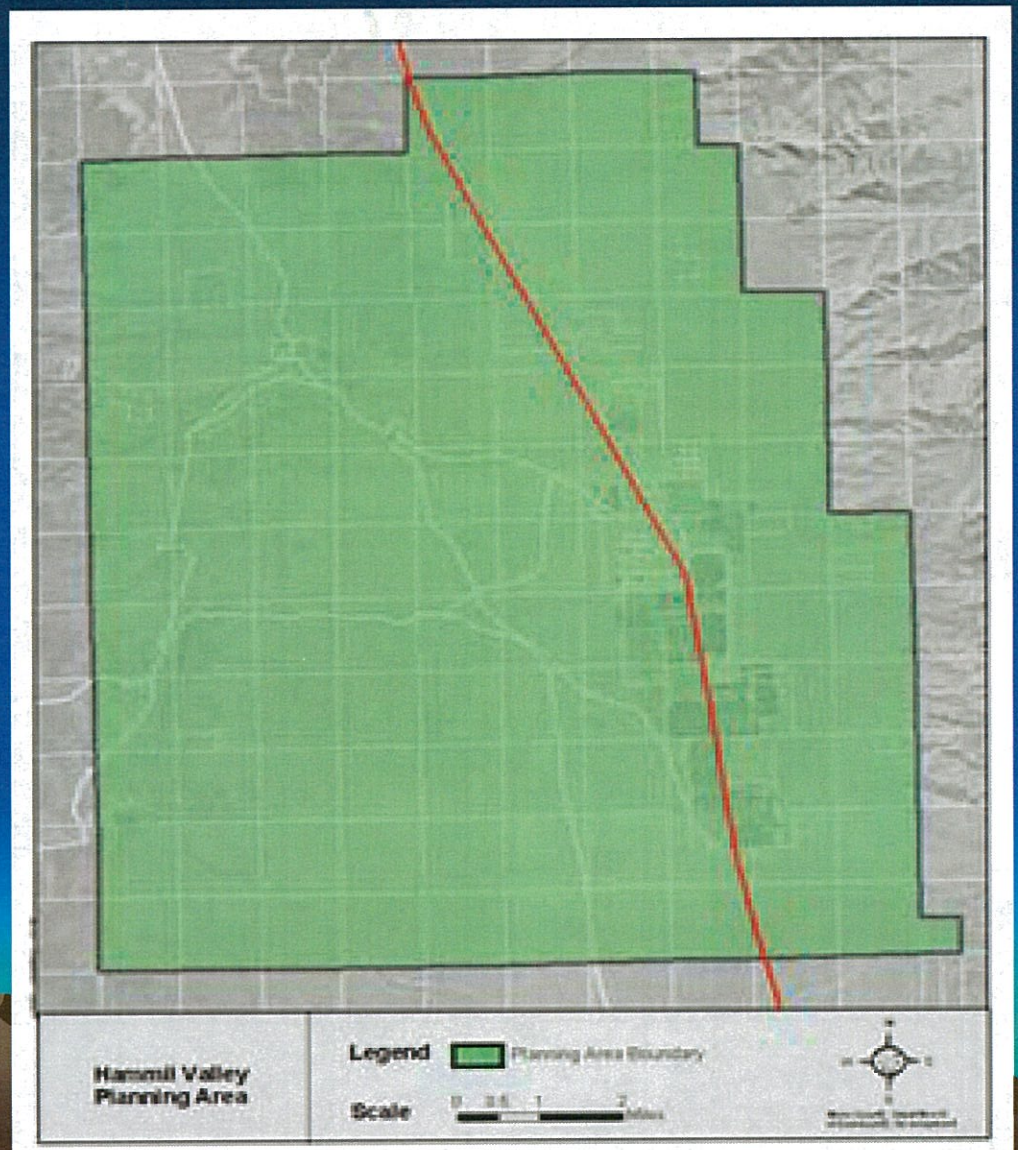




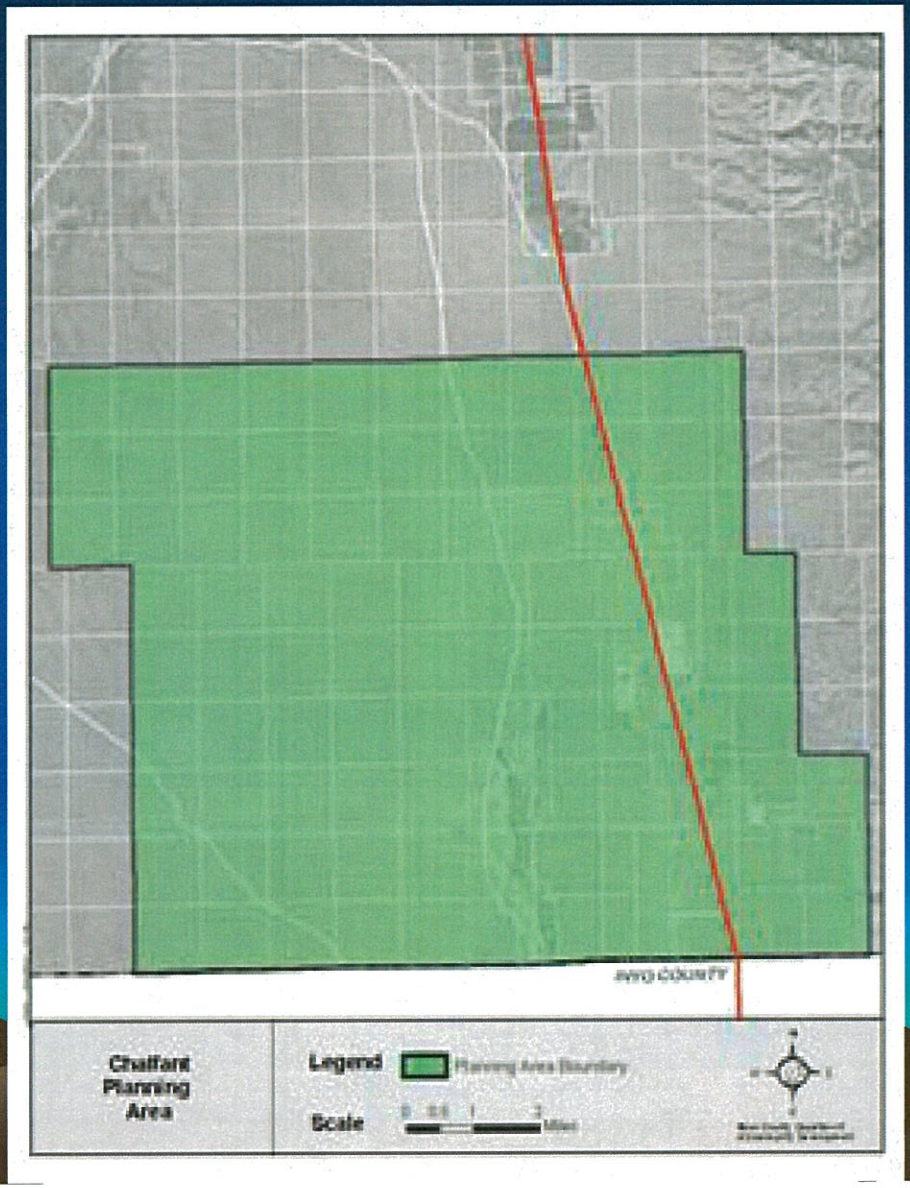
Benton Valley Planning Area



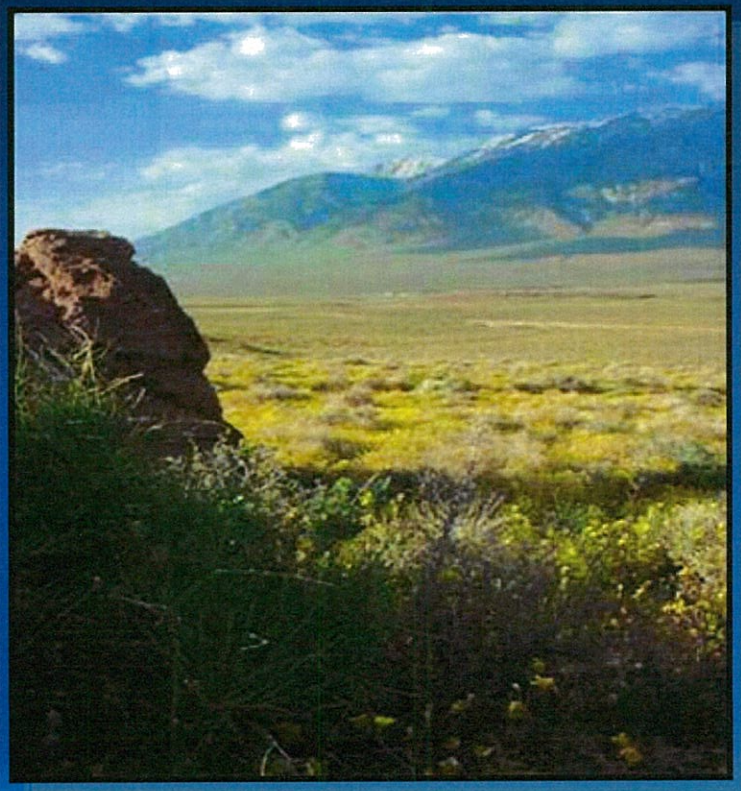
