

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

AGENDA

August 8, 2013 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: BOS Conference Room, third floor, Sierra Center Mall, Mammoth Lakes

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at www.monocounty.ca.gov / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

3. MEETING MINUTES: Review and adopt minutes of July 11, 2013.

4. PUBLIC HEARINGS:

10:10 A.M.

VARIANCE/Faris & Knott (continued hearing from July 11) is a request to vary from setback requirements to construct a one-car garage and workshop that would have setbacks of approximately one foot from the right of way along Juniper Drive (a private roadway) and 10 feet from a stream/surface water. The property is located at 667 Juniper Drive at Crowley Lake (APN 060-170-023) and has a land use designation of Single-Family Residential (SFR). Under the California Environmental Quality Act, an exemption under sections 15303(e) and 15305(a) is proposed. *Staff: Gerry Le Francois*

6. WORK SHOP:

A. GENERAL PLAN COMMUNICATION CHAPTER: Conduct workshop and provide any desired direction to staff. *Staff: Nate Greenberg*

7. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

8. INFORMATIONAL: No items.

9. ADJOURN to September 10, 2013

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

More on back...

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

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

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

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DRAFT MINUTES

July 11, 2013

COMMISSIONERS PRESENT: Scott Bush, Chris Lizza, Mary Pipersky, Dan Roberts, Rodger B. Thompson
STAFF PRESENT: Scott Burns, CDD director; Gerry Le Francois, principal planner (by videoconference); Brent Calloway, associate analyst; Nick Criss, compliance officer; Garrett Higerd, public works; C.D. Ritter, commission secretary

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Dan Roberts called the meeting to order at 10:05 a.m. at the county courthouse in Bridgeport and Commissioner Thompson led the pledge of allegiance.

2. PUBLIC COMMENT: None

3. MEETING MINUTES:

MOTION: Adopt minutes of Special Meeting in Mammoth, June 13, 2013, as amended: Item 1: [meeting] at the county courthouse in Bridgeport **Town/County Conference Room in Mammoth Lakes;** Item 4, discussion: ~~LADPW~~ **LADWP.** (Lizza/Thompson. Ayes: 3. Abstain due to absence: Bush, Pipersky.)

4. PUBLIC HEARINGS:

A. GENERAL PLAN AMENDMENT 13-02/Central Business Parking Districts would amend the Mono County General Plan Land Use Element, Chapter 06 (Parking). In order to balance off-street parking requirements with existing community character and encourage more economically productive land uses, the amendment would designate central business parking districts in and around the main street areas of the Bridgeport Townsite, Lee Vining Townsite and June Lake Village. Within the districts, the requirements for off-street parking for commercial land uses would be reduced, and greater flexibility would be allowed for alternative means of addressing parking demand. In accordance with the California Environmental Quality Act, an addendum to the existing General Plan EIR is being utilized. *Staff: Brent Calloway*

Brent Calloway described regulations via PowerPoint, stating the intent is to better reflect actual conditions in historic downtown communities. Mono Supervisors (BOS) wanted to simplify regulations and encourage more economically productive land uses. RPACs hesitate to talk about boundaries, so regulations were based on commercial land use designation (C), which works well in BP, is OK in June Lake (except lots of mixed use (MU) that allows (C), but mostly SFR), and the entire community of Lee Vining. In the past, strong sentiment existed to maintain commercial, so keep that. All communities are about ¼-mile long.

Changes in regulations: Provide 50% to 60% reduction. Not reducing requirement, just accounting for existing conditions that reduce demand in those districts. Communities are already compact and walkable, not sprawling suburban areas. Lots of street parking exists, especially in Bridgeport, and nightly rentals at motels and campgrounds don't need parking.

Fractional parking spaces? *Round up when >0.5.* Commissioner Bush objected, saying it looks like favoritism. If spaces are being reduced, just round down so it's not arbitrary – make it consistent. Avoid battle over one parking space. Commissioners Roberts and Lizza liked the flexibility of rounding either up or down. Commissioner Pipersky thought a proponent could address Planning Commission, but Commissioner Thompson asked if it's fair to bring proponent back to more meetings. Calloway noted businesses could appeal if they didn't like the rounding of their parking spaces.

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COMMISSIONER
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DISTRICT #5
COMMISSIONER
Chris Lizza

Minimum parking on commercial property? Scott Burns stated standards apply to all parking. Calloway noted whole districts share characteristics, so reduce for all. Numbers could be adjusted if necessary.

Lizza noted communities don't really know about parking proposal yet despite outreach to RPACs. Go back with specific plan to see if 60% is what they want.

If ordinance is approved, could an existing business build on extra space (dumpster, whatever)? Burns noted that if parking is not needed, nothing says owner can't use for something else up to 40% lot coverage. If parking was constructed before requirements, it's harder to say no without research.

Bush asked if regulations are only for new business or significant change of use. People park in [available] spaces and walk elsewhere, he said, thus impacting the community. *Burns indicated the door is not open for reductions of existing parking.*

Lizza asked about growing an existing business? *Theoretically, if extra parking was set by prior regulations, probably wouldn't want to. Include something where parking is in compliance. RPACs were apprised of across-the-board cuts.*

Lizza indicated parking is the #1 issue in Lee Vining. No need to rush; get it for next season.

Change of use: Burns noted that if a business with limited parking wanted to grow, County would find the current amount of parking acceptable for the existing use, and only would require additional parking to account for the new expanded use. A business with decent amount of new parking could change use.

Alternatives: In conjunction with Director Review or Use Permit. Off-site spaces could be up to 1,320' away. Instead of 10' x 20', alternative dimensions would be smaller (9' x 18'), but not compact size. Bush noted parking enforcement only by business owners, and contrasted small cars in cities to big vehicles here. Why reduce number of spaces and size too? Calloway agreed to look into it.

Tandem: Allowed in urban areas. Employees only? Bush thought that someone who sees it does it too. If signed, people would know it's a special deal, with cars parked there for hours.

Off-site joint use (shared): Allowed now, but not with off-site businesses. Could one business lease spaces from another? *Yes.*

Reduction of one space is allowed for bike racks, shower facilities, etc.

CEQA for addendum: Social impact of finding parking space does not have environmental impact.

Recommend adoption or continue hearing after revisiting RPACs. Roberts commended good planning, noting people are healthier when they walk. Concepts shown in presentation are important. Bush noted parking spaces are easier to stripe and control with asphalt. On dirt, everyone parks wherever they want.

Burns suggested taking proposed ordinance back to RPACs along with Planning Commission ideas.

Commissioner Thompson described General Plan EIR as an umbrella and noted CEQA doesn't like piecemealed projects.

Burns noted Mono is doing an EIR with cumulative impact analysis.

OPEN PUBLIC COMMENT: None. **CLOSE PUBLIC COMMENT.**

MOTION: Continue to unspecified date after revisiting RPACs. *(Bush/Pipersky. Ayes: 5.)*

5. VARIANCE/Faris & Knott (at LDTAC's recommendation, this item has been continued to Aug. 8.)

This request is to vary from setback requirements to construct a two-car garage and workshop that would extend approximately 5 feet and 16 feet into the right of way on Juniper Drive (a private roadway) and encroach to within 10 feet of stream/surface water. The property is located at 667 Juniper Drive in Crowley Lake (APN 060-170-023) and has a land use designation of Single-Family Residential. Under the California Environmental Quality Act, an exemption under sections 15303(e) and 15305(a) is proposed. *Staff: Gerry Le Francois*

Gerry Le Francois noted many details yet to be worked out, so LDTAC had recommended continuance.

OPEN PUBLIC COMMENT: None. **CLOSE PUBLIC COMMENT.**

MOTION: Continue Variance/Faris & Knott to next meeting. *(Bush/Thompson. Ayes: 5.)*

6. WORK SHOP: SURFACE MINING AND RECLAMATION ACT (SMARA). Staff: Nick Criss

Nick Criss described the function of SMARA as cooperation between State and counties on required reclamation plans, bonds, annual inspections, and off-site disturbance. State can step in if a county is not in compliance. Mono has 14 mines, plus sand/gravel and pumice operations.

The Lead Agency Review Team (LART) is designed to assist lead agencies by corrective measures, but since 2009 has appeared more hostile than cooperative. Purported deficiencies were addressed repeatedly, yet response was ignored and eventually Mono received a 45-day notice. After Scott Burns and Nick Criss attended numerous meetings in Sacramento, Mono is now in the clear and part of a group working to highlight lack of communication. Enforcement efforts for Standard Industrial Minerals (SIM) have been under way since 2008. Multiple violation notices were issued, but SIM was allowed to cash bonds without notification. Lizza sat as a hearing officer. Mono County is suing SIM.

New inspection report form will require lead agencies to provide GPS coordinates and elevations. Mine operators also have to provide more detail to State and Mono.

For the General Plan update Mono must catalog mineral resources and aggregate materials. Sixty historic pits have been identified. Benton pit mine at Goat Ranch (north of SR 167 opposite Mono City) is new. Caltrans has closed five or six pits.

