

09/20/2011

ADDITIONAL

DOCUMENTS

ITEM # 11B

CDD - PLANNING

ANNUAL REPORT

ON GENERAL PLAN

Mono County General Plan Annual Report 2010-11

Mono County Board of Supervisors

September 2011

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. Annual technical updates in 2009 and 2010; a more substantive update currently underway
- Economic Development Element added 2002
- Circulation (RTP) updated in 2007; minor RTP update in 2009; next update in 2012
- Housing Element updated 2009
- Vision Statement added in July 1997, as follows...

Mono County's Elements: Safety Element



- Goals & policies to protect communities from risks associated with seismic, geologic, flood & wildfire
- Numerous hazards – 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 –incorporated by reference in 2009
- New Building Code requirements (sprinklers) as implementation

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.



Circulation Element

- Identifies general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities
- Regional Transportation Plan adopted in 2007 and updated in 2009, also serves as the circulation element
- The RTP focus includes:
 - Inter-regional highway improvements to U.S. 395 & Hwy. 14 corridor and transit service to Reno, Lancaster & 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 2009
- Only element reviewed & approved by State
- Updates required every five years
- Regional housing study with Inyo, Bishop and Mammoth Lakes (via COG) conducted via P&TA grant in 2006
- Housing ordinance 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; ordinance recently suspended for two years due to economic condition



Conservation & Open Space



- Addresses the conservation, development and use of natural resources, including water, forests, soils, rivers, and mineral deposits.
- Focus on 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 (IRWMP) and updated wildlife data



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 drafted with noise readings, policy adjustments and implementing noise ordinance update



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 community conditions & priorities, and new requirements (Complete Streets) – review with RPACs; address sustainable communities issues related to AB 32 and SB 375
 - Integrate new transit policies, including short range transit plans of ESTA and YARTS
 - Supplement MEA with new information
 - Review/update RTP policies and priorities for all modes (complete streets), including potential transportation enhancements
 - Coordinate with scenic highway corridor, main-street re-vitalization and blueprint planning
- **Land Use**
 - Significant technical and policy changes from previous workshop
 - 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 and recent IRWMP efforts to influence policy and development standards (low impact)
 - Update of information; California Diversity Data Base update for MEA/EIR; sage grouse issue
 - Review and adjustment of policies anticipated; energy policy update potential
 - Land tenure planning



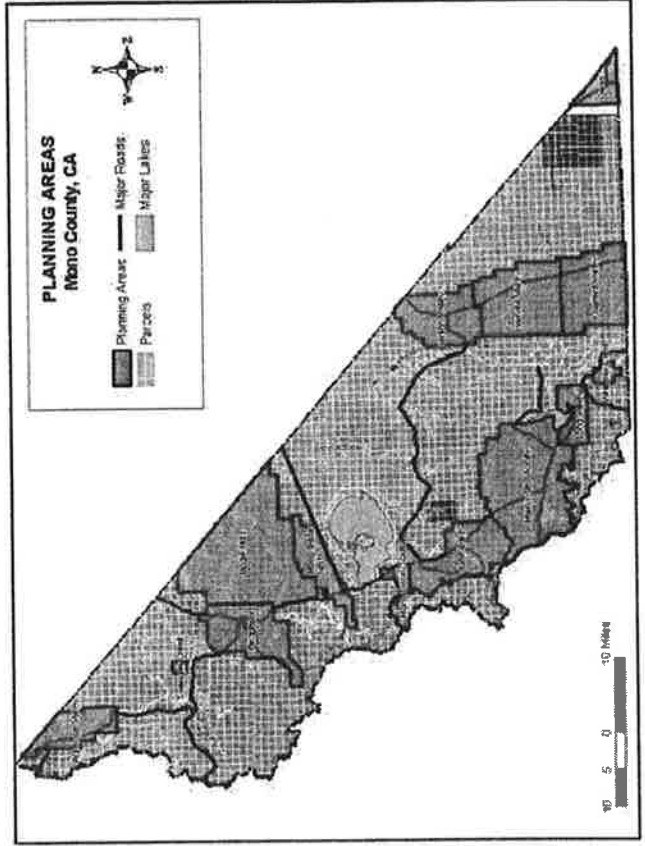
Area Plans

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

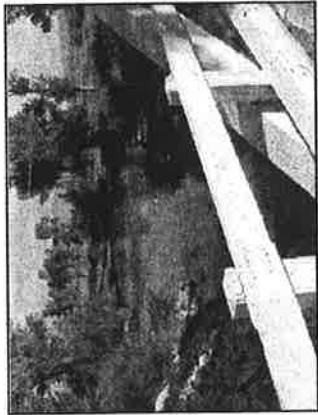


Current Update (continued)