Hammil Valley Planning Area



Chalfant Valley Planning Area



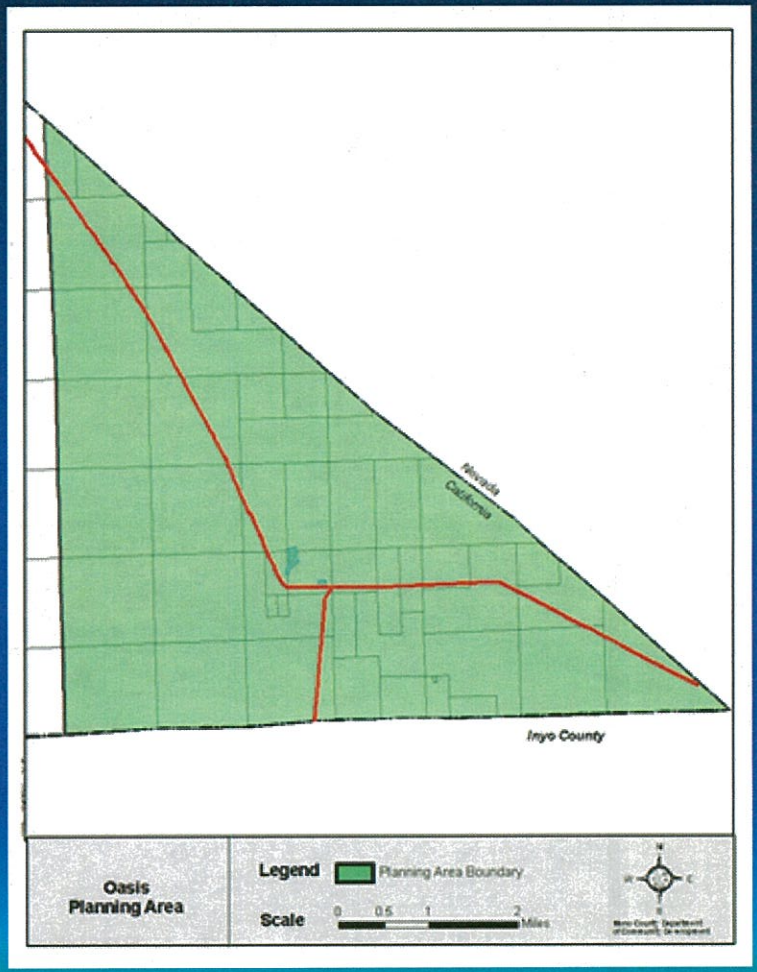
Benton, Hammil & Chalfant (Tri-Valley)