Burns noted Criss took issue with LART, but higher-ups disagreed. Offices didn't talk to each other. Mines & Geology Board threatened to take SMARA away from Mono. Monterey County has had the same problems. Posting documents at a common source would help. Mono has made an ongoing effort and commitment to SMARA, liberal in application to geothermal, cell towers and restoring sites after use. General Plan policies are located in Conservation/Open Space Element. Controversial gold mine was proposed earlier. Mono's policy is neutral: neither promotes nor discourages.

Does SMARA provide funding? Most pits are Caltrans, and Mono asked State to step in. Attorneys are competing. Mono charges for its time, but Caltrans buys materials elsewhere and is not paying. State Board needs to step in.

7. REPORTS:

A. DIRECTOR: 1) Budget town hall workshops: Latest version shows Planning Commission column; 2) Request on economic development issues: Draft strategy at next BOS meeting, follow-up workshop; 3) Casa Diablo 4: air district hearing July 15, pipeline now crosses Mammoth Pacific property and would require Use Permit; 4) BP visitor center: good traction by agencies, Mono facilitating/spearheading, but not buying property; 5) Biomass feasibility study: consulting firm looking at alternative sites; 6) Greenhouse gas: analysis offers tool for projects to tier off; 7) Frog/toad: Notice came as surprise when looked at maps and noted impact to Rock Creek Road recreation nodes, Convict Lake, Lake Mary, Ellery & Saddlebag lakes, Virginia Lakes, backcountry out of pack station in Walker. Listing is potentially significant, so botanist is helping. Requested extension of comment period would add 60-90 days.

GARRETT HIGERD: School Street Plaza is complete; streets project about 50% complete; Lee Vining about 2/3 complete, asphalt next week, sidewalk work remaining; June Lake streets project in fall (~\$3 million to invest), meet with CAC; meet with Chalfant RPAC regarding bike lanes; 2014 STIP cycle, data on Mono road conditions is powerful tool for programming future maintenance activities.

B. COMMISSIONERS: Bush: Today is 711, so patronize a local convenience store. Lizza: Mono Basin RPAC complimented public works project in Lee Vining. Garrett Higerd reported seeking other funding sources for a second paved entrance to Lee Vining community center parking lot and back driveway to fire station.

8. INFORMATIONAL: No items.

9. ADJOURN at 11:50 a.m. to August 8, 2013.

Prepared by C.D. Ritter, commission secretary

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Planning Division

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August 8, 2013

To: Mono County Planning Commission

From: Gerry Le Francois, Principal Planner

Re: Variance 13-001 / Faris & Knott

RECOMMENDATION

It is recommended the Planning Commission take one of the following actions:

1. Find that the project is exempt from CEQA as a Categorical Exemption under CEQA guidelines 15303(a) & 15305(a) and direct staff to file a Categorical Exemption.
2. Adopt the variance findings contained in the staff report, and approve Variance 13-001 to allow the construction of a detached single-car garage and workshop within the required front setback of 20 feet from the right of way and a stream setback of 10 feet, or

Alternative Action:

Deny Variance 13-001, determining that the required variance findings cannot be made because a second garage structure is not an accessory use that is typically accommodated on single-family residential property and that the granting of a variance would convey a special privilege that is inconsistent with the limitations upon other single-family residential properties in the vicinity.

BACKGROUND

Variance 13-001 would allow for construction of a 15 feet x 34 feet single-car detached garage and workshop within the required 20-foot right-of-way setback and within 10 feet of a stream course that carries a significant flow but that is not identified as a stream on a United States Geological Survey (USGS) map designated by a "blue line." The project site (APN 060-170-023) is located at 667 Juniper Drive in the community of Crowley Lake. The parcel is ~.39 acres and has a land use designation of SFR 15,000, which denotes Single-Family Residential with a 15,000-square foot minimum lot size (see Figures 1 and 2).

The project proposes two setback reductions from current General Plan standards. First, new structures are required to maintain setbacks from property lines or road easements whichever is more restrictive. In this instance, there is an easement of 30 feet for right-of-way purposes that was recorded as a condition when the parcel was created in 1981 (see Figure 3). Second, new structures may be required to set back 30' from the top of the bank of streams that carry significant flows, as may be determined by the Department of Public Works. In this instance, Public Works has determined that the subject stream carries significant flows, and thus the 30' setback requirement applies unless a variance is granted.

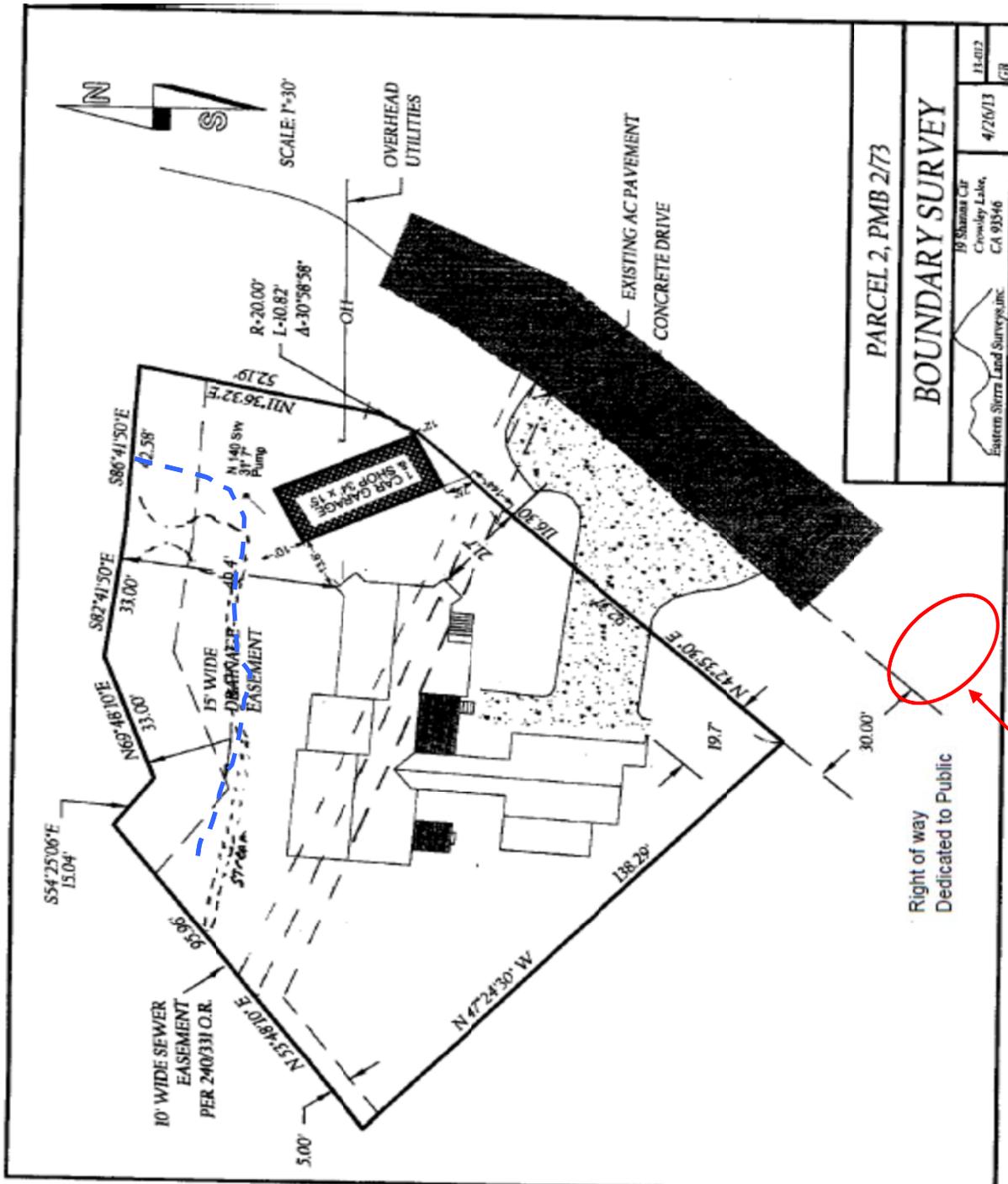
Figure 1: Project Location

The garage setback from the right of way proposed by the applicant would be one foot from its closest point to Juniper Drive and 10 feet from the unnamed stream that runs parallel to Hilton Creek. The stream is highlighted in blue (see Figure 2).

The parcel has several easements and physical features that limit locating the garage in other locations on the parcel. These include topographical features, a blue-line stream intersecting the rear portion of the property and the unnamed stream carrying significant flows that is closest to the proposed garage. Easements include a drainage easement for the blue-line stream and a 10' sewer main easement of the Hilton Creek Community Services District (HCCSD)

The Juniper Drive property frontage is impacted by a 30 foot right of way. The applicant originally proposed placement of a larger garage within the right of way, but in response to concerns of the HCCSD and Public Works, the request to vacate the County interest in the right of way was withdrawn and the proposed garage was reduced in size from 15' x 48' down to 15' x 34'. The Public Works concern related to obstruction of the right of way, and the HCCSD concern related to potential interference with a sewer line on the parcel. The HCCSD has requested a condition to the project to ensure impacts to its sewer line are avoided, which has been included in the proposed conditions. Figure 3 illustrates the drainage, sewer and right-of-way easements.