- **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 and Rock Creek flood studies
 - Review & update policies, including protocols for development review with Cal-Fire and FPDs, and flood plain review
- **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



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 focused in Walker, Coleville & Topaz
- Agricultural lands have a 10-acre minimum.
- Active RPAC exploring industrial & economic development potential; home occupation proposal
- Grant funds for trails & public river access improvements (Mountain Gate Park) with Public Works



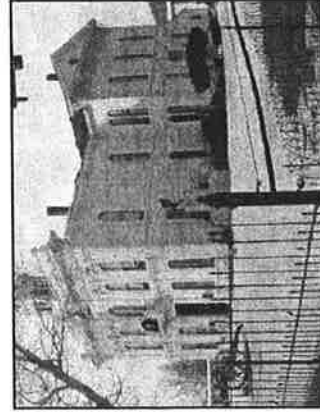
Swauger Creek



- Goal is to distribute residential uses to minimize 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



- Goal is to provide for orderly growth 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
- Wetlands policy tailored for Bridgeport Valley
- Recent grant for Main street Revitalization



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 – WSA controversy



Mono Basin

- Goal - provide for orderly growth 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 with comprehensive visioning process (survey, workshops, meetings) and community/area plan update
- Past focus on transportation improvements, including Main Street enhancements, and Tioga Road issues
- SCE substation relocation
- Mono City emergency access
- Land tenure issues



June Lake

- Goal that June Lake ultimately develop into a moderately sized, self-contained, year-round community.
- Only comprehensive Area Plan
- Active CAC – scheduled to resume Area Plan review/update
- Trails Plan & Design Guidelines
- Rodeo Grounds Specific Plan application; June CAC peer review process completed
- June Coalition explored economic development opportunities – economic plan accepted



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
- Use permit implementation at Inaja
- Ongoing concerns with Dry Creek water well development potential



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 infill
- Geothermal development expansion
- Whitmore Park – running track



Long Valley

- Goal is to maintain the rural residential character in a manner that provides for commercial uses to serve community needs, and that protects the area's visual, recreational, and natural resources
- Formalized RPAC this year
- Lakeridge Ranch & Crowley Lake Estates specific plans
- Cell tower service controversy
- Residential development activity
- RPAC review of area plan; involvement in traffic-calming, trails and community core planning
- Active CSA – community garden
- Land Tenure issues



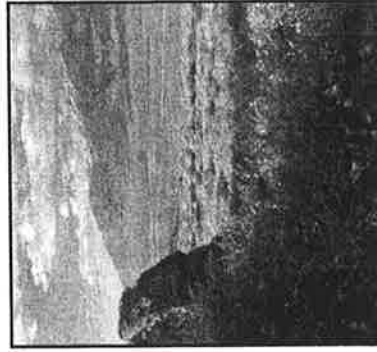
Wheeler Crest

- 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
- Good neighbor policy emphasis
- Rimrock Ranch Specific Plan development under way
- Conservation easement activity
- Emergency road efforts



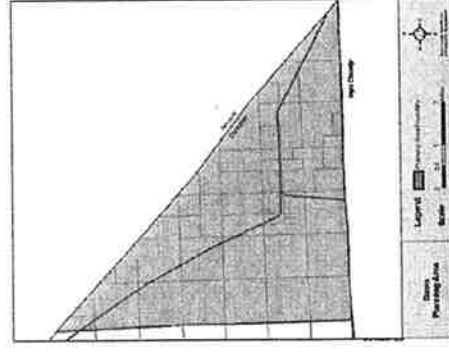
Benton, Hammil & Chalfant (Tri-Valley)