- Goal to preserve the rural and agricultural character of Tri-Valley
- Active RPACs – concern with parcel size & water
- Significant development activity in Benton & Chalfant Valleys
- Ag preservation in Hammil via development credits
- Recent Visioning with Chalfant – retain existing character
- Recent Visioning with Benton – community growth & economic development – main street design
- Flood study underway (Public Works via LTV funds)

Oasis

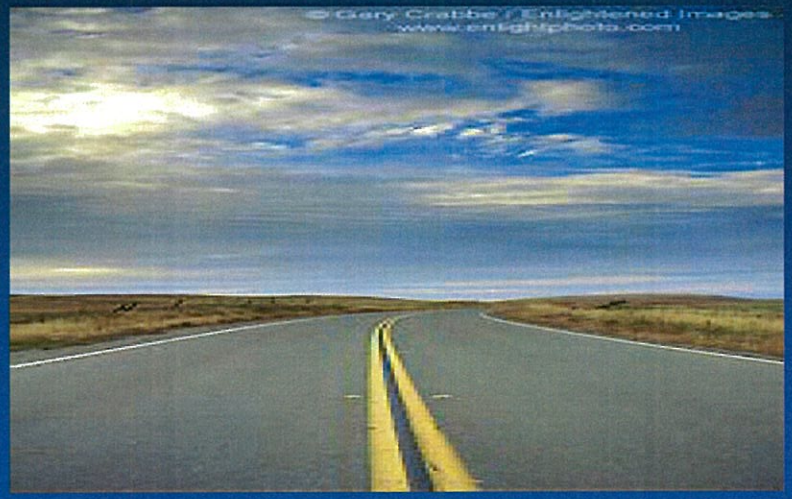
- Goal is to protect agricultural and natural resource values in the area
- All private land designated for agriculture
- Small isolated rural population in valley east of White Mountains
- Low level of development activity



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
- Integration with Building Codes
- Land Ownership Pattern – Land Tenure
- Blueprint Planning

Regional Transportation Plan



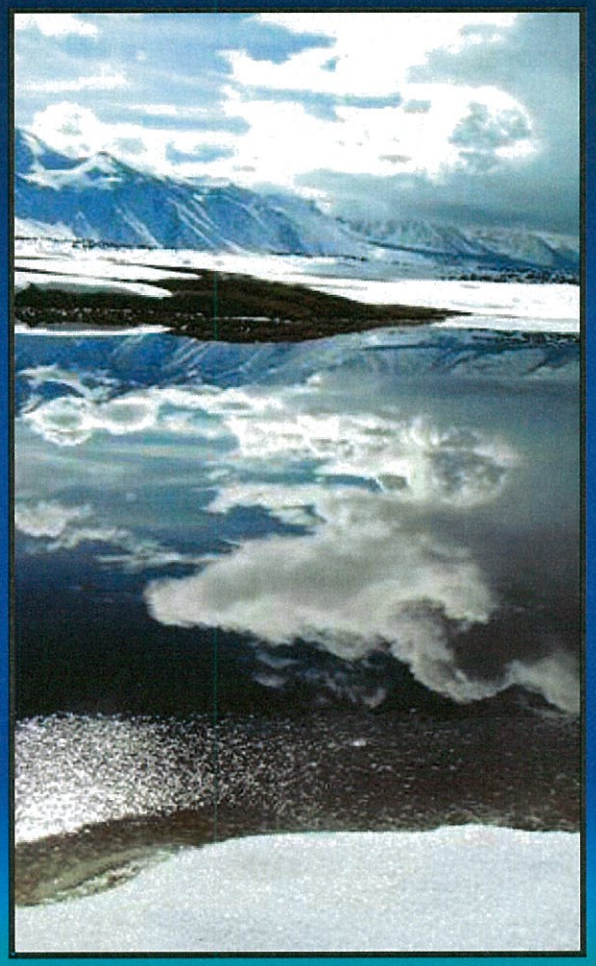
- Guidelines developed by Caltrans – SB 375 changes – trip reduction
- RTP as Circulation Element
- Recent Communications Inventory to be incorporated
- Includes transit policies (SRTP to be included)
- Consistency with Caltrans plans
- Serves as basis for programming projects in the Regional Transportation Improvement Program (RTIP) & State Transportation Improvement Program (STIP)
- Guidance for Stimulus Programming – approx $6 million

Airport Land Use Plans

- Update of Bridgeport & Lee Vining Airports in 2007
- Focus on land use compatibility (such as height & noise) of surrounding area
- Mammoth Airport Land Use Plan update next

CEQA and the General Plan

- EIR prepared for General Plan
- Existing Setting section of EIR is structured to serve as a Master Environmental Assessment for Mono County
- Focus is on keeping MEA up to date as a stand-alone information source – streamlines project processing
- Recent addition of GIS maps for the MEA
- AB 32 & SB 375 adjustments