Figure 2: Site Plan



PARCEL 2, PMB 2/73	
BOUNDARY SURVEY	
19 Shamas Cir Crowley Lake, CA 95346	4/26/13
Eastern Sierra Land Surveys, Inc.	13-012 GJB

K.M. Vol. 2 Page 73-A

GENERAL PLAN CONSISTENCY

Building Setbacks

Building setback requirements apply in the following excerpts from the General Plan:

The General Plan Land Use Designation for this property in Crowley Lake is Single-Family Residential. The Single-Family Residential (SFR) Land Use Designation allows for construction of accessory structures such as a garage and requires a 20-foot front-yard setback. As stated in Chapter 4.120 Yards:

The following minimum yard requirements are applicable to all designations, unless they differ from the provisions of a specific designation; then the provisions of the specific designation shall apply. Setbacks apply from the property line or road easement, whichever is more restrictive.

Chapter 4.130 E 7 Special Yard Requirements, states:

7. *Streams/creeks. In order to minimize the impact to areas with lakes, streams and creeks, the following procedures shall be applicable (specific plans or area plans may be more restrictive or less restrictive, and shall take precedence):*
 - a. *Definitions. A major stream is shown as a permanent stream on a U.S. Geological Survey (USGS) map, and is a continuously flowing water body. A minor stream is shown as an intermittent stream on a USGS topographic map and is a permanent stream with low flow during all or part of the year. Seasonal streams not shown on a USGS map are not subject to this section, unless determined otherwise in accordance with subparagraph C of this subdivision. A lake is an accumulation of water, larger than a pool or pond, generally formed by a natural or man-made obstruction in the course of flowing water that is shown on a USGS map.*
 - b. *New development shall be subject to the following minimum setbacks from any lake, and major or minor stream. Any proposed structure, including associated impervious surfaces, shall be located a minimum of 30 feet from the top of the bank.*
 - c. *If the Department of Public Works determines in the course of its review that a stream course not identified on a USGS map carries significant flow (either continuously or intermittently), the building setbacks in this subdivision may be imposed.*

In order to deviate from these two different setbacks, the required 20-foot front setback from the right of way and a setback of 30 feet from a stream, a variance must be approved. A variance is a permit issued to a landowner to construct a structure or carry on an activity not otherwise permitted under the land use designation. The statutory justification for a variance is that the owner would otherwise suffer unique hardship under the general land use regulations because his or her parcel is different from the others to which the regulation applies due to size, shape, topography, or location. The concept is not that the basic land use designation is being changed but that the property owner is allowed to use his property in a manner basically consistent with the established regulations with variations that will place him in parity with other property owners in the same designation. All of the required findings specified in Mono County General Plan Chapter 33.010 A-D must be made in order to issue a variance.

The applicant has provided information on drainage (see attachment) to address Public Works' concerns regarding structure flooding. Although this information has satisfied concerns regarding flooding the structure, there remains a concern of potential structural and channel damage from a high-velocity event that could scour the bank and cause damage to the structure. A condition has been proposed and included to address this concern.

Accessory Buildings

The Mono County General Plan calls for containing growth in existing community areas; it encourages infill and directs that residential development occur within or immediately adjacent to existing community areas. The Long Valley Area Plan generally calls for maintaining the rural residential character of the Long Valley communities. The General Plan allows for accessory buildings or uses in the Single-Family Residential designation, and defines accessory buildings or uses as building or use incidental to that of the main building or use on the same lot.

The proposed project is a second garage/storage structure for the property; the property already contains a two-car garage. Neither the GENERAL PLAN nor the Long Valley Area Plan provide limitations on the number of accessory buildings or use, and this proposal is the first in recent times seeking a variance for an accessory use that already exists on the property. There are several properties in the vicinity that contain second garages or storage structures, but it is not common in the Long Valley communities or in single-family residential designations throughout the county.

In recent years, the planning commission has expressed concern that applications approved for variances should be reasonable requests. As an example, a vacation home should not be of an unusually large size or scale to require a variance when a more typical home design would fit within the standards governing construction on the given property. Although there is a lack of policy guidance on whether a second garage should be considered a typical accessory use, staff is raising the issue based upon past commission dialog. An alternative action has also been provided. Additional information on existing and historic accessory development will be provided at the hearing.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

Variance 13-001 was reviewed twice by the Land Development Technical Advisory Committee (LDTAC). The LDTAC staff conducted follow-up site investigations concerning the stream and right of way, and the applicant revised the project in an attempt to address subsequent LDTAC staff concerns. The LDTAC met again August 5, 2013, to confirm the recommended Conditions of Approval, which will be discussed with the commission at the Aug. 8 meeting.

ENVIRONMENTAL REVIEW

This variance would qualify for a Class 3 Categorical Exemption CEQA Guidelines 15303(a) for "New Construction or Conversion of Small Structures," and Guidelines 15305(a) "Minor Alterations in Land Use Limitations." These exemptions allow construction of one single-family residence, including a garage.

CEQA Guidelines 15303. New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.*

CEQA Guidelines 15305. Minor Alterations in Land Use Limitations

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- (a) Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel;*
- (b) Issuance of minor encroachment permits.*

VARIANCE FINDINGS

The Planning Commission can approve a variance based only on the provisions of the General Plan and only when all of the findings can be made:

1. *Because of special circumstances (other than monetary hardship) applicable to the property, including its size, shape, topography, location or surrounding, the strict application of the provision of this title deprives such property of privileges (not including the privilege of maintaining a nonconforming use or status) enjoyed by other property in the vicinity and in an identical land use designation because:*

The parcel is constrained by special circumstances, including topographical and physical features, that minimize the feasibility of locating the garage in another location on the parcel. The rear portion of the property (west) is intersected by a blue-line stream with a drainage easement of 15 feet and a non-blue line stream reduces a suitable building site along the northern portion of the site. The sewer easement and road right of way further constrain property development.

The reduced front-yard setback of one foot from the Juniper Road right of way and reduced setback along a non-blue line stream with significant flow will allow for an accessory structure that is permitted on other single-family residential properties in the vicinity.

2. *The granting of a variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the land use designation in which the property is situated because:*

There are distinct physical limitations on the property that prevent the proposed single car garage and workshop to be constructed in another location on the property that could comply with the setbacks. The surrounding area is designated Single-Family Residential, which allows for the construction of accessory structures. Due to the topographical and physical constraints of the parcel, the applicants have asked for a setback variance to allow them to develop their property in a manner that is consistent with the permitted uses of the surrounding parcels.

The variance permit process provides the public the opportunity to comment on the proposed setback reductions. Following a notice to surrounding property owners, no comments have been received in opposition to the variance.

3. *The granting of a variance will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is situated because:*

The property is located in an established residential area, and the proposed project could be permitted subject to the issuance of a variance. The variance permit process provides the public the opportunity to comment on the proposed setback reductions. No comments have been received in opposition to the variance. The applicant notes the additional storage provided by the garage will assist in maintaining the property in a neat and orderly condition.

4. *The granting of a variance will not be in conflict with the established map and text of the general and specific plans and policies of the county because:*

The Long Valley Area Plan, Objective C, policy 1 states: Encourage compatible development in existing and adjacent to neighborhood areas. The project is a permitted use for the SFR land use designation and will be compatible with the surrounding uses that are also zoned SFR.

Objective E, policy 1 states; Encourage infilling and /or redevelopment in areas designated for development in the Area Plan. The property of the proposed project lies within an established residential area that has substantial development and therefore is considered an infill project.