- Goal to preserve the rural and agricultural character of Tri-Valley
- Active RPACs – concern with water
- Development activity in Benton & Chalfant Valleys
- Ag preservation in Hammil via development credits
- Hammil emergency services planning
- Recent Visioning with Chalfant – retain existing character
- Chalfant No Shooting ordinance consideration
- Visioning with Benton – community growth & economic development – main street design
- Energy projects (wind, solar)
- Digital 395
- Flood study integration (Public Works)



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
- Cell service initiative



Special GP Considerations



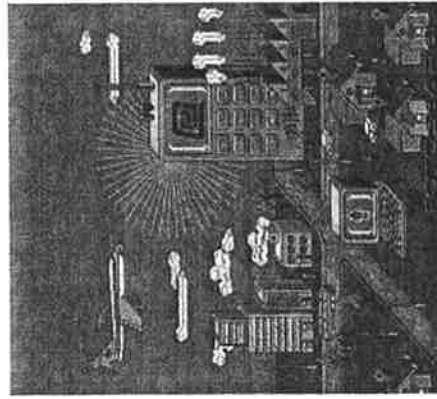
- Alquist-Priolo Act
- Seismic Hazards Mapping Act
- Cobey-Alquist Floodplain Management Act
- Local Hazard Mitigation Plan
- SMARA
- Integrated Waste Management Act
- Hazardous Waste Management Plans
- Airport Land Use Commission Law
- Cortese-Knox Hertzberg Local Government Reorganization Act (LAFCO)
- 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, sustainability plan potential
- RTP as Circulation Element – Complete Streets requirement
- Update communications policies
- Include transit policies (ESTA and YARTS)
- Serves as basis for programming projects in the Regional Transportation Improvement Program (RTIP) & State Transportation Improvement Program (STIP)
- Policy framework for grants, such as Bridgeport Main Street Revitalization

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 scheduled this year
- Recent ALUC consistency review for Whitmore Track

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 on keeping MEA up-to-date as on-going information source – allow for streamlined project processing
- Recent MEA text update drafted -addition of GIS maps
- AB 32 & SB 375 adjustments – greenhouse gas impacts

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).
- 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; CPT support for land tenure adjustment plan
- Mono County lacks land use planning authority on federal lands, but exercises limited environmental mitigation authority. (example of reclamation plans required on federal lands)



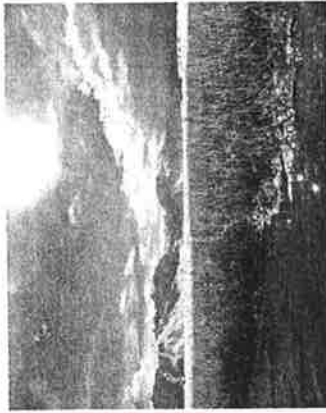
Tribal Lands

- County lacks 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' involvement in Benton Station proposal for Trust status
- Bridgeport RPAC recent support for BLM exchange to Tribe
- Mono Basin policy discussions supporting land and resources for unrecognized Tribe
- 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 Element, unless the lands are needed for community purposes
- Most LADWP lands have been assigned Open Space designations



Implementation Tools

- Specific Plans
- Zoning / Land Use Regulations
- New Building Codes
- Subdivisions (tract and parcel maps)
- Use Permits
- Variances
- Director Reviews
- Reclamation Plans
- Williamson Act (no new contracts)
- Conservation Easements
- Land Trust
- Design Guidelines
- Capital Facilities Plan, Needs Assessment & Impact Fees (repealed)
- Housing Ordinance (suspended)
- Capital Improvement Program, RTIP, STIP
- Geographic Information System (GIS)
- Other – grants, transit JPA



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
- Rock Creek Ranch
- Rock Creek Canyon

Proposed Specific Plans

- Rodeo Grounds (June Lake)