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).
- Recent 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 taken the initiative for this multi-agency planning process – see http://gis.mono.ca.gov/LandTenure.
- Mono County lacks land use planning authority on federal lands, but exercises limited environmental mitigation authority on federal land. (example of reclamation plans required on federal lands)

Tribal Lands

- County has no planning authority on Indian Land
- 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
- Benton RPAC' recent involvement in Benton Station proposal for Trust status
- Caltrans recent tribal transportation needs assessments

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 LADWP lands have been assigned Open Space designations

Implementation

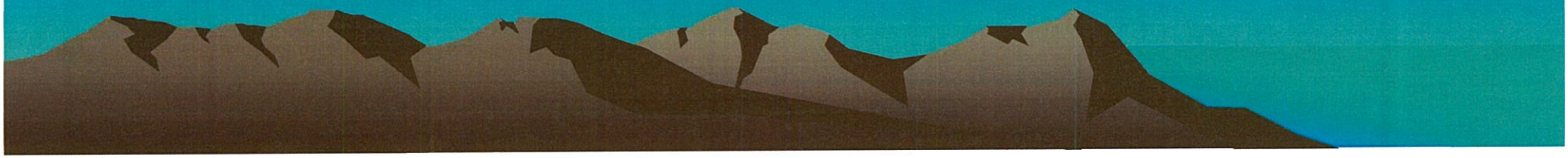
- Specific Plans
- Zoning / Land Use Regulations
- New Building Codes
- Subdivisions (tract and parcel maps)
- Use Permits
- Variances
- Director Reviews
- Reclamation Plans
- Williamson Act
- Conservation Easements
- Land Trust
- Design Guidelines
- Capital Facilities Plan, Needs Assessment & Impact Fees
- Housing Ordinance
- Housing Authority
- Capital Improvement Program, RTIP, STIP
- Geographic Information System (GIS)
- Other – grants, transit JPA

PLANNING PERMIT	1996	1997	1998	1999	2000	2001	02-03	03-04	04-05	05-06	06-07	07-08
SPECIFIC PLANS	0	0	1	2	3	2	2	1	1	1	2	0
AREA PLANS	0	0	0	0	1	0	0	0	2	0	0	0
GENERAL PLAN AMENDMENTS*	3	3	4	1	1	2	0	0	4	2	1	0
DISTRICT ZONING / MAP AMENDMENTS	5	4	3	2	1	0	0	0	0	0	2	
ORDINANCE TEXT AMENDMENTS	2	0	0	0	4	0	0	0	1	1	0	0
ZONE VARIANCES	2	2	0	2	2	1	0	1	0	5	1	2
HOUSING MITIGATION ALTERNATIVE											1	
USE PERMITS	10	14	9	7	8	8	2	7	6	8	4	7
Revocations	1	1	0	0	0	0	0	0	0	0	0	0
Extensions	1	1	0	0	0	0	0	0	0	0	0	0
LAND DIVISIONS:												
TENT. TRACT MAPS	0	2	1	0	6	1	1	3	3	2	1	0
TENT. PARCEL MAPS	7	0	3	0	2	4	3	5	9	5	6	4
FINAL TRACT MAPS	0	0	0	1	0	2	0	-	-	-	1	9***
FINAL PARCEL MAPS	2	3	1	4	3	3	0	-	-	3	7	4***
TRACT MAP EXTENSION	0	0	3	2	0	0	3	0	1	1	2	
PARCEL MAP EXTENSION	2	0	2	0	0	0	0	3	0	1	4	4
OFFICIAL MAP											1	
SB 1185 AUTOMATIC MAP EXTENSIONS												14
PRE APPLICATIONS											21	21
APPEALS											1	1
MERGERS	7	6	1	4	6	3	2	4	0	4	3	1
LOT LINE ADJUSTMENTS	7	9	5	6	10	2	0	0	8	10	5	2
DIRECTOR REVIEWS	35	20	12	17	14	12	15	19	14	11	14	8
ENVIRONMENTAL:												
CEQA EXEMPTIONS	56	29	17	18	9	16	na				11	2
NEGATIVE DECLARATIONS	18	23	25	4	4	7	na					1
EIRs	0	1	3	2	5	3	na				2	
PRIOR EIRs	1	0	1	1	3	1	na				10	7
PLAN CHECKS	124	155	110	119	113	112	59	150	159	108	104	62
CERTIFICATES OF COMPLIANCE	0	0	1	1	0	1	0	-	-	2	0	0
COMMISSION INTERPRETATIONS	2	0	1	2	1	2	0	1	1	0		
RECLAMATION PLANS	1	3	1	8	1	2	0	1	0	1**	0	0

* Includes Specific Plans ** Includes Mining Operations Plan *** Maps currently being processed

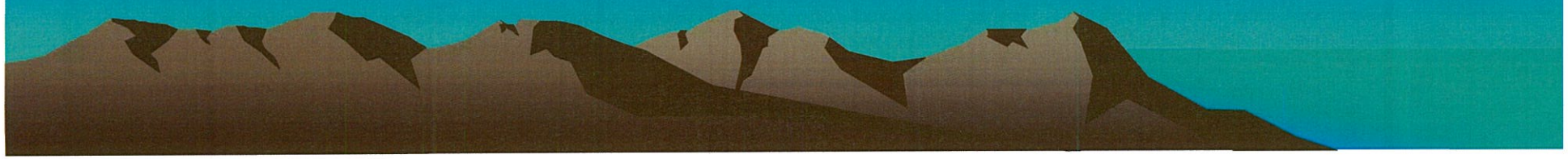
Existing Specific Plans

- Bodie RV Park
- Conway Ranch
- Tioga Inn
- June Lake Highlands (I & II)
- Sierra Business Park
- Lakeridge Ranch
- Crowley Lake Estates
- Rimrock Ranch
- Mountain Vistas
- White Mountain Estates