ATTACHMENT

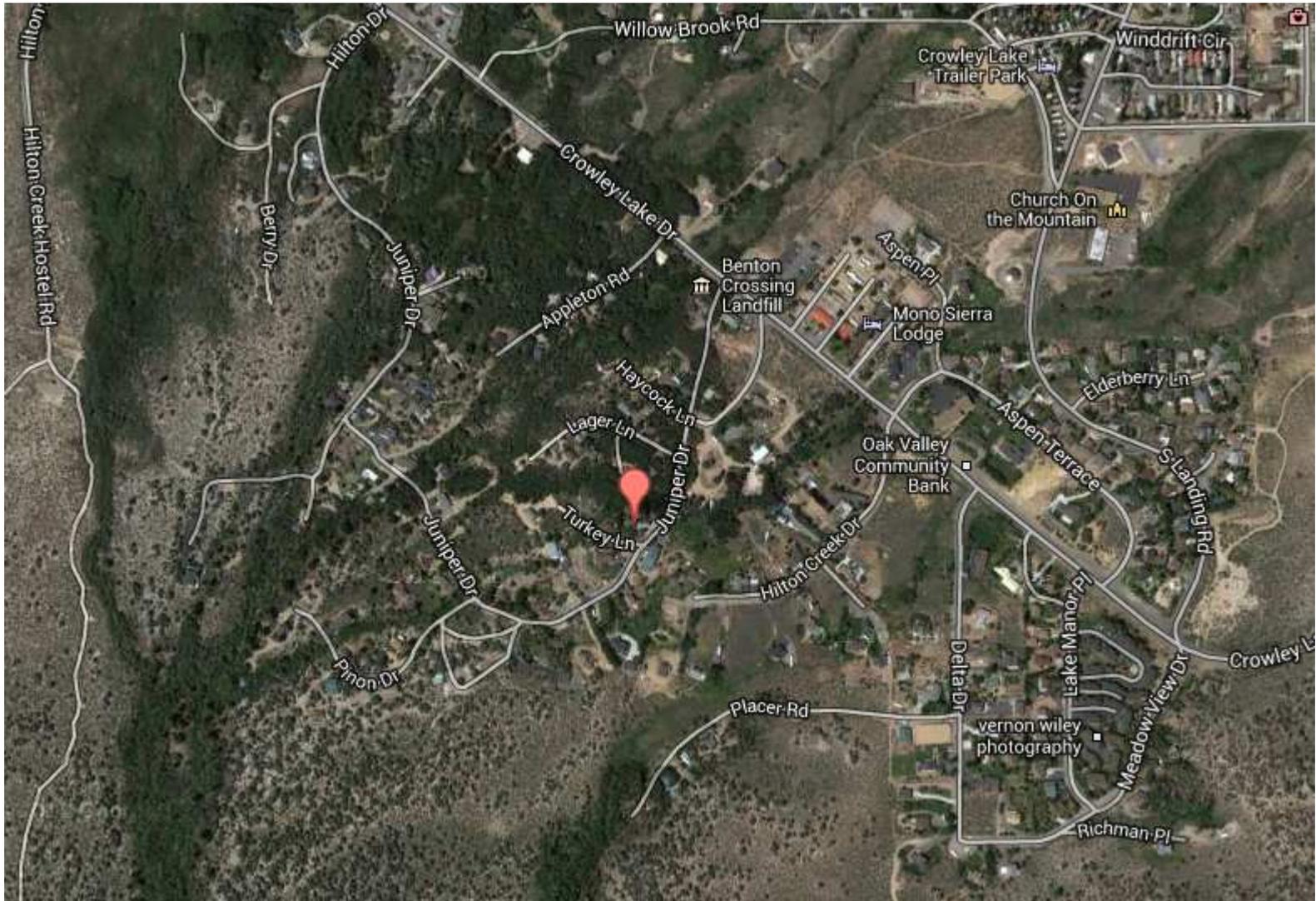
- Faris proposal

Proposal for a 1 car garage and shop
at
667 Juniper Dr. Crowley Lake

Alan and Kathy Faris

16 July 2013

Location – 667 Juniper Dr. Crowley Lake



Hilton
Creek

667 Juniper Dr. Crowley Lake

17



Garage Design / Floor Plan

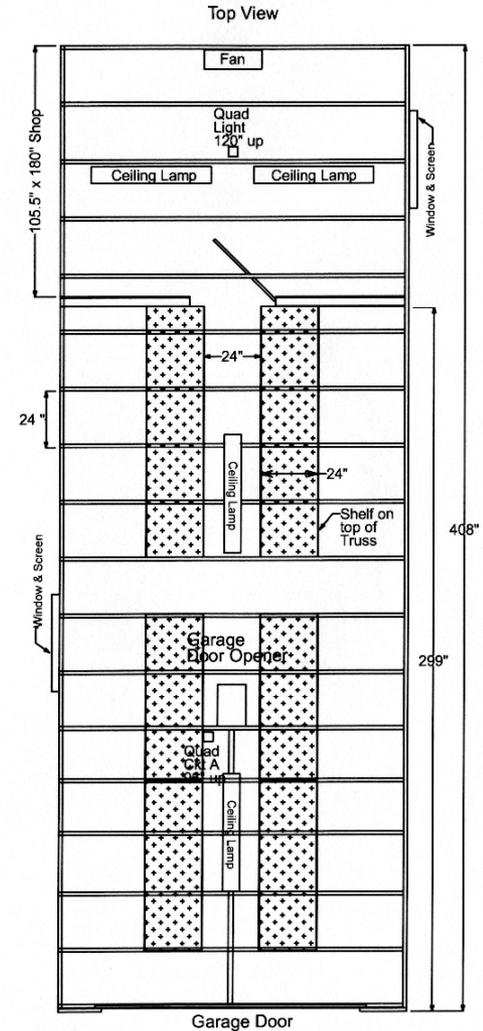
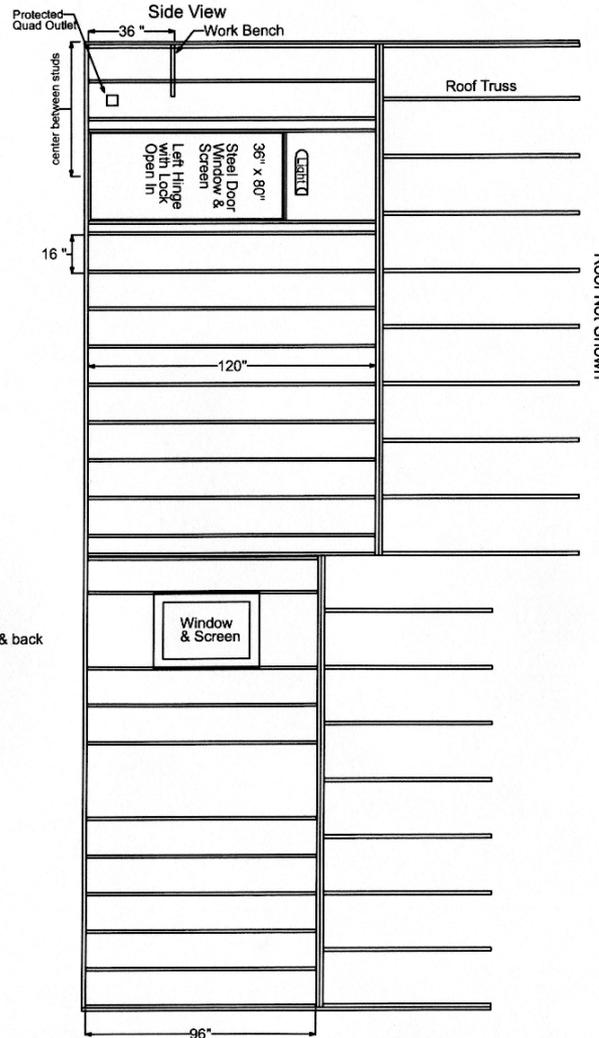
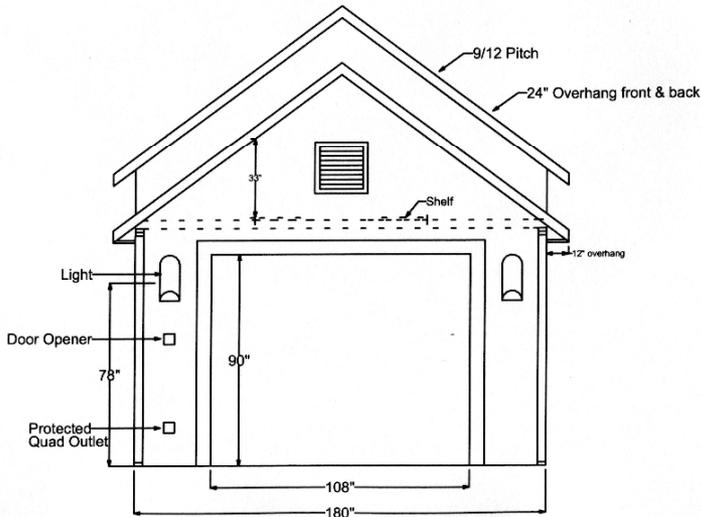
Faris House
667 Juniper Dr
Crowley Lake
(323) 677-1995

15' x 34' Garage
Garage Door 9' x 7.5'
Garage Door Opener
Metal roof
Concrete Slab