Repealed / Abandoned Specific Plans

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

Planning Permit Activity 2010-11

Plans/Permits

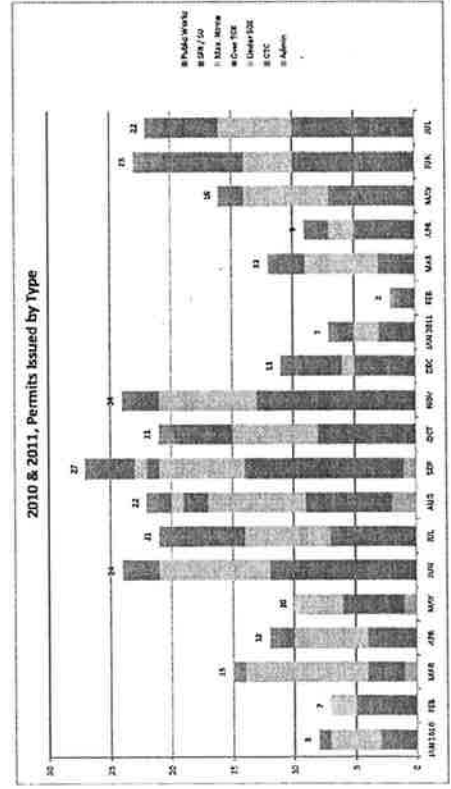
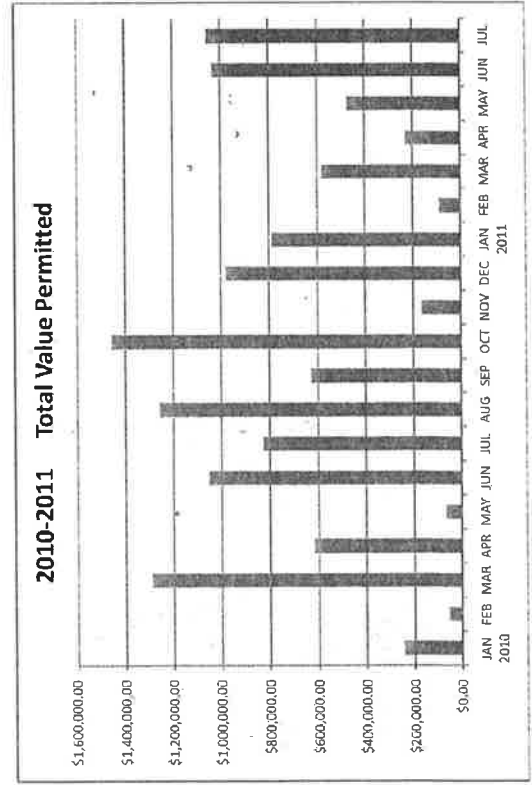
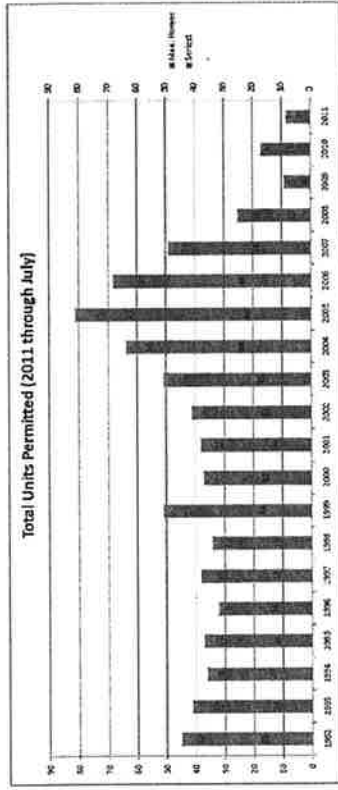
- Specific Plans: 1
- Specific Plan Amendment: 1
- Area Plans: 3 pending
- General Plan Amendments: 2
- Amendment Initiation: 1
- Ordinance Text Amendment: 1
- Pre-applications (LDTAC): 10
- Variances: 3 total (2 pending)
- Use Permits: 7
- Use Permit Modification: 2
- Director Reviews: 10
- Master Plan Review: 1
- Appeal: 1
- Commission Interpretation: 1
- Commission Compliance review: 1
- Reclamation Plan: 1 pending
- Reclamation Plan Modification: 2