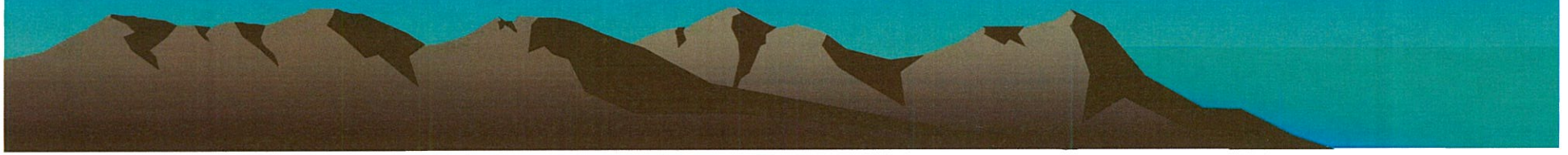
Proposed Specific Plans

- Rock Creek Ranch (Paradise/C & L)
- Rodeo Grounds (June Lake)
- Rock Creek Canyon (Paradise/Hooper)



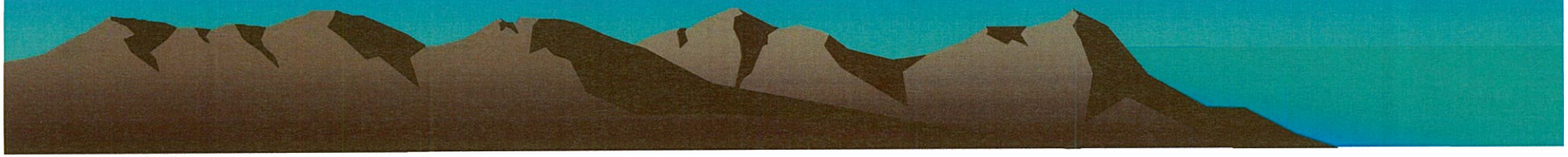
Repealed / Abandoned Specific Plans

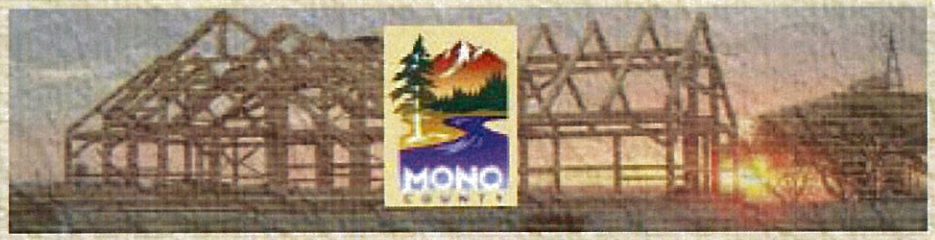
- Arcularius Ranch (repealed)
- Sierra Madre (abandoned)
- La Ventana (abandoned)
- The Aspens at Gull Lake (abandoned)



Building Codes

- Comprehensive code update adopted
- New energy codes this year
- New permit software – integration of community development permit processes
- Electronic submittals
- In-house plan checks – efficiencies
- Education & outreach focus





Good Neighbor Construction Policies

Building a home is an exciting process. The land is prepared, foundations are laid and walls are tilted into place. For the homeowner, few things rival the thrill of watching their long-anticipated dreams coming to fruition.

But for those who live on adjacent properties, a construction project is often a nuisance that temporarily disrupts the serenity they have come to enjoy for years; serenity that they and their new neighbors will eventually enjoy together.

The Mono County Community Development Department encourages builders to be conscientious by respecting a few common sense principles during construction.

Work Hours

The County Code establishes daily work hours from 7 a.m. through 8 p.m., and 9 a.m. to 5 p.m. on Sundays. Construction workers should refrain from disturbing the ambient noise levels of a neighborhood outside of these hours.

Dust Control

The gusty winds common to Mono County produce tremendous dust events, particularly when land has been recently cleared of native shrubs and brush. The County Code requires builders to maintain preventative measures to control blowing dust from construction sites. The typical way of eliminating dust is by watering the site. If water is available, a basic timed sprinkler system should be sufficient. If water is not available, a water truck can be used to accomplish the task.

YES PLEASE

NO THANKS

Controlling Runoff

When a construction site is subject to runoff from rain or snowmelt, measures must be taken to prevent the runoff from inundating adjacent properties with sediment. Fiber rolls and straw bale barriers can be used to reduce erosion and collect sediment during runoff events.

Controlling Trash

Many items common to construction sites (housewrap, plastic, tar paper) can be transported great distances by errant winds. Proper efforts should be made to secure these items in trash receptacles so they do not end up decorating the landscaping of surrounding properties.