Two moving vane vents
one vent fan

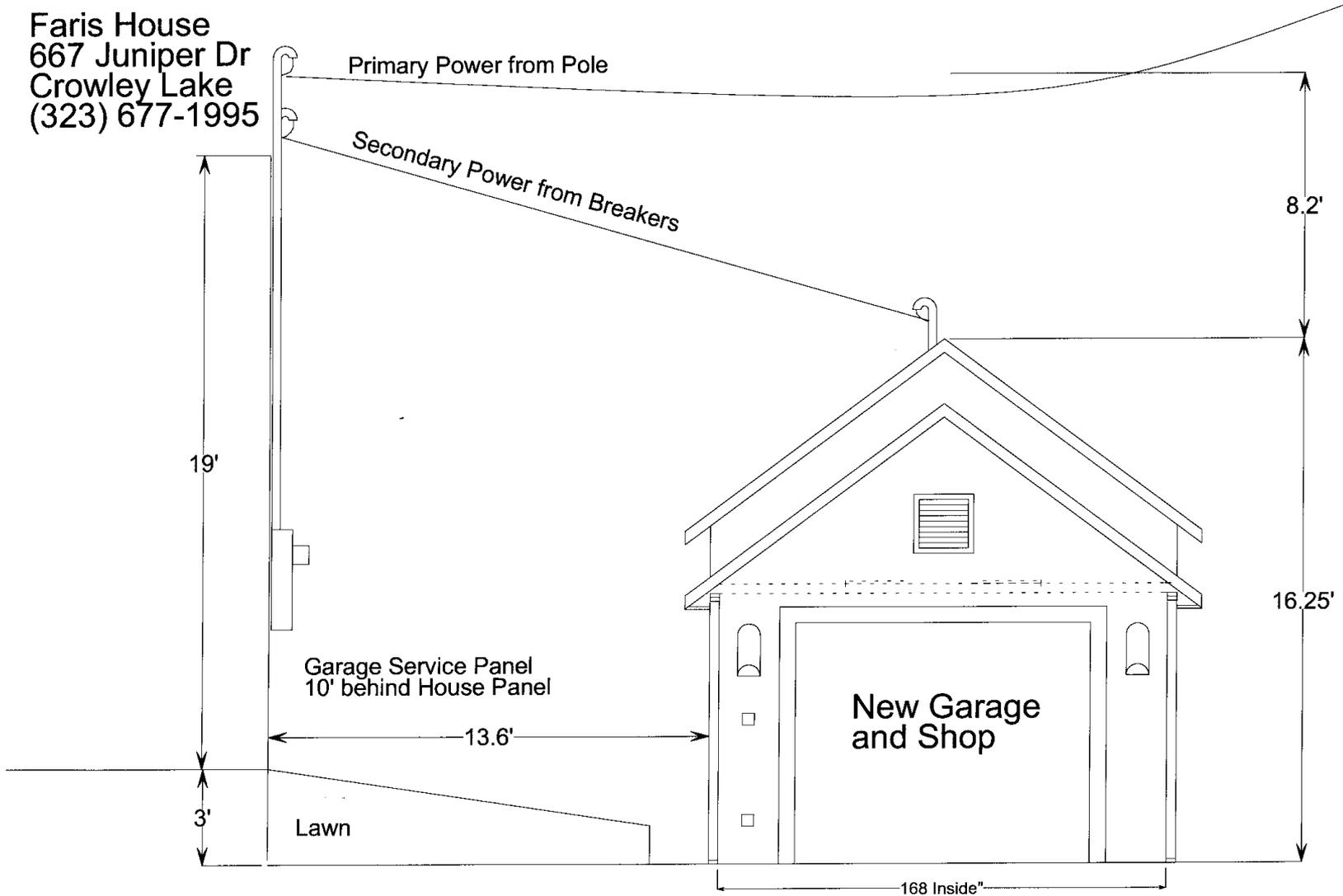
Exterior walls Hardie Board
Color TBD
Wood Trim Oxford Brown

Shop interior walls and ceiling
insulated and finished with
sheet rock
TBD white gloss paint



Electrical Service

Faris House
667 Juniper Dr
Crowley Lake
(323) 677-1995



06/26/13

Mr Faris,

I have reviewed the pictures and specs for your new garage addition. As designed, the project will meet SCE minimum clearance requirements, therefore no modifications to existing electrical service will be required. If the project scope should change, please give me a call and I will review it further.

Thank you



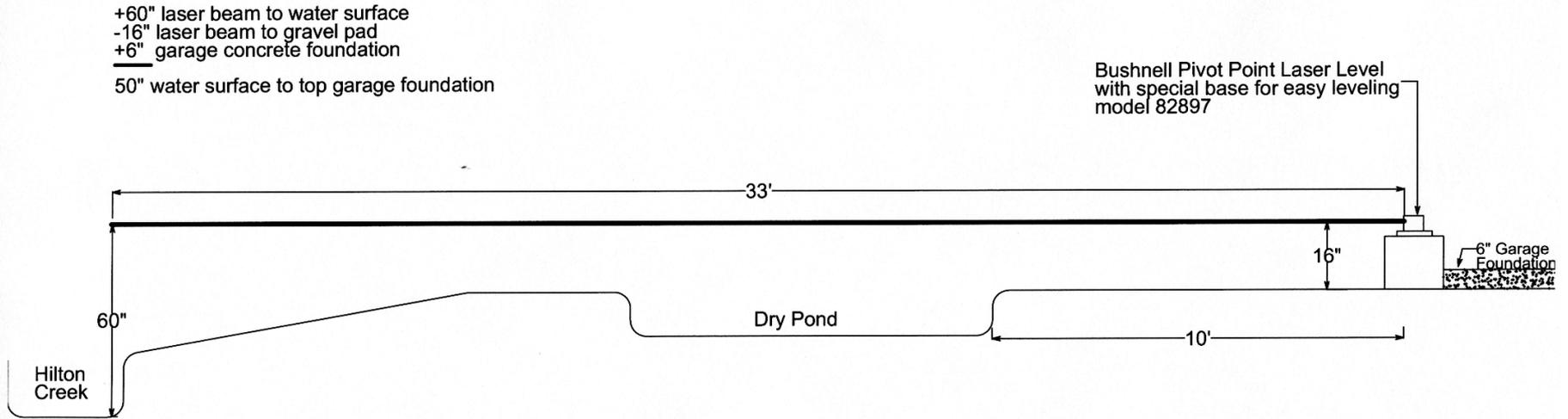
Tim Rafferty

Service Planner

760-873-2902

Bishop Service center

Flood Security



The Proposed Garage and Our Needs²³

- Shop for building inventions and woodworking
 - Hand tools and lightweight machines only.
 - Storage of fine wood, hardware etc.
- Indoor storage
 - 1 car
 - Kayaks, paddleboards, snow and water skis, bikes, camping gear, 2 snow blowers, barbeque, file boxes, ladders etc.
 - 144 ft² of shelves

Neighborhood Garages

- 0 – 4 car garages
- 2 trucks parked in driveway is the norm
- Boat or snowmobiles in driveway
- Camper or motor home parked on property.

- The proposed garage will be located on a former motor home pad.
- In my opinion putting the vehicles inside is better for the cars and the neighborhood.

Red stakes = right of way, white stakes = garage ²⁵



Juniper Drive NNE

26

Forest too thick to see garage from other side



Juniper Drive SSW

Easy access for emergency vehicles

27



View of Garage placement from back yard 28



Stream in back yard

29



Creek, viewed from Juniper Dr.

30



CHAPTER X. COMMUNICATIONS

Sections:

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x.010 : Purpose and Background

This chapter is intended to provide information, guidance, and recommendations as they relate to the development, implementation, and accessibility of communications infrastructure, particularly basic telephone, wireless telephone, and broadband Internet.

Telecommunications infrastructure and services are critical components for long-term growth and sustainability for the County, as they provide the basic resources necessary for businesses to operate and add to the quality of life for our residents. Increasingly, business success is tied to online accessibility, including e-commerce solutions, discoverability, and the overall necessity of high-quality broadband capable of high speeds with symmetric up and down transfer rates. Of equal importance is broadband to residents for access to online education, research, employment, health care, and government resources.

Historically, Mono County has suffered from a lack of quality broadband due to our rural nature and low population with dispersed community areas. With the installation of Digital 395 (see section x.020 for more information) in 2013, however, the capacity issues plaguing this area will be resolved, and new opportunities will present themselves. As such, this chapter is intended to better direct the deployment and utilization of this newly developed resource.

This chapter draws from a number of technical resources, reports, and other jurisdictions, including, but not limited to the Humboldt County General Plan, policy work developed by the City of Santa Cruz, the Eastern Sierra Innovation and Prosperity Report developed by Sierra Business Council, and the Mono County Economic Development Strategy. Each of these resources, in conjunction with their applicability to Mono County, have helped to better identify some issues, opportunities, and constraints, which are briefly addressed below, and more specifically addressed via the Goals, Objectives, and Policies that follow.

Mobile broadband and Cellular Service

With the rapid advances in mobile device technology, both providers and subscribers are increasingly looking to mobile solutions to help fill communication gaps and provide alternatives

to typical fixed deployments. While the mobile alternatives are extremely valuable at fulfilling their role, they are not a panacea for solving broadband issues throughout the county.

The primary issues with the mobile broadband solution are the data caps that are placed on customers, the overall cost of the service, and the typical requirement of a long-term contract in order to receive the service. While these are hurdles typically overcome by those looking to utilize this technology as a secondary method for accessing the Internet, for those who are looking at it as their primary, they may be insurmountable.