Maps and Environmental

- Maps
 - Certificate of Compliance: 2
 - Parcel Map: 2
 - Tract Map: 3
 - Final Map: 3
 - Lot Line Adjustment: 4
 - Merger: 5
- Environmental:
 - Categorical Exemption: 5
 - Negative Declarations: 6
 - Prior EIR (15183): 1
 - EIR Addendum: 2
 - EIR (Certified): 1
 - EIR (Draft): 1
 - Environmental Comments: 7
 - General Plan MEA update

Building Codes

- Comprehensive code update 1/11 – Green Codes and Sprinklers
- Building Appeals Board & update of enabling ordinance
- Permit software – integration of multiple department reviews – electronic submittals
- Education & outreach focus
- Enhanced collaboration with Public Works

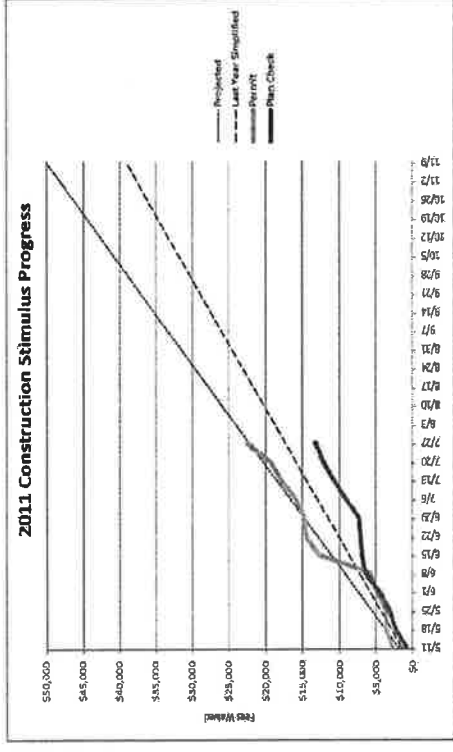


Housing Element Implementation

- Housing Authority oversight of programs
- Conducted CDBG hearings – grant applications submitted
- Continued to administer CDBG and HOME grants in concert with Mammoth Lakes Housing Inc. (approx \$1.2 million loan program)
- Reduction of permit fees:
 - Stimulus Program
 - Temporary building permit fee waiver (to November - \$100,000 total)
 - Development Impact Fees rescinded (\$3,700 - \$6,400 per unit)
 - Examining limited density provisions in CBC for local application
 - Two year suspension of Housing Mitigation Ordinance (15% inclusionary requirement on larger projects)
- Rental units management (3 units) and rehab loans (4 houses completed)



Stimulus Progress



Monitoring

- Permit Compliance Review
- Performance Sureties Review
- Periodic Inspections
- Complaints
- Annual Reports (SMARA)
- Monitoring entities (CSA example)
- California Statewide Groundwater Evaluation Monitoring (CASGEM)

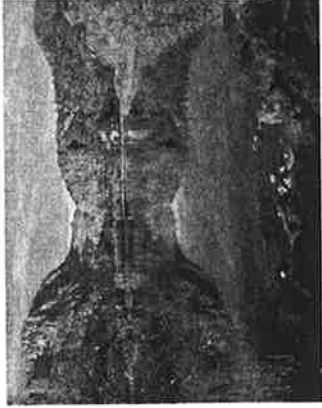
Compliance Activity

- Written complaints (58)
- Open case files (56)
- Case files concluded (26)
- Business license applications processed (170)
- Administrative Citations (1)
- SMARA annual mine inspections (19)



Commissions / Committees with Planning Involvement

- BOS
- Planning Commission
- RPAC/CAC
- LDTAC
- LTC
- LAFCO
- ALUC
- CPT
- COG
- Transit Advisory Committee, ESTA & YARTS
- Housing Authority
- Integrated Regional Water Management Plan (IRWMP)

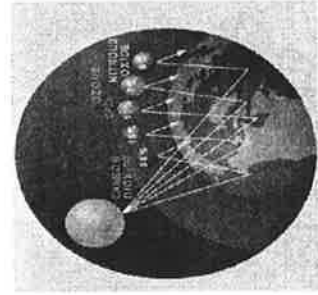


State Role in Planning

- Traditional lack of comprehensive plan – approx 40 functional plans guide individual departments
- Environmental Goals & Policy Report to coordinate
- 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
- Legislation (AB 208) granting automatic 2 year subdivision map extension
- New direction with AB 32 and SB 375 on climate change
- Grant potential (sustainable communities)