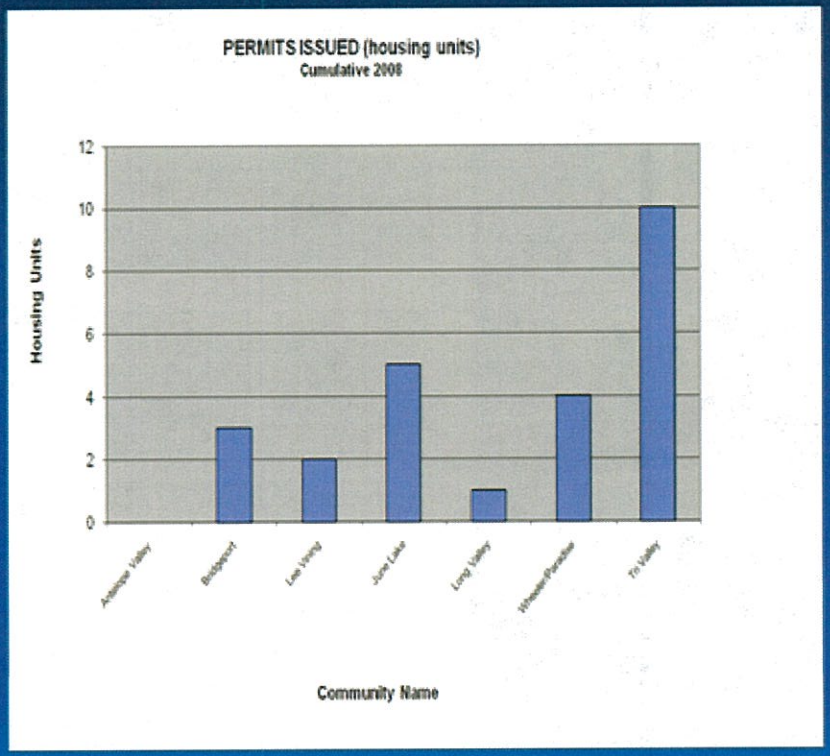
Maintain Your Site

A well-maintained and organized job site is not just aesthetically pleasing, it also makes for a more productive workday. Lumber piles should be well stacked and covered with well secured tarps or plastic. Piles of construction waste should be strategically placed where they can be easily removed, and preferably out of sight from adjacent homes.

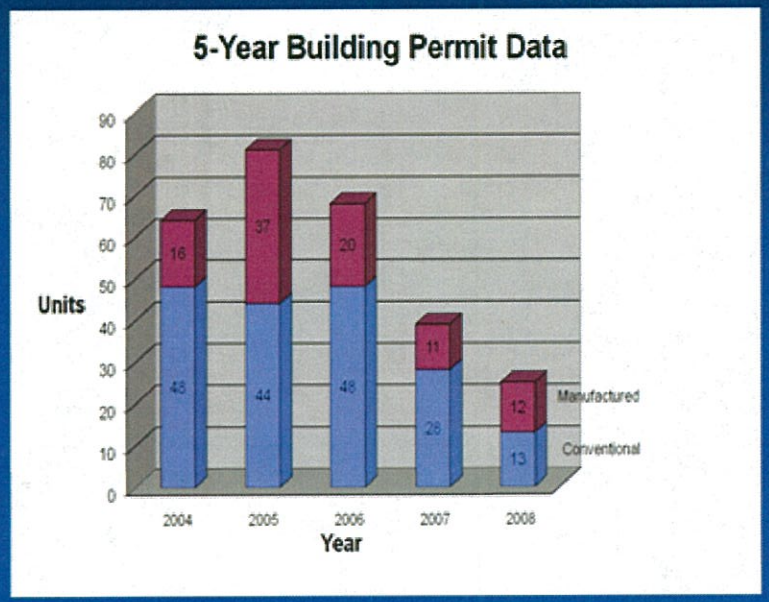
Mono County Community Development Department / 760.924.1800 Mammoth 760.932.5400 Bridgeport
monocounty.ca.gov