Another issue with mobile broadband and cellular service is the effective coverage area that exists throughout the county. For the most part, some form of cellular coverage exists in almost every community; however, it is carrier dependent. AT&T and Verizon are the two main carriers, whose coverage models overlap, but do not provide the same coverage in all of the same areas. In addition to some communities not having cellular service, there are significant sections of our primary highway corridors that have areas without coverage, which poses safety concerns and is often very inconvenient for those utilizing these transportation routes.

It is conceivable that with Digital 395 cellular coverage throughout the county will improve as of new sites are developed and existing sites improved with upgraded technology that adopts a fiber-fed backhaul. This is an important development pattern for the County that needs to be looked at strategically, and implemented thoughtfully, in order to meet the goals and objectives, while adhering to policies and parameters.

Broadband Accessibility, Reliability, and Adoption

Within the context of non-mobile broadband technology, Mono County continues to struggle with the basic aspects of accessibility, reliability, and adoption. These three aspects are closely related to each other, as the region as a whole has been starved of quality Internet until very recently. Where service is accessible (mainly in the major community areas), the reliability and usability of that service has not always been great enough to motivate everyone to adopt. Coupled with the demographics of the region (a mix of income levels, education, age, and ethnicities), there is still a portion of the population who do not use the Internet.

Outside of the Town of Mammoth Lakes, and the community of June Lake, most communities do not have more than one Internet Service Provider for customers to choose from. For the most part, smaller communities are serviced by a single fixed wireless provider (Schat.net), leaving only one other small, wireline provider (Escape Broadband) to compete with the bigger companies offering wireline service – Suddenlink and Verizon.

As a result, the market in each community has been dominated by a single (non-mobile) carrier, which limits consumer choice, stifles competition, and does not afford redundancy. In addition, business use of Internet is limited to residential grade service plans, with only a small number of T1 type connections, or similar higher speed service offerings. In general, this has not only resulted in those businesses being confined to Mammoth or June Lake, but also made it difficult or financially impractical for businesses to get higher speeds or symmetric service offerings.

This General Plan chapter places a high priority on broadband market development, and the engagement of Mono County in the regional deployment of this critical infrastructure. Participation in

local, regional, statewide, and federal efforts that are aimed at the improved diffusion of broadband and communications technology is an important part of achieving the goals and objectives outlined below.

x.020 : Definitions

- **Digital 395** : A 583 mile long Middle Mile fiber optic project between Carson City, NV and Barstow, CA. This project was jointly funded by the U.S. Department of Commerce under the American Recovery and Reinvestment Act of 2009 (ARRA), and a ratepayer fund dedicated to broadband development known as the California Advanced Services Fund which is administered out of the California Public Utilities Commission.
- **California Broadband Cooperative** : A not-for-profit telephone cooperative that will serve as the long-term owner and operator of the Digital 395 network.
- **Praxis Associates, Inc.** : A recognized California based fiber optic development firm responsible for securing the funding and serving as the lead on the design, management, and construction of the Digital 395 project.
- **Middle Mile** : In utilities and telecommunication networks, this is the core portion of the infrastructure that provides the high-capacity, long-haul routes from points of origin for service to local service providers and smaller distribution networks.
- **Last Mile** : In utilities and telecommunication networks, this is the local network that delivers service to consumers, as developed and carried out by Internet Service Providers (ISPs).
- **Anchor** : As it relates to Digital 395, these are government, education, and medical facilities, and service provider points of interconnect where services are provided by Digital 395.
- **Node** : As it relates to Digital 395, these are locations along the fiber route where hardware is located that amplifies signal in the fiber, routes traffic on the network, and provides points of interconnect.
- **Fiber Access Point (FAP)** : Typically located in underground vaults, these are points where it is possible to gain access to fibers broken out from the Digital 395 backbone for the purpose of providing a point of interconnect for future middle or last mile services.
- **Network Interface Device (NID)** : A piece of technology installed at anchors where the Digital 395 network is terminated and can be interfaced with a local network.
- **Mobile Wireless** : A general term used to describe broadband service that is offered typically by cellular carriers via 3G, 4G, LTE or similar types of networks to smartphones, tablets, and other mobile technology.
- **Fixed Wireless** : A term used to describe broadband service that is offered by an Internet Service Provider via wireless infrastructure that is installed on premise and aimed at a repeater site.

- **Wireline** : A general term that is used to describe a connection to the Internet which is provided via a hardware, as in the case of DSL, Cable, or Fiber based technologies.

x.030 : Broadband Deployment & Implementation

Goal #1 : Facilitate the distribution of the best broadband service possible, to as many users within community areas and key transportation corridors as possible, in a timely and cost effective manner that minimizes impacts to visual and natural resources.

Objective 1A : Work with providers to deliver the best service possible to Mono County residents, businesses, and visitors.

Policy 1A-1 : Providers shall develop new infrastructure projects using the best available technology that meets or exceeds current industry standards.

Action 1A-1.1 : Monitor standards set by the California Advanced Services Fund (CASF) for 'Served' communities.¹ Encourage providers to deliver services that meet or exceed these standards.

Action 1A-1.2: Encourage new infrastructure projects to use high-capacity wireline solutions (such as Fiber-to-the-Premise). Providers should demonstrate a justification for alternative technologies and dispersed infrastructure requirements when wireline is impractical.

Policy 1A-2 : Providers shall develop and deliver services that improve accessibility to high quality broadband while protecting consumers and ensuring fair and equal access to those utilizing services within the County.

Action 1A-2.1 : Ensure Internet Service Providers (ISPs) possess a current Business License, and be current on all applicable Franchise Licenses, taxes, and fee payments.

Action 1A-2.2 : Ensure ISPs furnish and uphold Customer Service Standards that provide privacy protection, clear service and billing procedures, reliability, or a similar service level agreement, and means by which to contest service not meeting said standards.

Enforcement? Via Business License?

Action 1A-2.3 : Establish and maintain consumer awareness information and materials. Periodically review and publish information on local providers based on service standards, including but not limited to coverage area, speeds, etc.

Determining if consumers are receiving service they are paying for

Objective 1B : Deploy broadband to as many community areas and key transportation corridors as possible, and pursue additional providers to increase competition, and improve quality of service.

Policy 1B-1 : Work with providers and other entities to develop projects that deliver broadband service to all communities.

Action 1B-1.1 : Establish and maintain a list of high priority communities that can be referred to when providers are looking to build new projects.

Action 1B-1.2: Actively seek out providers and other reasonable alternatives to establish broadband service in Unserved communities throughout the County.

Action 1B-1.3 : Coordinate and work with Eastern Sierra Connect Regional Broadband Consortium (ESCRBC) and other entities to locate funding opportunities for providers interested in building projects in 'Unserved' and 'Underserved' communities.

Action 1B-1.4 : Pursue additional providers or other reasonable alternatives to improve the quality of service, competition, and reliability in communities throughout the County.

Action 1B-1.5: Look for opportunities to establish access to broadband in other rural or outlying areas for the purpose of enhancing Health & Safety or Economic Development purposes where traditional approaches or solutions are impractical.

Objective 1C : Minimize the impact on the environment and scenic resources while implementing projects.

Policy 1C-1 : Providers shall utilize distribution practices that cause the least amount of long-term/significant environmental and visual impacts.

Action 1C-1.1 : Look for underground opportunities in all project areas before considering overhead options.

Action 1C-1.2 : Require justification for overhead distribution before accepting or permitting.

Action 1C-1.3 : Follow policies and procedures set forth in the Mono County General Plan with respect to overhead distribution lines, including those specified in 11.010.

Action 1C-1.4 : Use existing utility corridors and common poles wherever possible, when overhead distribution has been determined to be necessary and appropriate.

Action 1C-1.5 : Look toward other route options before installing new poles.

Policy 1C-2 : Providers shall adhere to applicable regulations and guidelines when installing new infrastructure.

Action 1C-2.1 : Require new distribution lines be installed underground within Scenic Highway corridors unless a variance is granted by Mono County, and/or a deviation

authorization is obtained from the California Public Utilities Commission for overhead installation.

Action 1C-2.2 : Require that a use permit be obtained prior to allowing overhead construction in County Rights of Way other than scenic corridors.

Action 1C-2.3 : Ensure that new wireline infrastructure is installed underground in conformity with Mono County Code and General Plan Guidelines, including those presented in **xx.030 2x**.

Action 1C-2.4 : Require new towers & antennas for wireless distribution be placed in inconspicuous locations consistent with Mono County design guidelines, General Plan requirements, and CEQA.

Action 1C-2.5 : Ensure that any new overhead lines be installed in the least conspicuous manner possible consistent with Mono County design guidelines, General Plan requirements, and CEQA. **See sections 11.010D & xx.030 2x**.

Action 1C-2.6 : Allow the installation of new poles when necessary to avoid substantial adverse impacts, and in a manner consistent with section 11.010.

X.040 : Construction Of Communications Infrastructure

Goal #2 : Incorporate designs compatible with future communications infrastructure when designing public facilities such as streets, campuses, buildings, and public spaces. Accommodate potential future need for undergrounding of infrastructure when reconstructing or remodeling. Provide locations and development standards for communication infrastructure located throughout the County.