State Planning Direction

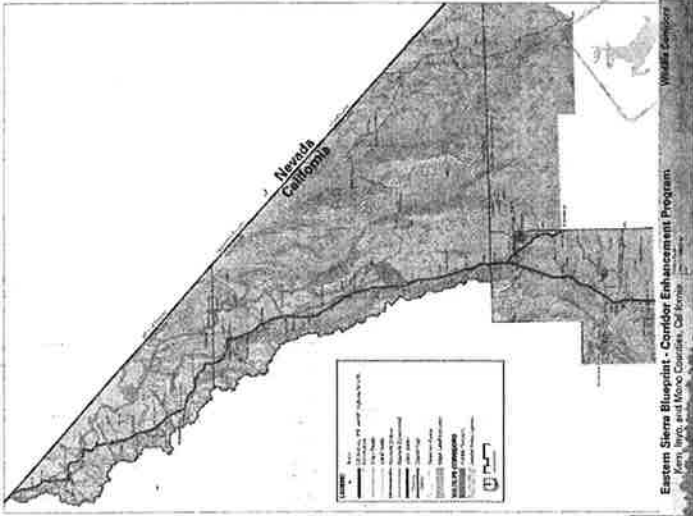
- AB 32 – Global Warming Solutions Act (2006)
 - Green House Gas emissions reduced to 1990 levels by 2020
 - SB 375 – implements AB 32
 - Requires HCD, CTC & Caltrans coordination
 - Sustainable Communities Strategy: integrating transportation, housing, environmental & economic considerations in regional blueprint
 - Transportation funding ties to blueprint
 - CEQA streamlining incentives
 - Housing element requirements tied to RTP process
 - Although focus on MPO, principles & incentives may be applied to rural RTPA
- Funding Potential: Sustainable Communities Grant Program



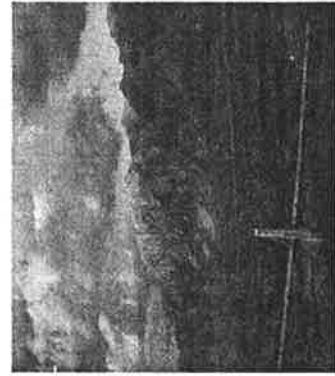
Corridor, Blueprint & Land Tenure Planning

- Corridor and Blueprint: grant-funded via LTC with Kern and Inyo
- Regional growth patterns and tool box (parking standards potential - Blueprint)
- Integrate land tenure planning (Sierra Nevada Conservancy grant) to address community expansion potential
- Corridor Enhancement Plan – inventory and assessment -- set stage for community grant and scenic byway management
- Upcoming focus on Hwy 395 Corridor
 - Community main street policies (Bridgeport Revitalization grant)
 - Hwy 395 Corridor Management Plan (National Scenic Byway grant)

Blueprint & Corridor Planning Area



Comments/Recommendation....



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

County Planning Issues/Priorities

- **General Plan Update**
 - Annual Amendment (take popular and environmentally benign forward)
 - Package other changes in General Plan Update with EIR
- **Communications planning – Digital 395, cell tower permits and policy refinement**
- **Scenic Corridor Management Plan (National Scenic Byway) Blueprint and Land Tenure Planning**
- **Energy projects and policies**
- **Bi-state Sage Grouse planning**
- **Specific Plan - Rodeo Grounds, Tioga Inn**
- **Infrastructure planning with Public Works**
- **RPACs:**
 - Mountain Gate & Home Occupation – Antelope Valley
 - Main Street Revitalization Plan– Bridgeport
 - Area/Community Plan Update & Mono City emergency road – Mono Basin
 - Rodeo Grounds, trails & area plan update – June Lake
 - Area plan review/update and trails – Crowley
 - Emergency Road – Wheeler Crest
 - Rock Creek specific plan implementation – Paradise
 - Benton & Chalfant area plan updates to reflect visioning, energy projects & emergency services