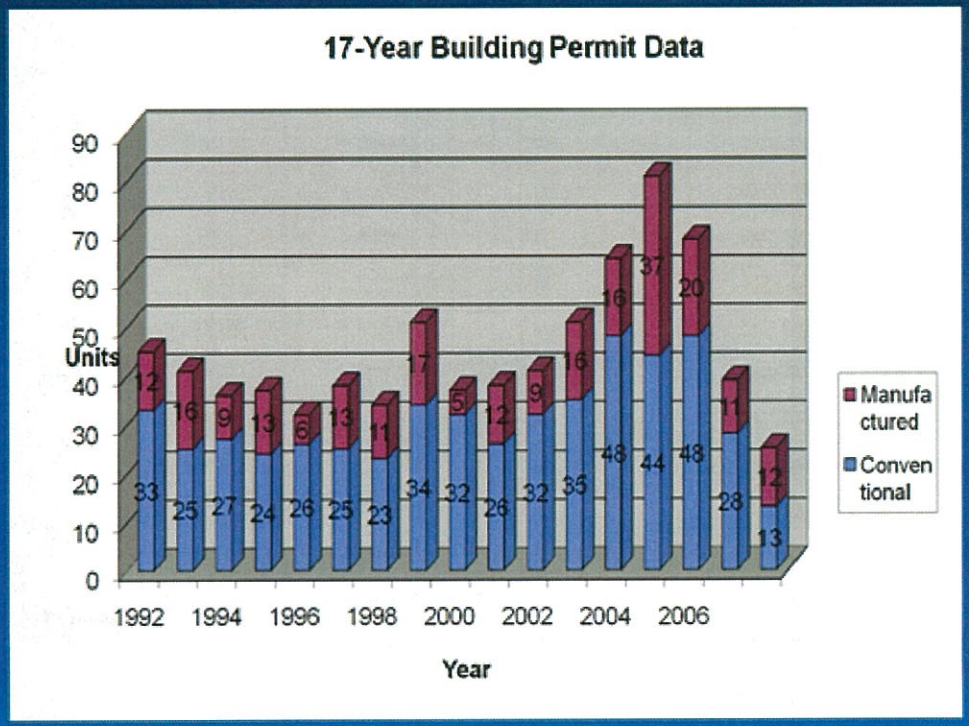
2008 Residential Building Permits

MONO COUNTY HOUSING UNIT PERMITS ISSUED														
Calendar Year 2008														
			HOUSING UNITS (permit issued)											
COMMUNITY NAME	INCLUDES...	APN Book #s	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec	cumulative
															2008
Antelope Valley	Sonora North	1,2,3,6													0
Bridgeport	Sonora-Bodie Jct	7,8,9,10					1				1			1	3
Lee Vining	Bodie Jct-Hwy 120	11, 13, 14, 17, 19, 21						1				1			2
June Lake	Owens Headwater	15, 16			1	2		1	1						5
Long Valley	Mcgee	37, 60					1								1
Wheeler/Paradise	Tom's Place	26, 37, 62, 64				1		1	1		1				4
Tri Valley	Oasis	24, 25, 26, 27	1	1				2	3		1	1		1	10
TOTAL			1	1	1	3	2	5	5	0	3	2	0	2	25



Residential Building Permit Trends





2008 Housing Valuation

Note:

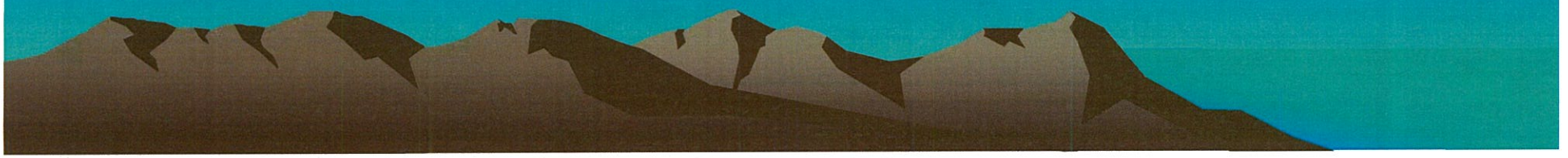
12 Manufactured Homes were also constructed/installed

HOUSING UNITS/2008
VALUATION

PERMIT #	LOCATION	SQUARE FOOTAGE	VALUATION
08-02	Virginia Lakes	280	$53,091.20
08-26	Swall Meadows	2550	$388,425.90
08-60	Paradise	2236	$337,109.08
08-96	Mono City	768	$178,705.92
08-132	Bridgeport	1340	$179,390.60
08-73	June Lake	2297	$330,549.78
07-304	Swall Meadows	2064	$307,506.72
07-300	June Lake	2690	$530,387.40
07-289	June Lake	2439	$514,620.81
07-275	Crowley Lake	2301	$329,589.33
07-94	Bridgeport	3811	$612,278.94
07-293	June Lake	1283	$264,349.74
06-130	Bridgeport	2203	$316,864.99
MOBILE HOME VALUATIONS			$30,000

Monitoring

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



Compliance Activity

- Written complaints (36)
- Case files concluded (16)
- Business license applications processed (172)
- Special event applications (30)
- Administrative Citations (1)
- Film permits issued (8
- SMARA annual mine inspections (19)

Housing Element Implementation

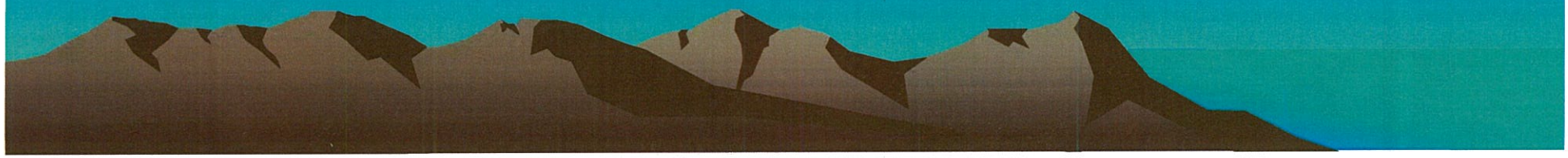
- Housing Authority organizational, partnership and programmatic strategies study with California Coalition for Rural Housing
- Transferred Housing Authority responsibilities to CAO staff
- Conducted CDBG hearing
- Continued to administer CDBG and HOME grants in concert with Mammoth Lakes Housing Inc. (approx $2 million loan program)
- Continued to implement Housing Mitigation Ordinance (15% inclusionary)
- Extensive effort & outreach by Mono Basin RPAC on inventory for housing potential
- Rental units and rehab

Commissions / Committees with Planning Involvement

- BOS
- Planning Commission
- RPAC/CAC
- LDTAC
- LTC
- LAFCO
- ALUC
- CPT
- COG
- Transit Advisory Committee, ESTA & YARTS
- Housing Authority