Objective 2A : Utilize existing infrastructure and facilities before constructing new ones.

Policy 2A-1 : Co-locate facilities and infrastructure to avoid proliferation of new sites and carefully choose sites to encourage the best coverage possible.

Action 2A-1.1 : Utilize existing wireline infrastructure (through fiber swaps, use of existing Digital 395 backbone, etc.) before constructing new wirelines.

Action 2A-1.2 : Place new wireline infrastructure in existing underground conduit before installing new conduit or new overhead lines.

Action 2A-1.3 : Place new telecom facilities and infrastructure on properties or at sites where other facilities exist before looking for new locations.

Action 2A-1.4 : Carefully evaluate new telecom sites so as to provide the best possible service and coverage area for the project.

Action 2A-1.5 : Require communication providers / developers to provide compelling justification as to the need for new infrastructure or locations before permitting such construction.

Action 2A-1.6 : Developers shall construct cell sites and antennae array towers with the capacity for additional providers to utilize that facility. Refer to the Mono County Design Guidelines for more information.

Action 2A -1.7 : Maintain an inventory of shadow areas and coverage gaps throughout the County. Seek out projects to help fill critical ones in line with County objectives.

Policy 2A-2 : Develop sites using Context Sensitive Solutions, including the use of design and screening tactics that minimize visual impact on their surroundings.

Action 2A-2.1 : Encourage placement of towers outside of community areas.

Action 2A-2.2 : Mitigate tower height by locating towers on hill tops (other than ridgelines) or other high points.

Action 2A-2.3 : Providers shall remove infrastructure no longer in use within one year of abandonment.

Objective 2B : Utilize public spaces or property for communication sites or infrastructure.

Policy 2B-1 : The County shall provide sites or space for communication facilities, including cabinet structures, pedestals, antennas, etc. where appropriate and feasible.

Action 2B-1.1 : Evaluate County property for viable sites and establish an inventory of locations, permissible uses, and associated costs.

Action 2B-1.2 : Construct new facilities or perform improvements taking into consideration future communication infrastructure.

Action 2B-1.3 : Consolidate and co-locate facilities in logical locations that have access to power and backhaul without interfering with County infrastructure.

Action 2B-1.4 : Review locations of Digital 395 Fiber Access Points (FAPs) within County Rights of Way and determine how providers may utilize or access FAP and install necessary infrastructure in Right of Way.

Action 2B-1.5 : Establish a Capital Project Review & Prioritization Committee to help plan and oversee capital project development and ensure integration of County standards into projects.

Objective 2C : Promote and facilitate the development of underground infrastructure to accommodate current and future use demands, protect assets, and minimize future disturbance.

Policy 2C-1 : Providers shall utilize existing conduit where available and feasible.

Action 2C-1.1 : *Require providers to utilize existing conduit infrastructure before installing new infrastructure.*

Action 2C-1.2 : *Require providers to show evidence of need for new conduit prior to permitting construction.*

Action 2C-1.3 : *Establish permit review process for new communications infrastructure that encompasses all interested County departments and key players.*

Policy 2C-2 : Projects conducted on County property, including Rights of Way, shall follow a 'Dig Once' objective.

Action 2C-2.1 : *Install conduit in public streets during construction/re-construction for future communications infrastructure use.*

Action 2C-2.2 : *Look for opportunities for Special Districts to own and lease conduit space to providers.*

Action 2C-2.3 : *Ensure that conduit in a public rights of way is managed with net-neutrality or open standards such that any future providers may use infrastructure.*

Action 2C-2.4 : *Accommodate construction of conduit laterals leading to private property for potential future use.*

Policy 2C-3 : Interested parties shall be notified of any opportunity for installing additional conduit or infrastructure in open trenches in County Right of Way.

Action 2C-3.1 : *Look for opportunities to place new conduit through joint utility trenches.*

Action 2C-3.2 : *Require formal notification of utilities and interested parties of a joint trench opportunity prior to issuance of permit for construction work.*

Action 2C-3.3 : *Require installation of secondary or tertiary conduit whenever new conduit is being installed in public Rights of Way to accommodate future use/growth.*

Objective 2D : Develop and manage underground infrastructure as 'basic infrastructure' that adheres to standards, is available for public use, and is managed as an asset in line with other public property.

Policy 2D-1 : Underground infrastructure shall be installed in accordance with standards regarding placement, material, and method.

Action 2D-1.1 : Conduit in public streets should be placed a minimum depth of three feet and meet Mono County Department of Public Works street & grading standards.

Action 2D-1.2: Conduit installed for the purposes of Middle-Mile or long-haul routes, or that is installed in major streets or arterials should be the equivalent minimum of 4" in diameter.

Action 2D-1.3 : Conduit installed for the purposes of Last-Mile or distribution routes should be a minimum of 1½" in diameter.

Action 2D-1.4 : Conduit should be installed at the intersection of streets that is the equivalent of at least 4" in diameter and made accessible via vaults or similar appropriate means.

Action 2D-1.5 : Encourage the use of microduct or similar technology in conduit installations so as to segregate providers.

Action 2D-1.6 : A reasonable amount of space shall be retained by the owner of the underground infrastructure for the purpose of their potential future use.

Policy 2D-2 : Underground infrastructure in public Rights of Way shall be accessible and remain available for use by qualified providers.

Action 2D-2.1 : Develop and maintain an inventory of underground conduit and infrastructure in a readily searchable manner, such as GIS.

Action 2D-2.2 : Require that all conduit in public Rights of Way contain Tracer Wire or be otherwise locatable using standard devices or means.

Action 2D-2.3 : Require that all new underground installations be mapped with GPS, or have accurate, georeferenced as-built digital drawings, and that such data is delivered to the County at the completion of construction.

Action 2D-2.4 : Require all new large-scale, commercially focused, underground infrastructure be filed with Underground Service Alert (USA).

Action 2D-2.5 : Accept offers of dedication for underground infrastructure from private developers and maintain conduit in the public's interest.

Action 2D-2.6 : Work with special districts, quasi-public entities, or third-party companies and vendors for long-term ownership or management of underground conduit, so long as the infrastructure remains available to the public at a fair price and in an open and competitive manner.

Action 2D-2.7 : Allow developers who install conduit to recover their costs through renting or leasing space in conduit at a fair and competitive price until the point that the cost of installation is paid off.

Policy 2D-3 : The County shall consider communications conduit as a standard aspect of a street and exploit opportunities to install infrastructure when opportunities exist and are appropriate.

Action 2D-3.1 : Conduit shall be incorporated in the design phase of new street, sidewalk, or other related transportation projects.

Action 2D-3.2 : Costs for construction and materials of conduit network in a new transportation project shall be factored into overall cost of said project.

Action 2D-3.3 : Establish a dedicated revenue account to be funded through leases or rents of County property for communications infrastructure, and to be made available for future conduit development and maintenance projects.

Action 2D-3.4 : When funding is not available for conduit, look for alternative sources including grants, special districts, or improvement district in advance of actual construction effort.

Objective 2E : Continually look for opportunities to underground existing overhead infrastructure and evaluate priorities based on safety and reliability factors and community input.

Policy 2E-1 : Utilize Rule 20, grant funds, public-private partnerships, or other similar funding opportunities to complete undergrounding projects.

Action 2E-1.1 : Establish an underground project review committee to oversee and manage future underground project priorities, plan for projects, and seek out revenue or funding opportunities to complete them.

Action 2E-1.2 : Utilize a community-based public planning process to help identify and prioritize future undergrounding projects.

Action 2E-1.3 : Establish an inventory and set of priorities for each community for future undergrounding projects based on areas of high preference or priority, as driven by public safety, reliability, community benefit (commercial cores, downtowns, etc.), or visual blight issues.

Action 2E-1.4 : Seek out creative funding strategies, including loans, mortgages, public-private partnerships, grants, or other similar opportunities so as to expedite projects.

Action 2E-1.5 : Maintain an inventory of all underground districts and past funded projects in the County.

Objective 2F : Explore and utilize above-ground infrastructure opportunities when underground solutions are not viable, or would otherwise prevent customers from having access to the best available service.

Policy 2F-1 : Consider the development and placement of cell sites, radio repeaters, or similar infrastructure based on site feasibility, accessibility, coverage, and impact.

Action 2F-1.1 : Maintain an inventory of existing cell sites in Mono County, carriers present at each location, and approximate coverage area for each site.

Action 2F-1.2 : Perform gap analyses and determine holes in coverage patterns so as to better understand value of future cell site placement, as well as priority/target areas.

Action 2F-1.3 : Require new cell sites to accommodate at least two carriers, and encourage carriers to work with existing sites before establishing new ones.

Action 2F-1.4: Require that applicants demonstrate the investigation of multiple site alternatives, and why the selected site is the preferred alternative. Require that applicants provide coverage area maps/data based on new site location.

Action 2F-1.5 : Allow developers to construct cell towers exceeding 60' in height only after obtaining a variance.