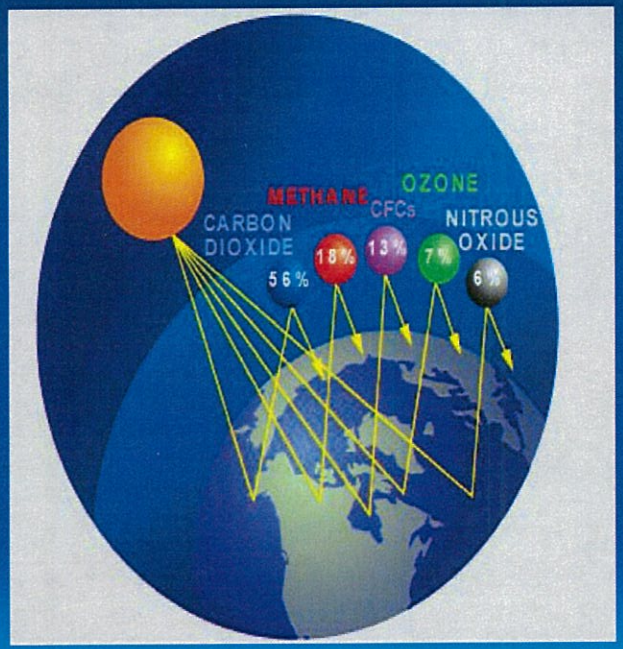
State Role in Planning

- Traditional lack of comprehensive plan – approx 40 functional plans guide individual departments
- Environmental Goals & Policy Report
- Technical support by Office of Planning & Research
- State Clearinghouse distributes environmental studies
- State agencies review plans, projects & CEQA studies
- Annual tinkering by Legislature on local planning requirements
- HCD involvement in housing, Caltrans in transportation -California Transportation Plan
- Grants
- New direction with AB 32 and SB 375 on climate change



Recent State Planning Priorities

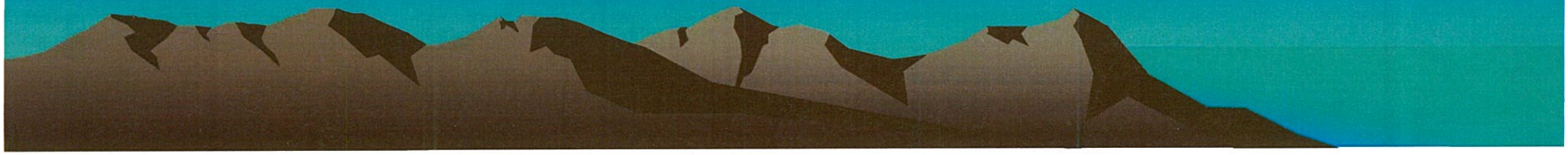
AB 32 – Global Warming Solutions Act (2006)



- Green House Gas emissions reduced to 1990 levels by 2020
- SB 375 – implements AB 32
  - Requires HCD, CTC & Caltrans coordination
  - Sustainable Communities Strategy: integrating transportation, housing, environmental & economic considerations in regional blueprint
  - Transportation funding ties to blueprint
  - CEQA streamlining incentives
  - Housing element requirements tied to RTP process
  - Although focus on MPO, principles & incentives will likely eventually apply to rural RTPA

Blueprint & Corridor Planning

- Grant – funded via LTC with Kern and Inyo
- Assess long term regional growth patterns
- Ultimately integrate land tenure planning to address community expansion
- Extensive public involvement -- begins April 23
- Focus on Hwy 395 Corridor
  - Community main street policies
  - Preserving/enhancing corridor between communities

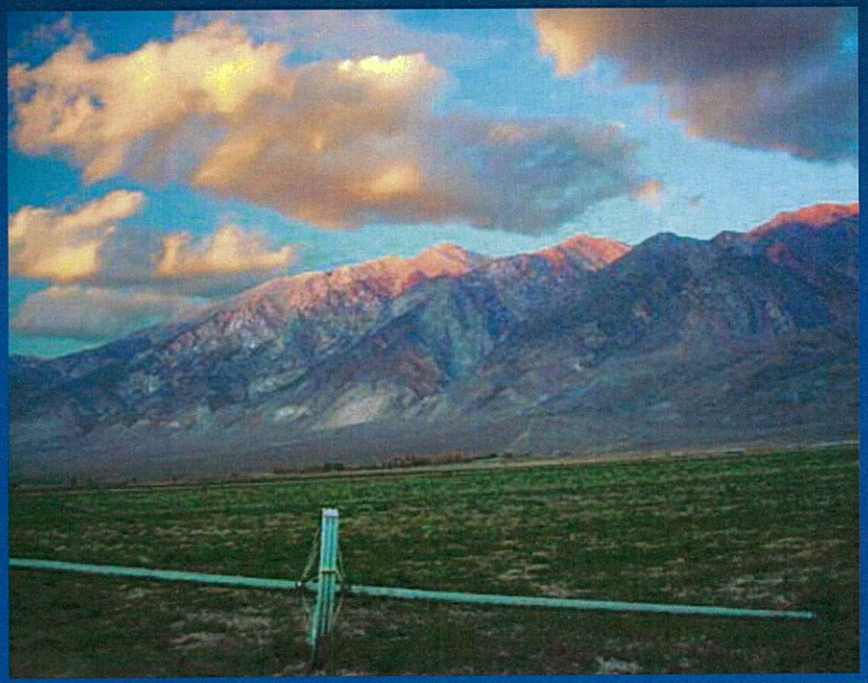


Blueprint Planning Area

County Planning Issues/Priorities

- Blue Print, Hwy 395 Corridor & Land Tenure Planning
- Housing Element Update:
  - Community housing policy development via RPACs
  - Housing ordinance implementation
- General Plan Update, annual amendments & MEA update
- Communications planning (IT)
- Conclude MSR/SOI - LAFCO
- Good neighbor guidance
- Specific Plans - Rodeo Grounds, Rock Creek plans
- Infrastructure planning, public facilities policies, impact fee update
- RPACs:
  - Main street guidelines – Benton & Crowley
  - Flood study – Tri-Valley
  - Industrial planning – Antelope Valley
  - Visitor center & mineral exploration – Bridgeport
  - Housing projects & Mono City emergency road – Mono Basin
  - Rodeo Grounds & trails – June Lake
  - Emergency Road – Wheeler Crest
  - Rock Creek specific plans - Paradise

Thank You!



Recommendation:

- Board acceptance of General Plan Annual Progress Report
- Provide desired direction to staff