Action 2F-1.6 : Encourage use of public land for site location and pursue opportunities with federal agencies, special districts, or local agencies.

Action 2F-1.7 : Work with land management agencies to ensure knowledge and understanding of future development plans, County General Plan policies and guidelines, and find opportunities to synchronize policies and objectives between entities.

Action 2F-1.8 : Require that private property owners wishing to locate commercial communication infrastructure on their property for the benefit of consumers other than themselves secure a Director's Review approval prior to construction.

Policy 2F-2 : Install overhead distribution lines in the least conspicuous manner possible consistent with Mono County design guidelines, General Plan requirements, and California Environmental Quality Act requirements.

Action 2F-2.1 : The installation of overhead lines shall not significantly disrupt the visual character of the area. In evaluation of the impact, consideration shall be given to section 11.010D of the Mono County General Plan Land Use Element.

Action 2F-2.2 : Evaluate factors such as height that lines are placed on poles (where lower heights may better protect viewsheds), size, color, reflectivity, tension in line, etc. when reviewing projects.

X.050 : Strategic Planning For Communications Infrastructure

Goal #3 : Work with local service providers, agencies, and other resources to arrive at appropriate and creative solutions to solve communications challenges. Utilize Digital 395 infrastructure to support communication needs including expansion and development of future infrastructure.

Objective 3A : Evaluate opportunities and establish a plan for future communications infrastructure needs and development opportunities.

Policy 3A-1 : Establish a Joint Communication Planning Committee to coordinate and review communication development projects in neighboring jurisdictions or with a regional perspective.

Action 3A-1.1 : Work to develop a common set of standards and protocols for permitting, design, etc. that ensure consistency for providers and ensure the best delivery of service to our constituents.

Planning for future infrastructure – look for gaps and build projects to address those needs

Policy 3A-2 : Develop strategic plan for communications development in Mono County.

Action 3A-2.1 : Work with cellular providers and third party tower developers to gain an understanding of future development intentions.

Action 3A-2.2 : Develop and update a list of priority “Unserved” and “Underserved” areas throughout Mono County in need of broadband and engage Last-Mile Providers with the intent of developing projects in those areas.

Action 3A-2.3 : Catalog potential projects and future development plans in a GIS database for internal reference purposes and planning efforts.

Action 3A-2.4 : Evaluate Capital Improvement Plans (CIPs) for potential integration of broadband/communication projects.

Objective 3B : Develop and maintain a comprehensive inventory of communications, and related infrastructure for planning purposes.

Policy 3B-1 : The County shall establish a GIS database containing locations and information on existing infrastructure in public rights of way.

Action 3B-1.1 : Acquire maps, data, and other relevant information from special districts and service districts throughout the County who provide service to local residents.

Action 3B-1.2 : Inventory and develop a publicly accessible dataset that contains the best known locations for infrastructure that may be used by future providers for

communication purposes, or potentially interfere with the installation of future communications infrastructure.

Policy 3B-2 : Providers shall submit digital data or accurate maps depicting the location of newly installed or upgraded infrastructure.

Action 3B-2.1 : *Update existing databases with new information as it becomes available.*

Objective 3C : Leverage existing broadband infrastructure, including Digital 395, before constructing new infrastructure.

Policy 3C-1 : Providers shall justify the need for additional infrastructure development prior to permit approval when projects overlap or parallel existing communications infrastructure.

Action 3C-1.1 : *Lease existing bandwidth, dark fiber, or conduit space from California Broadband Cooperative when network routes parallel Digital 395 infrastructure.*

Action 3C-1.2 : *Refer to County database of existing communications infrastructure when evaluating projects, and prior to permitting.*

X.060 : Broadband Access, Adoption, & Application

Goal #4 : Work with providers to extend service to as many residents and businesses as possible. Find ways to utilize technology to improve public safety, quality of life, and economic stability of the region as a whole, while improving government accountability and transparency.

Objective 4A : Leverage Digital 395 and other broadband and communications resources to improve public safety.

Policy 4A-1 : Look for opportunities to improve communications systems for emergency services personnel, and the general public, in order to expedite response and improve service.

Action 4A-1.1 : *Implement an Emergency Services Network using Digital 395 that connects the satellite facilities of emergency services personnel within Mono County, as well as surrounding jurisdictions with the intent of improving the exchange of information between all parties.*

Action 4A-1.2 : *Utilize the Emergency Services Network to improve Enhanced 911 services by coordinating information shared between dispatch and responders.*

Policy 4A-2 : Improve cellular coverage area and establish redundant communications in communities.

Action 4A-2.1 : Evaluate provider's coverage area and perform shadow/gap analyses to determine areas along key transportation corridors and community areas without cellular coverage.

Action 4A-2.2 : Work with Joint Communications Planning Committee and neighboring land managers to pre-select and approve sites for future use in locating cell towers to improve coverage in above identified areas.

Objective 4B : Focus efforts on economic development as it relates to or relies on improved broadband and accessibility.

Policy 4B-1 : Develop an economic development strategy for Mono County with regard to broadband.

Action 4B-1.1 : Develop information and products including marketing collateral, white papers, case studies, and other relevant materials that can assist with the promotion of technology focused business in Mono County.

Action 4B-1.2 : Develop a strategic outreach and marketing plan utilizing the developed materials and targeting technology focused businesses.

Action 4B-1.3 : Promote telecommuting as a viable method allowing visitors to stay in the region longer and work remotely, and attract new permanent residents to relocate to the area and work from Mono County.

Action 4B-1.4 : Promote workforce development and educational opportunities to train local residents and stakeholders about benefits and uses of technology, focused on the expansion of existing business and development of new business ventures.

Policy 4B-2 : Perform a business opportunity analysis study.

Action 4B-2.1 : Evaluate locations in the County that would be viable for various types and sizes of new technology businesses.

Action 4B-2.2 : Evaluate issues, opportunities, and constraints pertaining to business development in various locations of the County.

Action 4B-2.3 : Consider changes to policies that may hinder or otherwise complicate development of technology or green business development, including waiving of permit or licensing fees.

Objective 4C : Improve accessibility to broadband for personal consumption within community areas at a level of service and price comparable to urban centers.

Policy 4C-1 : Establish free WiFi in public spaces including County buildings, parks, community centers, and in commercial corridors in community areas.

Action 4C-1.1 : Provide free WiFi for public use in County offices and facilities.

Action 4C-1.2 : Work with service providers to establish free WiFi in commercial corridors and other public areas to support and promote local businesses.

Action 4C-1.3 : Limit speeds on public WiFi networks so as not to compete with residential or business connections offered by local service providers.

Policy 4C-2 : Support programs and initiatives that improve broadband adoption and digital literacy.

Action 4C-2.1 : Work with regional broadband consortia, state and national initiatives, and local service providers to offer discounted Internet to low income and at-risk populations.

Objective 4D : Utilize Digital 395 and technology as a whole to improve government accountability and accessibility.

Policy 4D-1 : Leverage existing and implement new technology to utilize broadband to improve efficiency and reduce environmental and fiscal impacts.

Action 4D-1.1 : Promote use of video conferencing and virtual meetings as a means for trip reduction between County offices, and to non-County locations.

Action 4D-1.2 : Budget for, install, and make available video conferencing equipment at County locations, such as community centers, libraries, and satellite offices.

Action 4D-1.3 : Utilize mobile data terminals or other similar computing devices to provide service to customers in the field for applicable jobs and tasks.

Action 4D-1.4 : Explore and utilize paperless approaches for meetings, public information, and publication of reports, etc.

Action 4D-1.5 : Develop policies and guidelines that allow for certain County staff the ability to work remotely or telecommute when appropriate.

Policy 4D-2 : Improve government accessibility through the adoption and implementation of technology.

Action 4D-2.1 : Utilize the Internet, including websites, emails, and other similar communication vehicles to disseminate information to constituents and the general public.

Action 4D-2.2 : Provide access to public meetings via the Internet, "Public, Education, and Government (PEG) Access Channels", or other similar communication vehicles.

Policy 4D-3 : Leverage and support the California Broadband Cooperative, Eastern Sierra Connect Regional Broadband Consortium, and other similar not-for-profit broadband organizations to help achieve County goals and objectives.

Action 4D-3.1 : Maintain a County seat on the Eastern Sierra Connect Regional Broadband Consortium and maintain the County's interest in regional broadband development and adoption programs.

Action 4D-3.2 : Appoint a non-elected representative to the Board of Directors for the California Broadband Cooperative.

X.070 : Additional Considerations/Topics/Sections:

- Seek out grants and other funding opportunities related to broadband adoption and deployment
- Consider the development of policies targeted at raising revenue to support future communications infrastructure development.

¹ California Advanced Services Fund is a division of the California Public Utilities Commission (CPUC) and is responsible for increasing broadband adoption in hard to reach areas of California. More information at <http://www.cpuc.ca.gov/PUC/Telco/Information+for+providing+service/CASF/index.htm>.